



TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

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Meeting Minutes
Tuesday, June 13, 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: CEO Jodine Adams, Assistant CEO Jim Genereux representing the Public Works Dept., Police Sgt. Chris Baez, Fire Chief Mark Dupuis, Meeting Recorder Cinndi Davidson.

MINUTES

April 25, 2023

MOTION

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

May 31, 2023

Tabled to the next meeting. There was not a quorum of the members who were present.

DEVELOPMENT REVIEW & WORKSHOP

- I. **OGUNQUIT RIVER INN** – 17 Post Road, LLC c/o Ryan Amin, owner; Polly Amin, applicant. Site Plan Amendment Application seeking after the fact approval to add two 9’ x 9’ patios, one 8’ x 8’ deck, and one 16’ x 25’ deck. No change in use to the existing Hotel/Motel use which consists of 80 one-bedroom hotel units and 1 manager’s dwelling unit. The property is located within the General Business District, Residential A District and 75’ Shoreland Overlay District. The property is located at 17 Post Road and is identified as Tax Map 102, Lot 5. **Receive Site Plan Amendment Application and workshop completeness.**

MOTION

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

Applicant Polly Amin is requesting after the fact approval to add two decks, two patios and a launch area for kayaks. The kayaks are currently for guests’ and public use. If the kayak rental is

1 opened to the public, 3 more parking spaces will be needed. There is a 200 ft. setback from the
2 river which includes the decks. The dock doesn't need a DEP permit since it is in place less than
3 7 months. Concrete or paver patios aren't structures and are allowed. The existing decks are
4 structures and don't meet the setbacks. A retaining wall less than 4 ft. is allowed. Lot coverage
5 is good.

6
7 Mrs. Amin said the deck is a wooden pallet. It is lifted for mowing and replaced. Jodine said they
8 could construct a retaining wall and backfill it, then add paving blocks. Mike said they have 10
9 years after site plan approval to add the retaining wall and pavers if part of the site plan approval.

10
11 Mike discussed parking for the kayak business. Mrs. Amin said the kayaking usually ends by 6
12 PM. Hotel guests often check in later in the evening after dinner and leave early in the morning.
13 Mike said the parking approval could set time limits for the kayak business and hotel guests.

14
15 Jodine said the 2 platforms are considered structures and need to be bricks, cement blocks or
16 stone, since wood is not allowed in the setback. A fire pit is allowed. If it burns wood, Fire
17 Department approval is needed. A gas fire pit is easier to manage. Mike said the dumpster is
18 within the Route One setback area. Mrs. Amin said they left it in the original location and
19 enclosed it with a fence.

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21 The workshop was continued to June 27 or July 11.

22
23 **ADJOURN**

24
25 **MOTION**

26 Motion by Jim, seconded by Mark, to adjourn. Passed unanimously.

27
28 RESPECTFULLY SUBMITTED:

29 
30 _____
31 Cinni Davidson, Meeting Recorder

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33 ACCEPTED BY:

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35 _____
36 Mike Livingston, Town Engineer/Planner