



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, November 9, 2021, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner, Michael Livingston. Members present: Fire Chief Mark Dupuis, Police Representative Gerry Congdon, Asst. CEO David Johnson, PWD Representative Paula Green, Meeting Recorder Shannon Belanger.

MINUTES

August 3, 2021

MOTION

Motion by Gerry Congdon, seconded by Paula, to approve the meeting minutes as written. All in favor. Passed unanimously.

September 21, 2021

MOTION

Motion by Paula Green, seconded by Mark Dupuis, to approve the meeting minutes as written. All in favor. Passed unanimously.

October 13, 2021

MOTION

Motion by Mark Dupuis seconded by Paula Green, to approve the meeting minutes with a revision to the date on page 1. All in favor. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOPS

- I. **LAW OFFICES OF CHARLES NICKERSON** – Barbara Ann Hanson Revocable Trust; Peterson Design Group, applicant/agent. Site Plan Application for the construction of a 3,371 SF Business Office use building and 600 SF Business Office use established within an existing building. Parking lot expansion and associated site improvements proposed. The existing dwelling unit and accessory garage are to remain. The property is located in the General Business and Rural District and is off 2181 Post Road. Tax Map 147, Lot 22. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

1 Erik Peterson of the Peterson Design Group represented the applicant. The applicant provided
2 plan revisions addressing the previous review comments. Water and sewer stubs are shown,
3 underground utilities are identified, and existing and proposed property contours are shown. The
4 Town Engineer has reviewed the stormwater management considerations. The 25 foot wide
5 grass/meadow buffer is a suitable LID.

6
7 **MOTION**

8 Motion by Paula Green, seconded by Mark Dupuis, to find the application compliant. Passed
9 unanimously.

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11 Mike Livingston reviewed the Findings of Fact & Decisions. This is a new site plan application
12 and all items must be individually reviewed and voted on.

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14 **MOTION**

15 Motion by Paula, seconded by Mark, to find Traffic standards shall be met. Passed unanimously.

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17 **MOTION**

18 Motion by Paula, seconded by Mark, to find Dust, Fumes, Vapors and Gases standards shall be
19 met. Passed unanimously.

20
21 **MOTION**

22 Motion by Paula, seconded by Mark, to find Odor standards shall be met. Passed unanimously.

23
24 **MOTION**

25 Motion by Paula, seconded by Mark, to find Glare standards shall be met. Passed unanimously.

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27 **MOTION**

28 Motion by Paula, seconded by Mark, to find Stormwater Runoff standards shall be met. Passed
29 unanimously.

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31 **MOTION**

32 Motion by Paula, seconded by Mark, to find Erosion Control standards shall be met. Passed
33 unanimously.

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35 **MOTION**

36 Motion by Paula, seconded by Mark, to find Setbacks and Screening standards shall be met.
37 Passed unanimously.

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39 **MOTION**

40 Motion by Paula, seconded by Mark, to find Explosive Materials standards shall be met. Passed
41 unanimously.

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43 **MOTION**

44 Motion by Paula, seconded by Mark, to find Preservation of Landscaped standards shall be met.
45 Passed unanimously.

46
47 **MOTION**

1 Motion by Paula, seconded by Mark, to find Refuse Disposal standards shall be met. Passed
2 unanimously.

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6 **MOTION**

7 Motion by Paula, seconded by Mark, to find Water Supply standards shall be met. Passed
8 unanimously.

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11 **MOTION**

12 Motion by Paula, seconded by Mark, to find Sewerage Disposal standards shall be met. Passed
13 unanimously.

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16 **MOTION**

17 Motion by Paula, seconded by Mark, to find Fires Safety standards shall be met. Passed
18 unanimously.

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21 **MOTION**

22 Motion by Paula, seconded by Mark, to find approve and sign the Findings of Fact & Decisions
23 and site plan. Passed unanimously.

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25

26 **ADJOURN**

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29 **MOTION**

30 Motion by Paula Green, seconded by Dave Johnson, to adjourn. Passed unanimously.
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34 RESPECTFULLY SUBMITTED:

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38 Shannon Belanger, Meeting Recorder

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41 ACCEPTED BY:

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45 Michael Livingston, Town Planner