



TOWN OF WELLS, MAINE

STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, February 28, 2023, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

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

MINUTES

January 18, 2023

MOTION

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

DEVELOPMENT REVIEW & WORKSHOP

- I. **BULRUSH RETAIL PLAZA** – Bulrush, LLC, owner/applicant; Platz Associates, agent. Site Plan Application for a one-story 7,850 SF building and associated parking and infrastructure for Business Retail use, Business Office use, and Registered Marijuana Dispensary use. The property is located off 279 Post Road and is within the General Business District. The property is identified as Tax Map 108, Lot 33-15. **Comment on Site Plan Application for the Planning Board**

Travis Nadeau present. The Planning Board has been reviewing this application and require Staff Review Committee comments.

The proposed Medical Marijuana Dispensary use to occupy one of the units proposed. The hours of operation must be noted on the plan. The State License is being applied for. Their Lewiston location has approval for cultivation. This proposed Wells location will not do cultivation or processing. The Wells location is applying for the Medical Marijuana Dispensary use license only.

Travis spoke about the potential uses in the other units such as restaurant, retail, office and storage and possibly having more than 5 units. Mike explained that storage isn't an allowed use in the General business district. There is limited flexibility with uses between the 5 proposed units due to parking limitations. Restaurant use requires much more parking than the site can provide. The site plan approval is limited to only 5 units and the specific uses detailed on the plan. If in the future the applicant desires a change of use that can be reviewed. Parking will need to be closely looked at.

SRC Min 02-28-23

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2 If uses require more parking the applicant can also pursue off-site parking. This will require the
3 off-site parking location to obtain site plan approval as a commercial parking lot however.

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5 Fire protection is proposed by sprinkler systems. The marijuana dispensary use requires a
6 sprinkler system as well. The applicant is looking at an on-site tank system.

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8 The security plan was provided to the Police Chief. Seacoast Security is working on the plan
9 revisions recommended by the Police Chief. The marijuana dispensary use shall have a vestibule
10 entrance.

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12 Proposed propane tanks to be identified on the plan. The plan must note if they are above or
13 below ground and note their size.

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15 **II. SEAHORSE RESORT** – Post Road Cottages, LLC, owner/applicant; Henry Hess of
16 Sebago Technics, agent. Site Plan Application seeking approval to renovate and upgrade all
17 existing Motel units. The existing Restaurant to be converted to the Lodging Facility Office
18 and Market for motel guests. A new 42 seat Standard Restaurant building to be constructed
19 for motel guests. The single family dwelling unit to be renovated. The property is located off
20 1677 Post Road and is within the General Business District. Tax Map 135, Lot 13.

21 **Comment on Site Plan Application for the Planning Board**

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23 Art Colvin and Henry Hess present. The Planning Board has been reviewing this site plan
24 application and require Staff Review Committee comments at this time.

25
26 The owner proposes to remodel the entire property. Many motel units will be completely rebuilt.
27 Parking areas will be resurfaced and improved. An on-site restaurant is also proposed for motel
28 guests only. The front restaurant space along Route One will be converted to the Lodging
29 Facility office and market for motel guests. The curb cuts onto Route One will be reduced to
30 one. The dwelling unit behind Lot 13-1 to be remodeled. It will remain a dwelling and also be
31 used as a maintenance building. Vegetation along Hardy’s Bluff will be removed as much of it
32 is a hazard. Overhead utility lines will be removed as well.

33
34 The 7 motel “cabins” that are currently connected are required to remain connected; they cannot
35 become individual motel units due to the lodging facility requirements.

36
37 Jo-Ann recommends clear unit direction signage be installed throughout the complex.

38
39 **III. ANCHOR INN** – Four Twenty Four Post Road, LLC, owner/ applicant. Geoff Aleva, Civil
40 Consultants, engineer/agent. Site Plan Amendment Application to eliminate the 16 “cottage”
41 motel units and construct a new 3-story, 51 unit, Hotel/Motel building and to expand
42 parking. The existing motel units (54 total) in buildings A, B, D, and E to remain. The
43 office/ dwelling unit to remain as well as the pool and pool building. The property is a
44 Lodging Facility to consist of a total of 105 motel units and is located off 424 Post Road.
45 The property is within the General Business District and is identified as Map 27, Lot 4
46 which is a condominium unit on the 58 acre parcel of land that Map 27, Lot 4-1 also is a
47 condominium unit of. **Comment on Site Plan Amendment Application for the Planning**
48 **Board**

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Geoff Aleva present. This site plan amendment has been presented to the Planning Board. Staff Review Committee comments are requested as this time.

The applicant proposes to eliminate 16 “cottage” style motel units and construct a new 3-story 51 unit motel building. Parking areas will also be expanded. The office/dwelling to remain as well as the pool and pool building. This motel property is part of Lot 4, Meadowledge RV Park, as it is a condominium unit part of the 58 acre parcel of land.

The site plan must show generators, propane tanks, and any accessory buildings.

The new 3-story building is planned to be operated year round. Existing motel units to remain seasonal. Site plan notes will be needed to detail use and operation.

Letters from WSD and KKWWD are needed. Stormwater management plan, utility plans and landscaping plans to be provided. The property is subject to a MDEP Site Location Permit as well.

ADJOURN

MOTION

Motion by Jo-Ann, seconded by Jodine, to adjourn. Passed unanimously.

ACCEPTED BY:

Mike Livingston, Town Engineer/Planner