



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Tuesday, August 15, 2023, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

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

Documents:

[SRC MIN 05-31-23 DRAFT.PDF](#)

#### II. JULY 25, 2023 DRAFT MEETING MINUTES

Documents:

[SRC MIN 07-25-23 DRAFT.PDF](#)

### 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. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

Documents:

[OGUNQUIT RIVER INN AMEND APP MEMO 08-09-23.PDF](#)  
[OGUNQUIT RIVER INN DRAFT COMPLIANCE AND FOF 08-09-23.PDF](#)  
[OGUNQUIT RIVER DRAFT 081123.PDF](#)

#### II. LEGACY RANCH CAMPGROUND

Connie Hilton, owner/applicant. Site Plan Pre-Application for a Tent and Recreational Vehicle Park consisting of 10 sites is proposed. The property is located off 1643 Tatnic Road and falls within the Rural and 75' Shoreland Overlay Districts. Tax Map 4, Lot 4. **Receive Site Plan Pre-Application and provide initial review comments.**

Documents:

[LEGACY RANCH CAMPGROUND PLAN PRE- APP 08-09-23.PDF](#)  
[LEGACY RANCH PREAPP.PDF](#)  
[LEGACY RANCH SKETCH.PDF](#)

### **III. 12 VERA LANE**

Jason and Lee Talevi, owners; Bud Angst, applicant/agent. Site Plan Application for a Standard Restaurant use within a two-family dwelling unit and 1,196 SF Business Office use within an existing vacant structure. No changes proposed to two other existing single family dwelling units or their accessory garages and shed. The property is located off 12 Vera Lane and falls within the General Business and 250' Shoreland Overlay Districts. Tax map 117, Lot 51. **Receive Site Plan Application and review Article V, VI and draft completeness review comments**

Documents:

[12 VERA LANE MEMO SITE PLAN APP 08-11-23.PDF](#)  
[12 VERA LANE DRAFT PLAN 080223.PDF](#)  
[12 VERA LANE SITE PLAN APP 080223.PDF](#)  
[12 VERA LANE ART V \(145-26\) GEN BUS DIST 08-11-23.PDF](#)  
[12 VERA LANE ART V \(145-33\) SHORELAND OVERLAY DIST 08-11-23.PDF](#)  
[12 VERA LANE ART VI \(145-35 TO 145-47\) TOWN REGS 08-11-23.PDF](#)  
[12 VERA LANE ART VII \(145-48\) MULTIFAMILY DEVEL 08-11-23.PDF](#)  
[12 VERA LANE DRAFT COMPLETENESS 08-11-23.PDF](#)

### **OTHER BUSINESS**

### **ADJOURN**