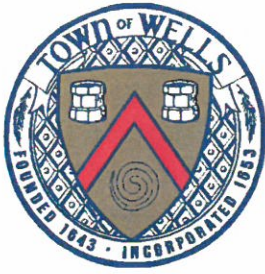


**APPROVED**



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

Meeting Minutes  
Wednesday, June 1, 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, Public Works Director Carol Murray, Fire Dept. Cpt. Jeff Nawfel, Police Chief Jo-Ann Putnam, Meeting Recorder Cinndi Davidson.

**MINUTES**

May 17, 2022

**MOTION**

Motion by Jodine, seconded by Jo-Ann, 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. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

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

**MOTION**

Motion by Carol, seconded by Jo-Ann, to find the application compliant. Passed unanimously. Findings of Facts and Decisions were reviewed.

Traffic

**MOTION**

Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed unanimously.

1 Dust, fumes, vapors and gases  
2 **MOTION**  
3 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
4 unananimously.  
5  
6 Odor  
7 **MOTION**  
8 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
9 unananimously.  
10  
11 Glare  
12 **MOTION**  
13 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
14 unananimously.  
15  
16 Stormwater runoff  
17 **MOTION**  
18 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
19 unananimously.  
20  
21 Erosion control  
22 **MOTION**  
23 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
24 unananimously.  
25  
26 Setbacks and screening  
27 **MOTION**  
28 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
29 unananimously.  
30  
31 Explosive materials  
32 **MOTION**  
33 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
34 unananimously.  
35  
36 Water quality  
37 **MOTION**  
38 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
39 unananimously.  
40  
41 Preservation of landscape  
42 **MOTION**  
43 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
44 unananimously.  
45  
46  
47  
48

1 Refuse disposal

2 **MOTION**

3 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
4 unanimately.

5  
6 Water supply

7 **MOTION**

8 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
9 unanimately.

10  
11 Sewage disposal

12 **MOTION**

13 Motion by Carol, seconded by Jo-Ann, to find that the standard has been met. Passed  
14 unanimately.

15  
16 Fire safety

17 **MOTION**

18 Motion by Jeff, seconded by Jo-Ann, to find that the standard has been met. Passed unanimately.  
19

20 **MOTION**


21 Motion by Carol, seconded by Jo-Ann, to approve the Findings and plan and sign them at the end  
22 of the meeting. Passed unanimately.

23  
24 **ADJOURN**


25  
26 **MOTION**

27 Motion by Jo-Ann, seconded by Carol, to adjourn and sign plans. Passed unanimately.  
28  
29

30 RESPECTFULLY SUBMITTED:

31  
32   
33 \_\_\_\_\_  
34 Cinni Davidson, Meeting Recorder

35  
36 ACCEPTED BY:

37  
38   
39 \_\_\_\_\_  
40 Mike Livingston, Town Engineer/Planner

41  
42