



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Wednesday, February 23, 2022, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. FEBRUARY 8, 2022 DRAFT MEETING MINUTES

Documents:

[SRC MIN 02-08-22 DRAFT.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. WILD BEVY DISTILLING

Dexcon, LLC, owner/applicant. Geoff Aleva, engineer. Site Plan Amendment Application seeking after the fact approval for 374 SF in building footprint expansion, additional lot coverage, parking space, dumpster and lighting relocations. Use of the property remains Manufacturing/ Warehousing, 40-seat Standard Restaurant, Fast-food restaurant (food truck) and Office. The property is located off 596 North Berwick Road and is within the Light Industrial District. Tax Map 40, Lot 3-3 **Receive Site Plan Amendment Application and workshop**

Documents:

[WILD BEVY DISTILLING AMEND APP MEMO 02-17-22.PDF](#)
[WILD BEVY DISTILLING DRAFT COMPLETENESS 02-16-22.PDF](#)
[20220207-WILDBEVY-SITEPLAN-AMENDMENT.PDF](#)
[DRAINAGE PLOT.PDF](#)
[WILD BEVY ABUTTER EMAIL AND PHOTOS 10-2021.PDF](#)

II. M & L AGGREGATE RECYCLING INC

M&L Aggregate Recycling, Inc, owner/applicant. Lew Chamberlain, PE, agent, site Plan Application for a Business Contractor/ Recycling Facility use for wood product processing and composting. A 7,200 SF building, a 432 SF building, equipment storage areas, parking and 38,000 SF waste handling area are proposed. The property

is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13-1 **Comment on Site Plan Application for the Planning Board**

Documents:

[ML AGGREGATE RECYCLING APP MEMO 02-09-22.PDF](#)
[ML AGGREGATE RECYCLING DRAFT COMPLETENESS 02-09-22.PDF](#)
[ML_20220211 SH 1_2.PDF](#)

III. WESLEY BY THE SEA - PHASE 4 - SUBDIVISION

Preachers' Aid Society of New England, owner/applicant; BH2M Engineers, agent. Preliminary Subdivision Application amendment seeking to further subdivide lot 2-10 into 6 more lots/single family dwelling units within the Residential Cluster Development located off Dorfield Lane within the Rural District. Tax Map 79, Lot 2-10. **Comment on Subdivision Application for the Planning Board**

Documents:

[WESLEY BY THE SEA PHASE 4 PRELIM COMPLETENESS 02-10-22.PDF](#)
[WESLEY BY THE SEA PHASE 4 PRELIM MAJOR APP MEMO 02-10-22.PDF](#)
[WBTS4-PRELIMSUBAPPLICATION-1-14-2022.PDF](#)
[WESLEY BY THE SEA PHASE IV PLAN SET.PDF](#)

IV. RIVER LANDING SUBDIVISION (FKA LEWIS SUBDIVISION)

Michael J. Lewis, owner/applicant; Tidewater Engineering & Surveying, Inc. agent. Final Subdivision Application for a 12 lot/dwelling unit residential cluster major subdivision on 28.2 acres of land. The parcel is located near 350 Tatnic Road and is within the Rural and 75' Shoreland Overlay Districts. Tax Map 13, Lot 21-A-1. **Comment on Subdivision Application for the Planning Board**

Documents:

[RIVER LANDING FINAL MEMO 02-08-22.PDF](#)
[RIVER LANDING FINAL COMPLETENESS 02-08-22.PDF](#)
[2022-0201 RIVERLANDINGFINALSUBMISSION.PDF](#)
[2022-0201 RIVERLANDINGFINALPLANSET.PDF](#)

OTHER BUSINESS

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