

APPROVED

1
2
3 **TOWN OF WELLS, MAINE**
4 **STAFF REVIEW COMMITTEE**
5
6

7 Meeting Minutes
8 Tuesday, January 7, 2020, 9:00 A.M.
9 Wells Town Hall
10 208 Sanford Road, Wells
11

12 The meeting was called to order by Town Planner Mike Livingston. Members present: Public
13 Works Director Carol Murray, Public Works Department Representative Paula Green, Police
14 Chief Jo-Ann Putnam, Code Enforcement Officer Jodine Adams, Fire Chief Mark Dupuis,
15 Assistant Planner Shannon Belanger, Meeting Recorder Cinni Davidson
16

17 **MINUTES**

18
19 November 13, 2019

20 **MOTION**

21 Motion by Jo-Ann Putnam, seconded by Paula Green, to approve the minutes as written. Passed
22 unanimously.
23

24 **DEVELOPMENT REVIEW & WORKSHOPS**

- 25
26 **I. TC HAFFORD BASEMENT SYSTEMS** – TC Realty, LLC, owner; Jackie
27 Grant, agent. Site Plan Amendment Application to add 1,600 SF to Building 2 and
28 to change the use of Building 1 and Building 2 to allow variations of Business
29 Contractor, Business Wholesale, Business Office and Business Retail uses. The
30 property is located within the Residential Commercial District and is served by
31 on-site septic and on-site well. The property is located off of 12 Homestead Drive
32 and is identified as Tax Map 49, Lot 29-2. **Receive Site Plan Amendment**
33 **Application and workshop completeness and compliance for possible**
34 **approval**
35

36 Jackie Grant, agent, presented the plan to expand the office area in Building 2 by converting
37 warehouse space, and to add additional building uses. The shed within the setback will be
38 removed.
39

40 **MOTION**

41 Motion by Carol Murray, seconded by Jodine Adams, to receive the site plan amendment
42 application. **PASSED** unanimously.
43
44

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find that the landscaped buffers along Route 109 and Homestead Drive remain sufficient. **PASSED** unanimously.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to waive the requirement for a boundary survey since no exterior structural changes are proposed. **PASSED** unanimously.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find that the screening for the residential abutter remains sufficient. **PASSED** unanimously.

No parking changes are proposed. ADA signage and dimensions will comply with the State statute.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find that the existing screening for the dumpster is sufficient. **PASSED** unanimously.

The CEO will review the septic system design and determine if it is adequate for the building expansion.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to find the application compliant. **PASSED** unanimously.

MOTION

Motion by Jo-Ann Putnam, seconded by Jodine Adams, to approve the site plan amendment and Findings of Facts & Decisions and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

OTHER BUSINESS

ADJOURN

MOTION

Motion by Carol Murray, seconded by Jodine Adams, to adjourn. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:



1 Cinni Davidson, Meeting Recorder

2

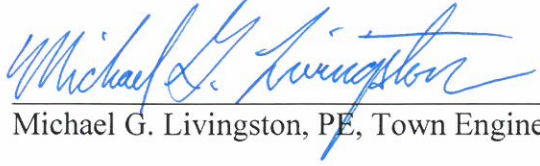
3

4 ACCEPTED BY:

5

6

7



8 Michael G. Livingston, PE, Town Engineer/Planner

9

10

11

12

13

14

15

16

17

18