

APPROVED



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3 **TOWN OF WELLS, MAINE**
4 **STAFF REVIEW COMMITTEE**
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7 Meeting Minutes
8 Tuesday, April 25, 2023, 9:00 AM
9 Town Hall Meeting Room, Second Floor
10 208 Sanford Road, Wells
11

12 The meeting was called to order by Town Engineer/Planner Mike Livingston. Members present:
13 Assistant Planner Shannon Belanger representing the Public Works Dept., CEO Jodine Adams,
14 Police Sgt. Chris Baez, Fire Dept. Cpt. Jeff Nawfel, Meeting Recorder Cinndi Davidson.
15

16 **MINUTES**
17

18 March 28, 2023

19 **MOTION**

20 Motion by Jodine, seconded by Chris, to accept the minutes as written. Passed unanimously.
21

22 **DEVELOPMENT REVIEW & WORKSHOP**
23

- 24 **I. SEAGLASS VILLAGE** - Seaglass Village Condominium Association,
25 owner/applicant; John Connors, agent. Site Plan Amendment Application to remove a
26 14' x 28' area for future structure to the west of the pool and locate a new 14' x 20'
27 structure to the south of the pool house/ office building. The amendment must also
28 address a stone patio/fire pit constructed west of the pool area and a walkway to the
29 office building. No change to the 179 seasonal cottage units or 24 hotel/motel units on
30 the property. The property is located off 1 Old County Road and is within the General
31 Business, Rural and 75' Shoreland Overlay Districts. Tax Map 19, Lot 31. **Workshop**
32 **Article V, VI, VII, completeness and compliance review comments**
33

34 Applicant, John Connors, Chair of the Architectural Standards Committee of Seaglass Village
35 and Susan Connors, were present. The applicant proposes to relocate a shed The amendment
36 will also involve replanting a disturbed area and repairing a cutting violation in the Shoreland
37 Zone. The Town has a grid system with points for planting along the Shoreland Zone. The
38 proposed planting plan doesn't strictly adhere to the ordinance but provides better buffering for
39 the brook. Planting shrubs between the trees would define the buffer and the applicant will
40 install signage to prevent further disturbance. The committee agreed that the proposed planting
41 versus the grid system, provides a better buffer for the brook.
42

43 The developer had installed an irrigation system in the Shoreland Zone. The sprinkler heads can
44 be marked for mowing and regular watering will benefit the new trees. Light mowing may be

SRC Min 04-25-23

1 allowed to be done as needed in the Shoreland zone. Fertilizer will be discontinued as it would
2 run into the brook. Planting the trees in the fall would increase their chance of surviving.
3 Juniper is preferred for deer resistance. Columbus Day was chosen as the deadline for planting.
4 Work on the sheds can be completed by July and will be noted on the plan.

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6 The burn pit encroaches slightly into the 100 ft. DEP buffer. A response from DEP that the patio
7 can remain is desired by October 15.

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9 **MOTION**

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

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12 **MOTION**

13 Motion by Jodine, seconded by Chris, to continue the workshop to the next meeting. Passed
14 unanimously.

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16 **ADJOURN**

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18 **MOTION**

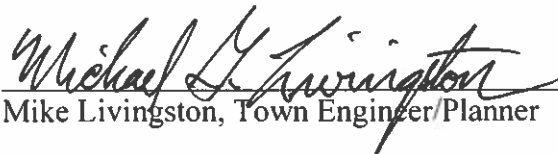
19 Motion by Jodine, seconded by Chris, to adjourn. Passed unanimously.

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21 RESPECTFULLY SUBMITTED:

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24 _____
25 Cindi Davidson, Meeting Recorder

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27 ACCEPTED BY:

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31 Mike Livingston, Town Engineer/Planner