

TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday, April 20, 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 Chief Mark Dupuis, Police Captain Kevin Chabot, Meeting Recorder Cinndi Davidson.

MINUTES

April 5, 2022

Tabled to the next meeting.

DEVELOPMENT REVIEW & WORKSHOP

- I. **BATSON FISH CAMP** – Lord & Harrington, LLC, owner; Lucky Dog Tasting Room, LLC/ Lucky Dog Distilling, LLC dba Batson River Brewing & Distilling, applicant. Sebago Technics, agent. Site Plan Amendment Application to relocate outdoor dining area and parking spaces. No change to the existing 90 seat Standard Restaurant use or the Business Wholesale and Retail with accessory Manufacturing uses. The property is located off 73 Mile Road and is within the General Business and Shoreland Overlay Districts. Tax Map 121, Lot 14. **Workshop completeness and compliance for possible approval**

Deb Lennon, owner, and Steve Doe of Sebago Technics were present. The use will remain the same with the addition of a deck off the restaurant and a chimney on the side. The canopy has been removed. Four parking spaces will be relocated. A sidewalk will be added for safer pedestrian access. Abutters’ concerns included noise and activity in the parking lot, noise if music is allowed, and odors from the brewery. A permit would be required for outdoor entertainment and it would have to stop by 10 PM. Any broken fence needs to be maintained or replaced as a screen for the residential abutters. Relocating the vent pipe would not change the exhaust when the brewery is operating. The proposed chimney meets setback requirements.

MOTION

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

MOTION

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

2
3 The special conditions of approval were reviewed.

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5 **MOTION**

6 Motion by Jodine, seconded by Paula, to approve the Findings of Fact & Decisions and site plan,
7 and sign the plans at the end of the meeting. Passed unanimously.

8
9 **ADJOURN**

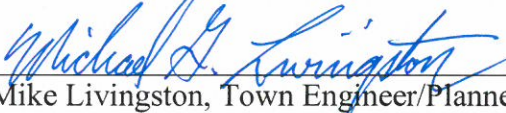
10
11 **MOTION**

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

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14 RESPECTFULLY SUBMITTED:

15 
16 _____
17 Cinni Davidson, Meeting Recorder

18
19 ACCEPTED BY:

20 
21 _____
22 Mike Livingston, Town Engineer/Planner