

APPROVED

TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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Meeting Minutes
Wednesday, November 27, 2018 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

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The meeting was called to order by Assistant Planner, Shannon Belanger. Members present: Interim Public Works Director Carol Murray, Public Works Department Representative Paula Green, Fire Dept. Cpt. Jim Moore, Police Lt. Gerry Congdon, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinndi Davidson.

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MINUTES

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November 14, 2018

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Tabled to the next meeting.

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DEVELOPMENT REVIEW & WORKSHOP

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- I. MAINE PET SUPPLY** – Roger and Gloria Conley, owners; Maine Pet Supply, applicant; Ken Wood, agent. Site Plan Amendment Application for a change of use to a 2,350 SF Business Retail use and associated parking on a 12,360 SF parcel of land located off of 179 Sanford Road. The parcel is located within the Residential Commercial District. Tax Map 134, Lot 27-A. **Receive Site Plan Amendment Application, Workshop Completeness and Compliance**

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MOTION

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Motion by Ms. Adams, seconded by Ms. Green, to receive the site plan amendment application. **PASSED** unanimously.

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Jim Smith from Maine Pet Supply, Ken Wood from Attar Engineering, Roger & Gloria Conley, owners, and abutter Don Campbell were present. Mr. Smith owns a pet store in Eliot and his wife has run pet stores in Bermuda. There is a prior site plan approval. The property is in the RC Zone and the applicant would like to keep the parking in the same area. The parking spaces near the road are grandfathered in that location. A reduction in required parking spaces can be granted since there is a bus/trolley stop. Employee parking will be in back. The current business plan is to sell pet supplies. If dog grooming is added later, the parking would have to be modified.

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1 **MOTION**

2 Motion by Ms. Adams, seconded by Ms. Murray, to allow 7 parking spaces instead of 9.
3 Seasonal grass parking can be added later if necessary. **PASSED** unanimously.

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5 Lot coverage was reviewed. The maximum in the RC Zone is 60% and the property is
6 grandfathered at 70.9%. Some of the pavement is being eliminated. There are proposed
7 easements along the sides for fire and safety access only. The Fire Department would like 360°
8 access and snow removal is required. Mr. Smith is arranging to plow the abutter's property too
9 and provisions have been made for snow storage. A signed agreement is required.

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11 Three deliveries per week are expected with full-size tractor-trailers. Each delivery takes about
12 10 minutes and trucks unload at the back of the store. Moving the planter to the Dunne's side
13 would make the maneuver easier for the trucks. Store hours will be 9 AM-7 PM and deliveries
14 will be around 7:30-10 AM. Times will be negotiated during the peak summer season. Lt.
15 Congdon was concerned about tractor trailers backing into the lot and blocking traffic on Route
16 109 in peak hours. Deliveries before the store opens and after the school buses leave are
17 proposed. Mr. Smith will ask the vendors if they could use smaller box trucks.

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19 Sales and storage cannot be outside in the RC Zone. None are proposed. A 15' wide landscaped
20 buffer is required along Route 109, but the prior site plan approval permitted most of this area to
21 be paved. The only landscaping in front is the planter. There will be a 6' tall fence along the
22 Campbell property line, with no screening on the Dunne's side.


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24 The plans must be reviewed by the Fire Marshall and the owner needs a building permit for the
25 renovations. A Knox box is recommended. A note will be added to the plan about keeping
26 access around the building clear.

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28 The workshop will be continued to December 11. The deadline for removing the pavement will
29 be in the spring. Mr. Conley plans to install the fence and do the pavement work before the
30 ground freezes.


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32 **MOTION**

33 Motion by Ms. Green, seconded by Ms. Adams, to adjourn. **PASSED** unanimously.

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35 **RESPECTFULLY SUBMITTED:**

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38 Cinndi Davidson, Meeting Recorder

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40 **ACCEPTED BY:**

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43 Michael G. Livingston, PE, Town Engineer/Planner