

TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, February 8, 2022, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Assistant Planner Shannon Belanger. Members present: Fire Chief Mark Dupuis, CEO Jodine Adams, Public Works Department representative Paula Green, Police Cpt. Gerry Congdon, Meeting Recorder Cinndi Davidson.

Excused: Town Planner/Engineer Mike Livingston.

MINUTES

January 4, 2022

MOTION

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

DEVELOPMENT REVIEW & WORKSHOP

- I. **1810 POST ROAD CONDOMINIUM REALTY OFFICE** – 1810 Post Road, LLC, owner; Luxe Enterprises, LLC, applicant; Northern Survey Engineering, LLC, agent. Site Plan Amendment Application seeking approval to add employee parking spaces and to alter the northerly lot line screening. The use of the 2,770 SF building to remain Business Office/ Retail/ Contractor Business use. The property is located within the Residential Commercial and General Business District. The property is located off 1810 Post Road. Tax Map 139, Lot 16A. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

Sean Pierce of Northern Survey Engineering represented the applicant.

Completeness/compliance draft comments were reviewed. The 5 employee only parking spaces are angled and do not need to meet dimensional requirements. They will have signage and not be used by patrons.

MOTION

Motion by Jodine, seconded by Paula, that the 5 employee spaces are suitable. Passed unanimously.

1 The sign installed within the line of sight shall be relocated. Site plan markups and plan notes
2 have been addressed where the sign shall be relocated to and when. The Town Engineer has
3 found the stormwater management plan suitable. DM Roma provided and updated analysis.

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5 **MOTION**

6 Motion by Jodine, seconded by Paula, to find the application complete. Passed unanimously.

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8 **MOTION**

9 Motion by Jodine, seconded by Paula, to find the application compliant. Passed unanimously.

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11 The Findings of Facts & Decisions for the site plan amendment were reviewed. Items A through
12 N were reviewed and all found to remain met.

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14 **MOTION**

15 Motion by Jodine, seconded by Paula, to find that the Findings were met. Passed unanimously.

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17 **MOTION**

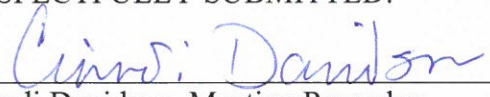
18 Motion by Jodine, seconded by Paula, to approve and sign the Findings and site plan
19 amendment. Passed unanimously.

20
21 **ADJOURN**

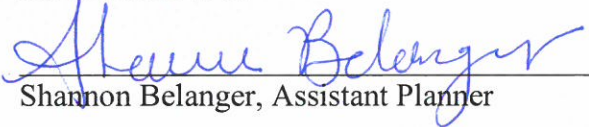
22 **MOTION**

23 Motion by Jodine, seconded by Paula, to adjourn. Passed unanimously.

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25 RESPECTFULLY SUBMITTED:

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27 _____
28 Cinni Davidson, Meeting Recorder

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30 ACCEPTED BY:

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32 _____
33 Shannon Belanger, Assistant Planner