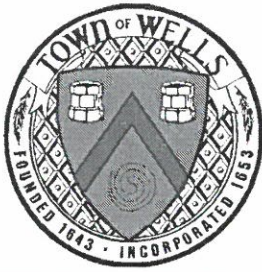


APPROVED



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, July 28, 2020, 9:00 AM
Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells

The meeting was called to order by Town Planner Mike Livingston. Members present: Public Works Director Carol Murray, Public Works Representative Paula Green (representing the Fire Department for the beginning of the meeting), Police Cpt. Kevin Chabot, Fire Chief Mark Dupuis, Code Enforcement Officer Jodine Adams, Meeting Recorder Cinndi Davidson.

MINUTES

June 23, 2020

MOTION

Motion by Ms. Adams, seconded by Ms. Murray, to accept the minutes as written. Passed unanimously.

DEVELOPMENT REVIEW & WORKSHOP

- I. **S. E. HALL FURNITURE & DESIGN** – Joseph Lindsey, owner; Steven Hall, applicant. Site Plan Application for a Business Retail use with Manufacturing for furniture. Dwelling unit to remain on 2nd floor. The parcel is located off of 32 Eldridge Road and is within the General Business District. Tax Map 114, Lot 37. **Receive Site Plan Application and Workshop Articles V, VI, and completeness**

MOTION

Motion by Ms. Murray, seconded by Cpt. Chabot, to receive the site plan application. Passed unanimously.

Applicant Steven Hall participated via speaker phone and described his plan for a furniture workshop and showroom with a second floor dwelling unit. The wall between the shop and showroom will have a glass window so he can see when customers enter, however the majority of his work consists of custom orders. Comments from the Planning Office were reviewed. There will be inside drums for scrap instead of a dumpster. The applicant will contact Dow & Coulombe for an updated boundary survey. The landscaped buffer along Eldridge Road may require some shade trees.

There is a large parking area. The dwelling requires 2 spaces and the showroom requires 3 plus 1 ADA compliant. One side of the lot can be striped and the other kept clear for deliveries. The

1 entrance should be ADA compliant. Ms. Adams will check the ordinance to see if a restroom is
2 required on the first floor.

3
4 Ms. Adams asked about the chemicals he uses. Everything is hand rubbed with no sprays. He has
5 a cabinet for flammables. There are specific ways to discard waste materials. Ms. Adams will
6 research the NFPA rating between the first and second floors. It may be a 2 hour rating because
7 of the dwelling unit. The heating system is forced hot air, fairly new and in good condition. The
8 water heater is electric.

9
10 **MOTION**


11 Motion by Ms. Murray, seconded by Cpt. Chabot, to continue the workshop to the August 11
12 meeting. Passed unanimously.

13
14 **ADJOURN**

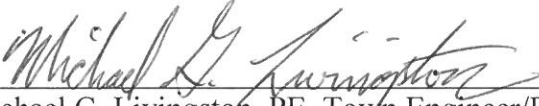
15
16 **MOTION**

17 Motion by Ms. Murray, seconded by Cpt. Chabot, to adjourn. Passed unanimously.

18
19 RESPECTFULLY SUBMITTED:

20
21 
22 _____
23 Cinndi Davidson, Meeting Recorder

24
25 ACCEPTED BY:

26
27 
28 _____
29 Michael G. Livingston, PE, Town Engineer/Planner