



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Tuesday, May 17, 2022, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### I. MAY 3, 2022 DRAFT MEETING MINUTES

Documents:

[SRC MIN 05-03-22 DRAFT.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. FISHERMAN'S CATCH

Cardinali's Real Estate, LLC, owner/applicant. Dana Libby, Surveyor. Site Plan Application for the existing 2,038 SF Standard Restaurant use with 52 indoor seats and 33 outdoor seats to erect a tent for the outdoor dining area, to locate an 8' x 24' food truck (Fast-Food Restaurant use) and 18 additional outdoor seats. The site plan depicts the existing parking areas on the property and within Harbor Road. The property is located off 134 Harbor Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 135, Lot 23-A. **Workshop completeness and compliance/ draft Findings of Fact & Decisions**

Documents:

[2014061 SITE PLAN TENT\\_FOOD TRUCK R3.PDF](#)

#### II. CHICK CROSSING VILLAGE

Seacoast Acquisitions, LLC, owner/applicant; Corner Post Land Surveying, Inc. agent. Preliminary Subdivision Application for a 20 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 44.11 acres of land. The property is located off Chick Crossing Road. The property is located within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. No development is proposed within the Aquifer Protection or Shoreland Overlay Districts. Tax Map 83, Lot 8. **Comment on Preliminary Subdivision Application for the Planning Board**

Documents:

[CHICK CROSSING VILLAGE PRELIM MAJOR APP MEMO 05-06-22.PDF](#)  
[CHICK CROSSING VILLAGE PRELIMINARY APPLICATION REDUCED.PDF](#)  
[CHICK CROSSING VILLAGE PRELIM PLAN SET R1.PDF](#)

### **III. WESTHAVEN PRESERVE SUBDIVISION (FORMERLY EASTWOOD ESTATES)**

Eastwood Estates, LLC, owner/applicant, Corner Post Land Surveying, Inc. agent. Preliminary Subdivision Application for a 15 lot/dwelling unit Residential Cluster Subdivision with private roadway and open space proposed on 17.25 acres of land. The property is located off Sanford Road and is within the Residential A District. Tax Map 60, Lot 10. **Comment on Preliminary Subdivision Application for the Planning Board**

Documents:

[WESTHAVEN PRELIM MAJOR APP MEMO 05-05-22.PDF](#)  
[WESTHAVEN PRESERVE PRELIM PLAN SET.PDF](#)  
[WESTHAVEN PRESERVE PRELIMINARY APPLICATION.PDF](#)

### **IV. CHASE CONSTRUCTION**

Eric C. Chase and Barry A. Chase, owners/applicants; Geoff Aleva, engineer. Site Plan Application for 11,917 SF in sawmill use to be established within the two existing buildings on the property and within a new 60' x 64' building. The property is located off 1388 North Berwick Road and is within the Rural District. Tax Map 23, Lot 14-B-1. **Comment on Site Plan Application for the Planning Board**

Documents:

[20220509-2110400-CHASE-SHOP-SITEPLAN-REV-2.PDF](#)  
[CHASE CONSTRUCTION SITE PLAN APP MEMO 05-05-22.PDF](#)

### **V. G & M HOLDINGS**

Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar Engineering Inc, agent. Site Plan Application to construct two buildings for Medical Marijuana Cultivation and Processing Facility use. Buildings shall be 2,400 SF and 6,400 SF in size. Associated parking and infrastructure proposed. The property is located within the Light Industrial District. Tax Map 41, Lot 13-2 **Comment on Site Plan Application for the Planning Board**

Documents:

[GM HOLDINGS APP MEMO 05-06-22.PDF](#)  
[2022-04-26 - GM HOLDINGS SITE PLAN SET.PDF](#)

### **OTHER BUSINESS**

### **ADJOURN**

