



**APPROVED**

## TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

### Meeting Minutes

Tuesday, June 14, 2022, 9:00 AM  
Town Hall Meeting Room, Second Floor  
208 Sanford Road, Wells

The meeting was called to order by Assistant Planner Shannon Belanger. Members present: CEO Jodine Adams, Public Works Representative Paula Green, Police Chief Jo-Ann Putnam, Fire Chief Mark Dupuis, Meeting Recorder Cinndi Davidson.

### MINUTES

June 1, 2022

Tabled due to the lack of a quorum of the members who were present.

### DEVELOPMENT REVIEW & WORKSHOP

- I. **U.S. SITE SOLUTIONS** - U.S. Site Solutions, owner; Steve Koeninger, applicant; Austin Fagan, BH2M, agent. Site Plan Application for a 5,000 SF Business Contractor use building with 1,400 SF in outdoor material storage and associated parking. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 3-13. **Comment on the site plan application for the Planning Board**

Austin Fagan of BH2M represented the applicant. The Planning Board is considering this application for possible approval at the next meeting provided MDEP Tier 1 Permit approval is granted. The committee is commenting on this application for the Planning Board. This property is lot 13 within the Berwick Road Business Park Subdivision. The diesel fuel storage area will have a single pump and will be protected with a concrete structure and bollards. There will be storage boxes for outdoor materials. The applicant may install a generator later as shown on the plan. The 12" culvert under Willie Hill Road will be changed to 15". The parking area is mostly for equipment. The existing perimeter vegetation will be maintained. Perimeter fencing is not proposed nor required. The property's single driveway location is being relocated and proposes to become 2 entrances. The driveway changes and elimination of a monument along Willie Hill Road requires a subdivision amendment. The applicant has filed this subdivision amendment and the Planning Board will consider it at the next meeting. The building will be used for equipment maintenance and may be sprinklered. The bathroom needs to be fire rated. Any phasing of the use needs to be noted on the plan.

1  
2 **II. G & M HOLDINGS** – Randy Giuffrida, owner/applicant. Lew Chamberlain of Attar  
3 Engineering Inc, agent. Site Plan Application to construct two buildings for Business  
4 Contractor, Wholesale and Manufacturing use. Buildings shall be 2,400 SF and 6,400 SF  
5 in size. Associated parking and infrastructure proposed. The property is located within  
6 the Light Industrial District. Tax Map 41, Lot 13-2 **Comment on the site plan**  
7 **application for the Planning Board**  
8

9 Randy Giuffrida, owner, and Lew Chamberlain of Attar Engineering were present. The  
10 Committee is reviewing the application for the Planning Board. There will be 2 buildings for  
11 contractor use. The medical marijuana cultivation and processing facility use has been eliminated  
12 from the proposal. The application is now just for business contractor/warehousing/wholesale  
13 uses. Phasing will begin with construction of the smaller building area so it can be used for  
14 outdoor material storage. The smaller building may be dry storage. Mark said the fire rating will  
15 depend on the use of each section so the larger building will need to address that. The buildings  
16 will be leased, not be a condominium. Metal buildings are planned, and fire alarms are  
17 recommended for each unit. The entrance gate and each building entry will have Knox boxes.  
18 Shade trees will be planted along Willie Hill Road. The septic system for both buildings to be  
19 constructed beneath the parking area.  
20

21 **AJOURN**

22  
23 **MOTION**

24 Motion by Jodine, seconded by Paula, to adjourn. Passed unanimously.  
25

26 RESPECTFULLY SUBMITTED:

27   
28 \_\_\_\_\_  
29 Cinndi Davidson, Meeting Recorder  
30

31 ACCEPTED BY:

32   
33 \_\_\_\_\_  
34 Shannon Belanger, Assistant Planner  
35  
36  
37