

TOWN OF WELLS, MAINE
STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday May 29, 2019, 9:00 A.M.
Wells Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Public Works Director Carol Murray, Public Works Department Representative Paula Green, Police Lt. Gerry Congdon, Fire Chief Wayne Vetre and Code Enforcement Officer Jodine Adams.

MINUTES

May 14, 2019
Tabled to the next meeting.

DEVELOPMENT REVIEW & WORKSHOP

- I. **COGGESHALLS** – Michael Coggeshall, owner/applicant. Site Plan Amendment Application to add Business Retail use to the property. The existing uses on the property currently include Business Personal Service and 1 dwelling unit. The property is located off of 1638 Post Road and is within the General Business District. Tax Map 135, Lot 5. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

Applicant/owner Mike Coggeshall was present. Minor plan additions were made to reflect the outdoor retail display area.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find the application compliant. **PASSED** unanimously.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to approve and sign the Findings of Fact & Decisions and the site plan. **PASSED** unanimously.

1 **II. ATLANTIC PINES ORAL SURGERY & ANESTHESIA LLC** – Robert Caron,
2 owner; Jesse Snow, applicant; Alba Architects, agent. Site Plan Amendment
3 Application for a change of use from Business Office to Business Personal Service, to
4 reconfigure parking, add a dumpster and construct an entry vestibule. The property is
5 located off of 1931 Sanford Road and is located within the Residential Commercial
6 District. Tax Map 61, Lot 16. **Workshop completeness and compliance/ Findings of**
7 **Fact & Decisions for possible approval**

8
9 Applicants representative was present. Minor plan and note revisions have been completed as
10 recommended.

11
12 **MOTION**

13 Motion by Carol Murray, seconded by Jodine Adams, to find the application complete. **PASSED**
14 unanimously.

15
16 **MOTION**

17 Motion by Carol Murray, seconded by Jodine Adams, to find the application compliant.
18 **PASSED** unanimously.

19
20 **MOTION**

21 Motion by Carol Murray, seconded by Jodine Adams, to approve and sign the Findings of Fact &
22 Decisions and the site plan. **PASSED** unanimously.

23
24 **III. 175 DEPOT ROAD** – Property Evolution Services, LLC, owner/ Applicant. Civil
25 Consultants, agent. Site Plan Amendment Application to locate two dwellings on the
26 2nd floor of the existing barn, to demolish the existing single family dwelling, to add
27 parking, to convert the 1st floor of the barn (2,597 SF) into Business Office,
28 Contractor, Service, Personal Service, Wholesale, Retail and Standard Restaurant for
29 up to 35 seats. The existing 462 SF building to remain as Business Retail/ Contractor
30 use. The property is located off of 175 Depot Road and is within the Residential
31 Commercial District. Tax Map 133, Lot 9. **Receive Site Plan Amendment**
32 **Application and workshop Articles V, VI, VII and draft completeness**

33
34 The applicant Ivo Petrov and Geoff Aleva of Civil Consultants were present.

35
36 **MOTION**

37 Motion by Carol Murray, seconded by Jodine Adams, to receive the site plan amendment
38 application. **PASSED** unanimously.

39
40 The proposed use(s) and building areas were discussed. The current tenant of the small building
41 wanted to continue use of the 800 SF outside plant sale area. The screening of the property was
42 discussed.

43
44 **MOTION**

45 Motion by Carol Murray, seconded by Jodine Adams, to approve the street landscaping buffers
46 with the condition that the existing trees are to be labelled and noted to remain on the plan.
47 **PASSED** unanimously.

1 **MOTION**

2 Motion by Carol Murray, seconded by Jodine Adams, to approve the proposed fence adjacent to
3 Lot 10 as sufficient residential screening for Lot 10. **PASSED** unanimously.

4
5 The screening adjacent to Lot 8 to be evaluated individually by the Staff Review Committee
6 members prior to the next meeting.

7
8 **MOTION**

9 Motion by Carol Murray, seconded by Jodine Adams, to approve the existing vegetation along
10 Lot 7 as sufficient screening. **PASSED** unanimously.

11
12 Parking totals were discussed. The applicant to address parking on the plan for the next meeting.

13
14 Applicant stated that no loud machinery is proposed. Engineer stated that he did not believe that
15 natural gas extends in front of this lot.

16
17 The Planning Department is to review the sidewalk requirements and coordinate with the
18 applicant regarding those requirements.

19
20 **MOTION**

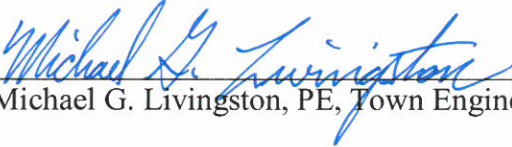
21 Motion by Carol Murray, seconded by Jodine Adams, to continue the workshop to the next
22 meeting. **PASSED** unanimously.

23
24
25 **ADJOURN**

26
27 **MOTION**

28 Motion by Carol Murray, seconded by Jodine Adams, to adjourn the meeting. **PASSED**
29 unanimously.

30 ACCEPTED BY:

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34 _____
35 Michael G. Livingston, PE, Town Engineer/Planner
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