



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, March 23, 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/meeting/register/tZcucOutrTlvGNA0z207hSplrI8BjVjni2SH](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZcucOutrTlvGNA0z207hSplrI8BjVjni2SH)

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: CEO Jodine Adams, Police Cpt. Kevin Chabot, Meeting Recorder Cinndi Davidson. Present via ZOOM: Fire Chief Mark Dupuis, Assistant Planner Shannon Belanger Public Works Department representative Paula Green

MINUTES

March 9, 2021

Tabled due to lack of a quorum of the March 9th attendees.

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. **Workshop completeness and compliance/ Findings of Fact & Decisions for possible approval**

Applicant Joshua Mather was present. Comments from the previous workshop were reviewed. Notes were added about the stormwater infiltration trench and future structures on the patio. The patio will be a reinforced concrete slab and the tent will sit on the ground.

MOTION

Motion by Ms. Adams, seconded by Cpt. Chabot, to find the application compliant. Passed unanimously.

MOTION

Motion by Ms. Adams, seconded by Cpt. Chabot, to approve and sign the Findings of Fact & Decisions and site plan at the end of the meeting. Passed unanimously.

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

9 Postponed at the applicant's request.

10
11 **III. VARANO'S RESTAURANT** – VV, LLC, owner; Richard Varano, Applicant. Site Plan
12 Amendment Application to construct a 1,200 SF patio with tent or rooved pavilion to accommodate
13 outdoor dining for the existing 120 seat Standard Restaurant use. No change to the existing 70 unit
14 Hotel/Motel use (Lodging Facility). The property is located off of 60 Mile Road and is within the
15 General Business and 250' Shoreland Overlay District. Tax Map 123, Lot 87. **Receive Site Plan
16 Amendment Application and workshop completeness**
17

18 **MOTION**

19 Motion by Ms. Adams, seconded by Cpt. Chabot, to receive the site plan amendment application.
20 Passed unanimously.

21
22 Applicant Dick Varano presented the plan to add a permanent outdoor tent on the existing patio.
23 This is not in the same zone as Joshua's so there is no issue with architectural standards. Parking
24 is adequate and water/sewer requirements will not change. No seats are being added. The Mile
25 Road buffer is nicely landscaped.

26
27 **MOTION**

28 Motion by Ms. Adams, seconded by Cpt. Chabot, to find the existing buffer sufficient. Passed
29 unanimously.

30
31 The existing dumpsters are grandfathered. An updated boundary survey was discussed. The
32 proposed addition is 32 ft. from the Mile Road lot line and the required setback is 25 ft.

33
34 **MOTION**

35 Motion by Ms. Adams, seconded by Cpt. Chabot, to find that an updated survey is not necessary.
36 Passed unanimously.

37
38 Lighting will be added inside the tent.

39
40 **MOTION**

41 Motion by Ms. Adams, seconded by Cpt. Chabot, to waive the requirement for capacity letters
42 from WSD and KKWWD since the seating will be unchanged. Passed unanimously.

43
44 **MOTION**

45 Motion by Ms. Adams, seconded by Cpt. Chabot, to continue the workshop to the next meeting.
46 Passed unanimously.

1 **IV. SOUTHERN MAINE EXTREME** – Kevin Barnard, owner; Hana Austin, applicant. Site Plan
2 Amendment Application seeking approval of a 2,500 SF Medium Intensity Commercial Recreation
3 use within the existing 5,000 SF building. 2,500 SF Manufacturing use to remain. The property is
4 located off of 12 Willie Hill Road and is within the Light Industrial District. Tax Map 40, Lot 2.
5 **Receive Site Plan Amendment Application and workshop completeness and compliance**
6

7 Applicant Hana Austin presented the plan for a cheerleading gym, converting the building from a
8 manufacturing use to a recreation use. Kevin Barnard, owner of Ocean Graphics, was also
9 present.

10
11 **MOTION**

12 Motion by Ms. Adams, seconded by Cpt. Chabot, to receive the site plan amendment application.
13 Passed unanimously.

14
15 No changes to lot coverage, drainage or parking are proposed and there will be no new buildings.
16 All changes will be interior. There is a 6 ft. tall solid fence that screens the abutting residential
17 property.

18
19 **MOTION**

20 Motion by Ms. Adams, seconded by Cpt. Chabot, to find the residential screening satisfactory.
21 Passed unanimously.

22
23 One shade tree is missing from the 40 ft. wide landscaped buffer along Willie Hill Road. The
24 Route 9 buffer will be unchanged.

25
26 **MOTION**

27 Motion by Ms. Adams, seconded by Cpt. Chabot, to accept the landscaped buffer with the
28 missing tree to be planted no later than 6/1/21. Passed unanimously.

29
30 **MOTION**

31 Motion by Cpt. Chabot, seconded by Ms. Adams, to accept the Code Office recommendation of
32 12 parking spaces for the gym. The other 3 spaces are for the manufacturing facility. Passed
33 unanimously.

34
35 **MOTION**

36 Motion by Ms. Adams, seconded by Cpt. Chabot, to find the application complete. Passed
37 unanimously.

38
39 **MOTION**

40 Motion by Ms. Adams, seconded by Cpt. Chabot, to find the application compliant. Passed
41 unanimously.

42
43 **MOTION**

44 Motion by Ms. Adams, seconded by Cpt. Chabot, to approve and sign the Findings of Fact &
45 Decisions and site plan at the end of the meeting. Passed unanimously.
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