



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Tuesday, June 13, 2023, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### I. APRIL 25, 2023 DRAFT MEETING MINUTES

Documents:

[SRC MIN 04-25-23 DRAFT.PDF](#)

#### II. MAY 31, 2023 DRAFT MEETING MINUTES

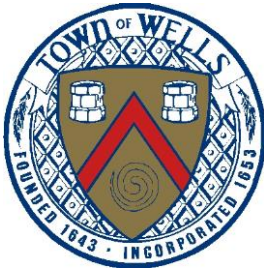
### DEVELOPMENT REVIEW & WORKSHOPS

#### I. OGUNQUIT RIVER INN

17 Post Road, LLC c/o Ryan Amin, owner; Polly Amin, applicant. Site Plan Amendment Application seeking after the fact approval to add two 9' x 9' patios, one 8' x 8' deck, and one 16' x 25' deck. No change in use to the existing Hotel/Motel use which consists of 80 one-bedroom hotel units and 1 manager's dwelling unit. The property is located within the General Business District, Residential A District and 75' Shoreland Overlay District. The property is located at 17 Post Road and is identified as Tax Map 102, Lot 5. **Receive Site Plan Amendment Application and workshop completeness.**

### OTHER BUSINESS

### ADJOURN



# TOWN OF WELLS, MAINE

## STAFF REVIEW COMMITTEE

Meeting Minutes  
Tuesday, April 25, 2023, 9:00 AM  
Town Hall Meeting Room, Second Floor  
208 Sanford Road, Wells

The meeting was called to order by Town Engineer/Planner Mike Livingston. Members present: Assistant Planner Shannon Belanger representing the Public Works Dept., CEO Jodine Adams, Police Sgt. Chris Baez, Fire Dept. Cpt. Jeff Nawfel, Meeting Recorder Cinndi Davidson.

### MINUTES

March 28, 2023

### **MOTION**

Motion by Jodine, seconded by Chris, to accept the minutes as written. Passed unanimously.

### DEVELOPMENT REVIEW & WORKSHOP

- I. **SEAGLASS VILLAGE** - Seaglass Village Condominium Association, owner/applicant; John Connors, agent. Site Plan Amendment Application to remove a 14' x 28' area for future structure to the west of the pool and locate a new 14" x 20' structure to the south of the pool house/ office building. The amendment must also address a stone patio/fire pit constructed west of the pool area and a walkway to the office building. No change to the 179 seasonal cottage units or 24 hotel/motel units on the property. The property is located off 1 Old County Road and is within the General Business, Rural and 75' Shoreland Overlay Districts. Tax Map 19, Lot 31. **Workshop Article V, VI, VII, completeness and compliance review comments**

Applicant, John Connors, Chair of the Architectural Standards Committee of Seaglass Village and Susan Connors, were present. The applicant proposes to relocate a shed The amendment will also involve replanting a disturbed area and repairing a cutting violation in the Shoreland Zone. The Town has a grid system with points for planting along the Shoreland Zone. The proposed planting plan doesn't strictly adhere to the ordinance but provides better buffering for the brook. Planting shrubs between the trees would define the buffer and the applicant will install signage to prevent further disturbance. The committee agreed that the proposed planting versus the grid system, provides a better buffer for the brook.

The developer had installed an irrigation system in the Shoreland Zone. The sprinkler heads can be marked for mowing and regular watering will benefit the new trees. Light mowing may be

1 allowed to be done as needed in the Shoreland zone. Fertilizer will be discontinued as it would  
2 run into the brook. Planting the trees in the fall would increase their chance of surviving.  
3 Juniper is preferred for deer resistance. Columbus Day was chosen as the deadline for planting.  
4 Work on the sheds can be completed by July and will be noted on the plan.  
5

6 The burn pit encroaches slightly into the 100 ft. DEP buffer. A response from DEP that the patio  
7 can remain is desired by October 15.  
8

9 **MOTION**

10 Motion by Jodine, seconded by Chris, to find the application complete. Passed unanimously.  
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12 **MOTION**

13 Motion by Jodine, seconded by Chris, to continue the workshop to the next meeting. Passed  
14 unanimously.  
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16 **ADJOURN**

17 **MOTION**

18 Motion by Jodine, seconded by Chris, to adjourn. Passed unanimously.  
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21 RESPECTFULLY SUBMITTED:  
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25 Cinni Davidson, Meeting Recorder  
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27 ACCEPTED BY:  
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31 Mike Livingston, Town Engineer/Planner  
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