

TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, May 3, 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 Jim Genereux, Assistant Planner Shannon Belanger, Public Works Department representative Paula Green, Fire Chief Mark Dupuis, Police Chief Jo-Ann Putnam, Meeting Recorder Cinddi Davidson.

MINUTES

April 5, 2022

MOTION

Motion by Jo-Ann, seconded by Mark, to approve the minutes as written. Passed unanimously.

April 20, 2022

MOTION

Motion by Mark, seconded by Paula, to approve the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- I. **FISHERMAN’S CATCH** – Cardinali’s Real Estate, LLC, owner/applicant. Dana Libby, Surveyor. Site Plan Application for the existing 2,038 SF Standard Restaurant use with 52 indoor seats and 33 outdoor seats to erect a tent for the outdoor dining area, to locate an 8’ x 24’ food truck (Fast-Food Restaurant use) and 18 additional outdoor seats. The site plan depicts the existing parking areas on the property and within Harbor Road. The property is located off 134 Harbor Road and is within the General Business and 250’ Shoreland Overlay District. Tax Map 135, Lot 23-A. **Receive the Site Plan Application and workshop Articles V, VI and completeness**

Ed Cardinali, owner, and Dana Libby of Corner Post Surveying were present.

MOTION

Motion by Jo-Ann, seconded by Paula, to receive the site plan application. Passed unanimously.

The application is for a food truck, tent and 18 additional outdoor seats. During the COVID emergency seasonal tents were allowed. After the emergency we changed the ordinance and stopped considering seasonal tents as structures. The proposed tent would go over the outdoor patio. Public parking is allowed in the ROW. A total of 41 spaces are required based on seating but there are only 13 on site. With the public parking, trolley stop and sidewalks for pedestrians, the consensus was to allow reduced on-site parking. The food truck has to be registered as a SRC Min 05-03-22

1 vehicle or it will be considered a structure. It will be used as a kiosk for ordering and minor drink
2 and appetizer distribution.

3
4 The property line follows Doctor's Creek. The entire property is within the Shoreland Overlay
5 Zone and General Business Zone. Coastal wetlands and waterbodies have different setback
6 requirements. The 2 public handicap parking spaces along Harbor Road are sufficient for the
7 restaurant. The food truck requires 7 parking spaces in addition to the 41 spaces for seating.
8 There are 7 employee spaces behind the building.

9
10 **MOTION**

11 Motion by Jim, seconded by Paula, to allow 13 spaces instead of 48. Passed unanimously.

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13 **MOTION**

14 Motion by Paula, seconded by Jim, to find that the existing 15 ft. landscaped buffer along Harbor
15 Road is suitable. Passed unanimously.

16
17 The restaurant season is usually Mothers' Day to Columbus Day. The dates for removing the tent
18 follow the timetable for grass parking (November-April). Snow storage areas are not needed.
19 Dana will add notes about signage and lighting. The ordinance has a no-glare provision. The tent
20 will have string lights. If a private pole is added the lighting detail needs to be on the plan.

21
22 Round table comments:

23
24 ~The restaurant door can't open directly into the tent.

25
26 ~There should be a security barrier in front of the tent to stop cars.

27
28 ~The applicant needs a one time permit with the fire rating for the tent.

29
30 **MOTION**

31 Motion by Paula, seconded by Jim, to continue the workshop to May 17. Passed unanimously.

32
33 **ADJOURN**

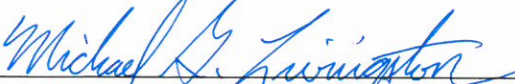
34
35 **MOTION**

36 Motion by Paula, seconded by Jim, to adjourn. Passed unanimously.

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38 RESPECTFULLY SUBMITTED:

39 
40 _____
41 Cinni Davidson, Meeting Recorder

42
43 ACCEPTED BY:

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45 _____
46 Mike Livingston, Town Engineer/Planner