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

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

MINUTES

November 13, 2019

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

DEVELOPMENT REVIEW & WORKSHOPS

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

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

MOTION
Motion by Carol Murray, seconded by Jodine Adams, to receive the site plan amendment application. PASSED unanimously.
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:

[Signature]

SRC Min 01-07-2020
Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

[Signature]

Michael G. Livingston, PE, Town Engineer/Planner