



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes

Tuesday, March 28, 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 Chief Mark Dupuis, Meeting Recorder Cinndi Davidson.

MINUTES

February 28, 2023

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. **Receive Site Plan Amendment Application and workshop Article V, VI, VII, and completeness review comments**

MOTION

Motion by Jodine, seconded by Mark, to receive the site plan amendment application. Passed unanimously.

John Connors, owner, and Jim Hoyt, general manager, presented a plan to relocate a shed area and address the changes made without site plan approval: a patio area, fire pit, walkway and tree clearing. The plastic shed is being removed and the maintenance activity is being moved away from guest areas. DEP has a 100 ft. buffer setback from the brook, while the Town has a 75 ft. Shoreland Zone that follows the brook. The shoreland violation has to be resolved before the site plan amendment can be approved.

1 The point system was discussed. There are 8 points per grid based on the diameter of the trees.
2 The buffer will be posted as a no cut area. Sprinklers had been installed in the grass areas by the
3 developer. Trees will be planted at the perimeter. The applicant will provide a replanting plan.
4 Shannon reviewed the shed dimensions. The original approval was for 14 x 24 ft. There are
5 references to 14 x 28 and 14 x 20. The original area is acceptable. Specifications for the fire
6 suppression system have been submitted. Mark asked about the size of the system. One unit is
7 adequate for the dimensions of the shed.

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MOTION

10 Motion by Mark, seconded by Chris, to continue the workshop to the next meeting. Passed
11 unanimously.

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ADJOURN

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MOTION

16 Motion by Mark, seconded by Chris, to adjourn. Passed unanimously.

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19 RESPECTFULLY SUBMITTED:


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22 Cindi Davidson, Meeting Recorder

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ACCEPTED BY:

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27 Mike Livingston, Town Engineer/Planner

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