



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday, May 30, 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 Chief Jo-Ann Putnam, Code Enforcement Officer Jodine Adams, Planning Assistant Shannon Belanger representing the Fire Department, Meeting Recorder Cinni Davidson.

MINUTES

April 24, 2018 (Chief Putnam, Mr. Livingston, Ms. Murray and Ms. Adams were present)

MOTION

Motion by Chief Putnam, seconded by Ms. Murray, to accept the minutes as written. **PASSED** unanimously.

May 15, 2018

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

DEVELOPMENT REVIEW & WORKSHOPS

- I. YOGA NOOK AT ABENAKI PROFESSIONAL PARK** – JQHL, LLC, 19 Orchard Rd, Wells, ME 04090, owner; The Yoga Nook, 1662 Post Road, Unit B-5, Wells, ME 04090, applicant. Site Plan Amendment application to change the use of Unit B-5 within “Building B” from Business Office use to Medium Intensity Commercial Recreation use. Unit B-5 is 656 sq. ft. in area. No other changes of use are proposed. Parking calculations to be updated based on the change of use. The property is located within the General Business and Residential A Districts. The property is located off of 1662 Post Road. Tax Map 135, Lot 8. **Receive Site Plan Amendment Application, Workshop Articles V, VI, VII, draft completeness and draft compliance**

Applicant Rebecca Tilton was present.

MOTION

Motion by Ms. Adams, seconded by Chief Putnam, to receive the site plan amendment application. **PASSED** unanimously.

This application proposes a change of use for one of the units from Business Office to Medium Intensity Commercial recreation. Compliance items were reviewed.

MOTION

Motion by Chief Putnam, seconded by Ms. Murray, to find that the landscaped buffer along Route 1 remains sufficient. **PASSED** unanimously.

MOTION

Motion by Ms. Adams, seconded by Chief Putnam, to find that the screening for the residential abutter remains sufficient. **PASSED** unanimously.

The parking lot was discussed. Parallel spaces must be 24' long. A condition is that the spaces must be restriped within one year. The 90° spaces must be restriped.

MOTION

Motion by Ms. Murray, seconded by Ms. Green, to waive the requirement for an updated boundary survey. **PASSED** unanimously.

The existing storage unit in the rear parking lot must be removed within 60 days. The Planning Office will notify the Association President.

MOTION

Motion by Ms. Green, seconded by Chief Putnam, to find the application complete. **PASSED** unanimously.

MOTION

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

MOTION

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

ADJOURN

MOTION

Motion by Ms. Green, seconded by Chief Putnam, to adjourn and sign plans and Findings. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner