



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, May 15, 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: Interim Public Works Director Carol Murray, Public Works Department Representative Paula Green, Police Sgt. Allen Wilson, Assistant Code Enforcement Officer Jim Genereux, Fire Chief Wayne Vetre, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

DEVELOPMENT REVIEW & WORKSHOPS

- I. FIRE DEPARTMENT SUBSTATION** – Town of Wells, owner/applicant. Darrin Stairs of Stantec Consulting Services, Inc, agent. Site Plan Application for a 4,950 SF Fire Substation (Municipal Use) with associated parking, driveway access and utilities. The property is located off of Sanford Road and is within the Residential A District. Tax Map 55, Lot 13-EXE. **Comment on Site Plan Application for the Planning Board**

Jon Carter, Town Manager, and Darrin Stairs of Stantec Consulting Services were present. The application is being reviewed by the Planning Board and there will be a public hearing at the second meeting in June. Mr. Livingston reviewed the comments in his memo. A decision hasn't been made about the water tank. The sprinkler system will be omitted for an unmanned station, but it will be left on the plan for future use. The propane tank is for the stove. MDOT needs to approve the new entrance onto Route 109. Sight distances are good and some brush will be cleared. There are no plans for a flashing yellow warning light. Fire station signs will be installed. The speed limit is 50 MPH at that stretch of road; the limit is 35 MPH at High Pine.

- II. PIKE INDUSTRIES** – Pike Industries, Inc. owner; Justin Zdunczyk, applicant. Site Plan Amendment Application to remove an existing 10,000 gallon fuel tank and place a 12,000 gallon fuel tank with dispenser on a fueling pad. No changes to the existing Mineral Extraction use or associated parking proposed. The parcel is located off of 81 Boyd Road and is within the Quarry Manufacturing and Rural Districts. Tax Map 14, Lot 12. **Receive Site Plan Amendment Application, workshop Article V, VI, VII and draft completeness**

MOTION

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

Justin Zdunczyk and Russ Azerbaev presented the plan to remove the underground fuel tank and replace it with an above-ground tank. A building permit is needed for the slab. The applicant will send the details of the new tank to Chief Vetre and the State Fire Marshall. The new tank will be used for fueling the trucks. It will be a double-walled tank and they are adding secondary containment.

MOTION

Motion by Ms. Murray, seconded by Mr. Genereux, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Ms. Murray, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

MOTION

Motion by Ms. Murray, seconded by Mr. Genereux, to approve the site plan amendment and Findings of Fact & Decisions and sign the plans and Findings at the end of the meeting. . **PASSED** unanimously.

- III. FEILE RESTAURANT & PUB** – Dromhill, LLC c/o Joe Ryan, owner; David Graham, applicant/agent. Site Plan Amendment Application seeking approval of existing site conditions (changes made since prior site plan approvals); relocate a dumpster and construct a 650 SF deck for the existing 111 seat Standard Restaurant use to utilize seasonal outdoor seating. The property is located off of 1619 Post Road and is within the General Business District. Tax Map 135, Lot 16. **Receive Site Plan Amendment Application, workshop Article V, VI, VII and draft completeness**

MOTION

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

Joe Ryan, owner, and David Graham of Graham Architects presented the plan to add a deck at the back of the restaurant and to update the site plan with changes since the latest approval. An as-built survey will be provided. The building footprint is acceptable but there seem to be some encroachments at the pavement edges. The second floor apartment is vacant; Mr. Ryan occasionally uses it on weekends. There might be some music on the deck. It would be acoustic with no music at night. Setbacks will be added to the plan. The proposed dumpster must meet the setback requirements. There will not be an incinerator or outdoor machinery. Utilities and the sewer line easement will be added to the plan.

MOTION

Motion by Mr. Genereux, seconded by Ms. Murray, to waive the requirement for showing property contours. **PASSED** unanimously.

The parking area will be resurfaced and striped. There is good screening for the one residential abutter with dense vegetation and a fence.

MOTION

Motion by Ms. Murray, seconded by Mr. Genereux, to find that the screening is sufficient.
PASSED unanimously.

Lot coverage is grandfathered under the old approval. Adding the deck will not change the exit flow from the restaurant. The second exit is a back door from the bar that doesn't go through the dining area. There are stairs from the second floor. The Planning Office received an e-mail from an abutter asking for a good plan. There is another driveway not on the original site plan. It was recommended to be grassed over and used for staff parking, eliminating one driveway on Route One. The owner would like to keep this driveway as it is for staff. A sign will be posted "Staff Parking" and it will be noted on the plan. The basement egress corridor has to be at least 4' wide. Access has to be maintained for the sewer and grease trap under the deck.

MOTION

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

ADJOURN

MOTION

Motion by Ms. Green, seconded by Mr. Genereux, to adjourn and sign plans and Findings.
PASSED unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner