



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

## Meeting Minutes

Wednesday, February 17, 2021, 9:00 AM  
Town Hall Meeting Room, Second Floor  
208 Sanford Road, Wells

### **JOIN VIRTUALLY ON ZOOM**

Register in advance for this meeting:

<https://us02web.zoom.us/joining/register/tZ0lcuCopjSpEtOac9ELr5zQd6JdBVE1qusu>

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Assistant CEO Jim Genereux, Meeting Recorder Cinndi Davidson.

Present via ZOOM: Fire Chief Mark Dupuis, Police Captain Gerry Congdon, Assistant Planner Shannon Belanger representing the Public Works Department, several abutters

### **MINUTES**

November 10, 2020

Tabled due to lack of a quorum.

### **DEVELOPMENT REVIEW & WORKSHOP**

- I. **1823 POST ROAD** – Charles Bashaw & Susan O’Connell, owners; Kathryn Kelley, applicant. Site Plan Pre-Application for a Neighborhood Convenience Store with restaurant area not exceeding 15 seats; Business Retail use, Function Hall, Club and Medium Intensity Commercial Recreation uses. Two Dwelling units to remain on the property. The parcel is located within the Residential Commercial District and is identified as Tax Map 139, Lot 29. **Receive the Site Plan Pre-Application and offer initial review comments**

### **MOTION**

Motion by Mr. Genereux, seconded by Chief Dupuis, to receive the site plan pre-application. Passed unanimously.

Applicant Kathryn Kelly presented her plan for a convenience store/restaurant area. The building at 1823 Post Road is under contract and she intends to preserve the historic appearance of the building. Section A will contain the convenience store for her gelato business, an upstairs apartment and a garage door entrance. A small restaurant area up to 15 seats is permitted. The store will not sell cigarettes, marijuana or lottery tickets.

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1  
2 Required parking for the function hall is one space for every three seats. There are two dwellings  
3 on the property; one will be occupied by her and her daughter and one by her parents and sister.  
4 Two dwellings require 5 parking spaces. An accessory dwelling unit requires an additional  
5 space. There are 10 spaces at her York shop.  
6

7 Abutter concerns include noise, lighting, signage, screening for residential abutters, traffic,  
8 pedestrian safety and stormwater. The parking area will have to be designed for stormwater  
9 detention and an infiltration trench at the edge is recommended. The applicant will remove the  
10 trash and there will not be a dumpster. Because of Route One traffic, the recommendation for the  
11 driveway is a one lane entrance and a 2 lane exit with right and left turns. Sight distances on the  
12 plan are 500 ft. in both directions. Capacity letters are needed from the Water and Sewer  
13 Districts. A 15 ft. landscaped buffer is required along Route One. Signage and lighting need to  
14 be shown on the plan. There will be no take-out window. Outdoor commercial uses are not  
15 allowed in that zone.  
16

17 The Fire Department will review the construction details for the building permit. Cpt. Congdon  
18 asked for more details of the entrance area, sidewalk and center turning lane. Ms. Belanger asked  
19 about drainage; it will be directed to the rear of the property.  
20

21 Public questions:

22  
23 ~Alcohol sales? Alcohol won't be sold at the store. Events in the hall might require a liquor  
24 license.  
25

26 ~Customer parking? Will be at the rear of the property with one ADA space in front. If the  
27 business will be operated between November and April the area will have to be paved or gravel.  
28

29 ~Concerns about noise, light pollution, runoff, hours of operation, timely abutter notifications.  
30 The function hall will not be used for weddings.  
31

32 ~Manufacturing on site? She is moving her operation here from York. She has a small  
33 manufacturing operation. She stocks the ingredients, so there will not be delivery trucks.  
34 Business hours will probably be 10-2 while her daughter is in school, staying open until 8 PM in  
35 summer.  
36

37 **II. CONGDONS DONUTS – MCLAMB, LLC c/o Gary Leech, owner/ applicant; Main-**  
38 **Land Development Consultants, agent. Site Plan Amendment Application seeking**  
39 **approval to merge lots 5 and 6 into one parcel, to expand parking, to construct an outdoor**  
40 **kitchen off the existing Restaurant and to reconfigure picnic table areas, portable toilet**  
41 **area, dumpster and lighting. The property is located off of 1090 and 1100 Post Road and is**  
42 **within the General Business and Residential A Districts. Tax Map 123, Lots 5 and 6.**  
43 **Comment on Site Plan Amendment Application for the Planning Board**  
44

45 Fire Cpt. Jeff Cullen present via ZOOM. Chief Dupuis had to step away.  
46

47 Applicant Gary Leech presented his plan to expand the parking area and reconfigure the outdoor  
48 area. The Planning Board received the plan last summer and did a site walk. The grass parking  
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1 area to the north near Mike's will not be paved. The additional parking will help with the food  
2 truck area, and the traffic flow is improved. There is a permit on hold for the second floor  
3 expansion which will be added to this plan. Office space will be added upstairs and doesn't  
4 impact the parking.  
5

6 The outdoor kitchen will be replaced by a raw bar this season. The food trucks do not affect the  
7 restaurant's water usage, as the only DHS requirement is a portable hand washing station that is  
8 emptied once a week. The drive-through will not be open when the food trucks are there. Cpt.  
9 Congdon asked if this would affect stacking on Route One. Southbound traffic has to move to  
10 the right for the entrance and partially blocks the southbound lane. Northbound traffic has to get  
11 into the center turn lane. Mr. Leech said they had to temporarily reconfigure the parking lot last  
12 summer because of COVID and the take-out business. Cpt. Cullen said the proposed changes  
13 don't affect their access to the building or for emergency vehicles on Route One. Ms. Belanger  
14 asked about the impact on stormwater. A larger culvert is being installed. There are no plans for  
15 a sidewalk with this amendment; pedestrians tend to walk on the other side of Route One.  
16

17 **ADJOURN**

18 **MOTION**

19 Motion by Mr. Genereux, seconded by Cpt. Congdon, to adjourn. Passed unanimously.  
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21 RESPECTFULLY SUBMITTED:  
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24 \_\_\_\_\_  
25 Cinndi Davidson, Meeting Recorder  
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27 ACCEPTED BY:  
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31 Mike Livingston, Town Engineer/Planner  
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