



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, March 9, 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/tZUrd-ysrTovGNFjJSsZmer0qnhh6j4FcI_1

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Assistant CEO Jim Genereux, Public Works Department representative Paula Green, Police Chief Jo-Ann Putnam, Meeting Recorder Cinndi Davidson.

Present via ZOOM: Fire Chief Mark Dupuis, Assistant Planner Shannon Belanger

MINUTES

November 10, 2020

MOTION

Motion by Chief Putnam, seconded by Ms. Green, to accept the minutes as written. Passed unanimously.

February 17, 2021

MOTION

Motion by Mr. Genereux, seconded by Mr. Livingston, to accept the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- I. **JOSHUA'S RESTAURANT** – Joshua Mather, owner/applicant. Site Plan Amendment application to add a 30' x 45' outdoor patio area with pathway to parking lot; increase Restaurant seating to 122 seats; and add two parking spaces. The property is located off of 1637 Post Road and is within the General Business District. Tax Map 135, Lot 15.
Receive Site Plan Amendment Application, workshop completeness and draft compliance

Applicant Joshua Mather presented his plan to add an outdoor patio for 29 additional seats.

1 **MOTION**

2 Motion by Chief Putnam, seconded by Mr. Genereux, to receive the site plan amendment
3 application. Passed unanimously.

4
5 The recommendations in Mr. Livingston’s memo were discussed. A stormwater infiltration
6 trench at the corner of the patio is recommended. The applicant is planning a stone trench around
7 the patio perimeter that runs into the other trench. The whole restaurant will be handicap
8 accessible with concrete ramps. Guests will enter through the restaurant and be led through the
9 garden room to the tent. Mr. Livingston said that tents are currently treated as structures, and
10 there will be a question on the November ballot to exclude tents from that definition. Mr.
11 Mather’s plan is to continue take-out while adding outdoor seating. The major problem is
12 staffing because of the visa situation.

13
14 **MOTION**

15 Motion by Chief Putnam, seconded by Mr. Genereux, to waive the requirement for a stormwater
16 management plan. Passed unanimously.

17
18 The tent will be lit inside and surrounded with mosquito netting. A fence between the tent and
19 parking area will keep headlights out of the tent.

20
21 **MOTION**

22 Motion by Chief Putnam, seconded by Mr. Genereux, to find that the 6’ tall fence on the north
23 side is acceptable. Passed unanimously.

24
25 **MOTION**

26 Motion by Ms. Green, seconded by Chief Putnam, to find the Route One landscape buffer
27 adequate. Passed unanimously.

28
29 **MOTION**

30 Motion by Ms. Green, seconded by Chief Putnam, to find that an updated boundary survey is not
31 necessary as no new structures are proposed. Passed unanimously.

32
33 **MOTION**

34 Motion by Ms. Green, seconded by Chief Putnam, to find the application complete. Passed
35 unanimously.

36
37 Items to address for compliance include updating the existing fencing note and other plan
38 revisions.

39
40 **MOTION**

41 Motion by Chief Putnam, seconded by Ms. Green, to continue the workshop for 2 weeks to the
42 next meeting. Passed unanimously.

1 **II. HAMPTON INN – Wells Hotel, LLC, owner/applicant. Jim Padgett, agent; Steve Doe,**
2 architect. Site Plan Amendment Application seeking approval to add a 21’ x 23’ building
3 addition off the back of the existing Lodging Facility. No change in use, number of lodging
4 units, or parking proposed. The property is located off of 900 Post Road and is within the
5 General Business, Residential A and 75’ Shoreland Overlay District. Tax Map 120, Lot 2.
6 **Receive the Site Plan Amendment Application, workshop completeness and draft**
7 **compliance**
8

9 Present via ZOOM: Steve Doe of Sebago Technics and Suhail Partawi of Hampton Inn. The
10 applicant proposes a small addition at the rear of the building to enlarge the fitness room.
11 Corporate accounts have been lost to other lodging chains because of the inadequate fitness
12 center. A question about a setback was resolved with the granting of a variance, and the site plan
13 amendment application can go forward.
14

15 **MOTION**

16 Motion by Chief Putnam, seconded by Mr. Genereux, to receive the site plan amendment
17 application. Passed unanimously.
18

19 The comments in Mr. Livingston’s memo were reviewed.
20

21 **MOTION**

22 Motion by Chief Putnam, seconded by Mr. Genereux, to grant a waiver allowing a smaller plan
23 scale. Passed unanimously.
24

25 The name Meadow Mall Road is on old plans but not on tax maps, and needs to be approved by
26 the 911 coordinator. The owner may wish to change the name since the approved strip mall was
27 never constructed. The two shade trees in the landscaped buffer should be added to the plan so
28 the buffer can be approved. The maintenance building setback from the river needs to be
29 clarified on the plan.
30

31 **MOTION**

32 Motion by Chief Putnam, seconded by Mr. Genereux, to waive the requirement for an updated
33 boundary survey. Passed unanimously.
34

35 The number of rooms needs to be clarified. The last plan update showed 80 rooms, while the
36 original approval was for 87.
37

38 **MOTION**

39 Motion by Chief Putnam, seconded by Ms. Green, to continue the workshop for 2 weeks. Passed
40 unanimously.
41

42 **ADJOURN**

43 **MOTION**

44 Motion by Chief Putnam, seconded by Ms. Green, to adjourn. Passed unanimously.
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46
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1 RESPECTFULLY SUBMITTED:

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5 _____
6 Cinndi Davidson, Meeting Recorder

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8 ACCEPTED BY:

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11 _____
12 Mike Livingston, Town Engineer/Planner

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DRAFT