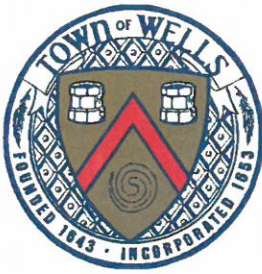


APPROVED



**TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE**

Meeting Minutes
Tuesday March 15, 2022, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston.
Members present: CEO Jodine Adams, Assistant Planner Shannon Belanger, Public Works Department representative Paula Green, Fire Dept. Cpt. Jeff Nawfel, Police Chief Jo-Ann Putnam, Meeting Recorder Cinni Davidson.

MINUTES

February 23, 2022

MOTION

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

DEVELOPMENT REVIEW & WORKSHOP

- 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
Workshop completeness, compliance and Findings of Fact & Decisions for possible approval

Geoff Aleva of Civil Consultants represented the applicant. The flower bed was cut back to improve stormwater drainage and the parking has been adjusted.

MOTION

Motion by Jo-Ann, seconded by Paula, to find the property entrance width of 24.6 ft. suitable. Passed unanimously.

The parking area is now gravel. If the applicant decides to pave it later, it will have to be striped. The deadline for resolving the site plan violations is June 1. The food truck/restaurant hours will be 11AM-10 PM 7 days a week.

1
2 **MOTION**

3 Motion by Paula, seconded by Jo-Ann, to find the application complete. Passed unanimously.
4

5 **MOTION**

6 Motion by Paula, seconded by Jo-Ann, to find the application compliant. Passed unanimously.
7

8 **MOTION**

9 Motion by Paula, seconded by Jo-Ann, to approve the site plan amendment and Findings of Fact
10 & Decisions and sign them at the end of the meeting. Passed unanimously.
11

- 12 **II. KENNBUNK SAVINGS BANK** – Kennebunk Savings Bank, owner; ReVision Energy,
13 applicant. Site Plan Application to remove the office building at the rear of the property
14 and construct a ground mounted solar array system in its place. The existing Bank and
15 associated drive-thru and parking to remain. The property is located off 49 Sanford Road
16 and is within the General Business and 75' Shoreland Overlay Districts. Tax Map 134,
17 Lot 40. **Comment on Amendment Application for the Planning Board**
18

19 Alex Roberts-Pierel of ReVision Energy and David Graham, architect, represented the applicant.
20 The Committee commented on the application for the Planning Board.
21

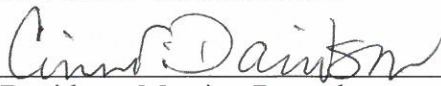
22 Plans for the parking area have been revised. There will be no new development at the north end
23 in the Shoreland Zone where the buildings will be demolished. The solar array will connect with
24 CMP at Sanford Road. After conversations with the abutter on the east side, the vegetated buffer
25 will be arbor vitae and rhododendrons. The two small inverters near the gate are rated at 60 dB at
26 one meter and operate only during daytime. An emergency disconnect will be near the inverters.
27 The gate will have a Knox box. The Code Office will issue the demolition permit for the existing
28 buildings and a building permit for the solar array. The walking path by the north entrance will
29 remain between the fence and property line, with boulders to keep vehicles out. The applicant
30 will provide escrow for site stabilization and the silt fence.
31

32 **ADJOURN**
33

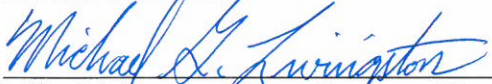
34 **MOTION**

35 Motion by Paula, seconded by Jo-Ann, to adjourn. Passed unanimously.
36

37 RESPECTFULLY SUBMITTED:

38 
39 _____
40 Cindi Davidson, Meeting Recorder
41

42 ACCEPTED BY:

43 
44 _____
45 Mike Livingston, Town Engineer/Planner
46