



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes  
Wednesday, January 3, 2018 9:00 A.M.  
Wells Town Hall  
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Highway Department Commissioners Terry Oliver and Andy Bouchard, Police Chief Jo-Ann Putnam, Assistant Code Enforcement Officer Jim Genereux, Fire Chief Wayne Vetre, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

## **MINUTES**

October 24, 2017 (Mr. Livingston, Chief Vetre and Mr. Oliver were present)

### **MOTION**

Motion by Mr. Oliver, seconded by Mr. Livingston, to approve the minutes as written. **PASSED** unanimously.

## **DEVELOPMENT REVIEW & WORKSHOP**

- I. **2118 POST ROAD RESTAURANT** – Lydia Mather, applicant/ agent. Morency Capital Partners, owner. Site Plan Amendment Application to renovate the existing building and construct an addition. The use proposed is for an 80 seat Standard Restaurant. The property is located off of 2118 Post Road and is within the General Business District. Tax Map 147, Lot 2-A. **Receive Site Plan Amendment Application and workshop Articles V, VI, VII and completeness**

Patrick Booth and Lydia Mather of Caleb Johnson Studio and owners Pete and Kate Morency were present.

### **MOTION**

Motion by Mr. Genereux, seconded by Mr. Oliver, to receive the site plan amendment application. **PASSED** unanimously.

The existing Captain Hook's is being converted to a standard restaurant, increasing the seating from 52 to 80 and adding a 300 sq. ft. addition. The outside seating will be seasonal. The dumpster needs to be moved out of the 15' setback and away from the propane tank. The best location for safety and access is the opposite side of the lot. The building is 10' from the property line which makes it non-conforming. New construction has to meet the setbacks. The Route One setback is 40'.

The additional seats will increase the parking requirement, but if the restaurant is near a trolley stop the parking may decrease. Restriping should be shown on the plan. Capacity letters from the Water and Sewer Districts are required because of the additional seats.

**MOTION**

Motion by Chief Putnam, seconded by Mr. Genereux, not to waive the capacity letters. **PASSED** unanimously.

**Round Table:**

There is a burglar alarm and security light.

The addition will be used for storage and walk-in coolers. The back of the building will be a seating area only, no cooking. The outside seating will be fenced or roped off.

There will be 2 ADA-compliant bathrooms.

The noise ordinance covers 7 AM-10 PM on weekdays, then it's quiet time. Hours are 9 AM-9 PM on Sundays.

There will be a full bar and the owners are applying for a liquor license.

There is a grease trap and the owners will contact the State Fire Marshall's office.

The tent is being removed and the area will be left open. If they decide later to have a tent for a special event, they need to check with the Fire Chief and Code Office for the applicable regulations.

No change to curb cuts or drainage.

An abutter was present and said he has a ROW to his woodlot in the back. The property line is in question. He will bring his plan in to the Planning Office.

**MOTION**

Motion by Chief Putnam, seconded by Mr. Genereux, to waive the requirement of showing contours. **PASSED** unanimously.

**MOTION**

Motion by Mr. Oliver, seconded by Mr. Genereux, to continue the workshop for 30 days. **PASSED** unanimously.

**II. GRAND TRAIL PLACE II** - The Daniel Chase Family Real Estate Trust, owner; Walter Pelkey of BH2M, agent; Andrew Morrell, PE, engineer. Final Subdivision Application to further subdivide the remaining land (lot 4) of the Grand Trail Place Subdivision. The major subdivision proposes to create an additional 33 residential cluster lots/dwelling units for a total of 36 lots/dwellings. Grand Trail Drive, a private road right of way, is proposed to be extended north and connect to Branch Road. Open Space areas and remaining land proposed. The parcel is located within the Residential A and Rural Districts. Tax Map 56, Lot 6. **Comment on Subdivision Application for the Planning Board**

Andy Morrell of BH2M represented the applicant.

The road connecting Lindsey Road and Branch Road might become a Town road eventually if built to Town standards. The HOA would be responsible for maintaining everything outside the ROW. Fire

protection will be a large on-site wet pond. DEP has approved the stormwater plan. The Code Office needs a plot plan showing the wells, septic systems and house locations. Mr. Oliver was concerned about drainage freezing on the road. Driveways should slope away from the road. A note will be added that if the applicants want to apply for Town road status, the driveways and culverts should be inspected and approved by the Road Commissioner.

A note will be added that the HOA is responsible for maintaining the dry hydrant; there will be an easement on Baker Street allowing the Town to inspect it. The fire pond needs to be completed and tested before the first occupancy permit is issued. Baker Street has to be widened to accommodate 35' fire trucks and needs to be paved for plowing.

There will be no street lights. Speed limits on private roads are not determined by the Town. If the road becomes public MDOT would set the speed limit. DEP regulations call for iron rods with caps to mark the "No Disturbance Buffer" along the wetlands. The open space will be left natural. Monumentation is required before the permits are issued. This can be phased, i.e. temporary for the building permit and permanent for the occupancy permit.

Comments will be submitted to the Planning Board on January 8.

**ADJOURN**

**MOTION**

Motion by Chief Putnam, seconded by Mr. Genereux, to adjourn. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

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Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

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Michael G. Livingston, PE, Town Engineer/Planner