



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, December 28, 2021, 1:00 PM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner/Engineer Mike Livingston. Members present: Assistant Planner Shannon Belanger representing the Public Works Department, Police Chief Jo-Ann Putnam, CEO Jodine Adams, and Fire Chief Mark Dupuis.

Jo-Ann Putnam participated via Zoom.

MINUTES

November 9, 2021. Tabled due to lack of a quorum of those present.

December 14, 2021.

MOTION

Motion by Jodine, seconded by Mark, to approve the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- I. **HIDDEN COVE BREWERY** – Noetic Enterprises Inc owner; Richard Varano, applicant. Site Plan Amendment Application to restrict the Business Wholesale/Retail including Manufacturing uses to the Brewery only; reduce the parking requirement and increase Standard Restaurant seating from 60 seats to 90 seats. The property is located off 73 Mile Road and is within the General Business and 250' Shoreland Overlay Districts. Tax Map 121, Lot 14. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

Dick Varano was present. Mike Livingston gave a description of the proposed amendment and updated with the committee with the plan revisions. Plan note 14 was revised to eliminate the brewery hours as the operation involves so few employees and will not interfere with the Restaurant parking.

MOTION

Motion by Jodine, seconded by Mark to find the application complete. Passed unanimously.

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MOTION

Motion by Jodine, seconded by Mark, to find the application compliant. Passed unanimously.

MOTION

Motion by Jodine, seconded by Mark, to approve and sign the Findings of Fact & Decisions and site plan at the end of the meeting.

ADJOURN

MOTION

Motion by Jodine, seconded by Mark, to adjourn. Passed unanimously.

RESPECTFULLY SUBMITTED:

Shannon Belanger, Meeting Recorder

ACCEPTED BY:

Michael Livingston, Town Engineer/Planner