



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

MINUTES

I. MAY 10, 2016 DRAFT MEETING MINUTES

Documents:

[SRC MIN 05-10-16.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. CHOICE FURNITURE OF MAINE

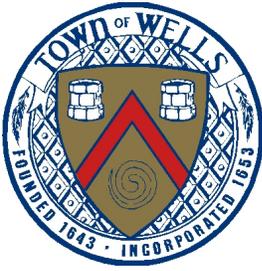
Harborside Hospitality, LLC, owner; Choice Furniture of Maine, LLC, applicant. Site Plan Amendment Application to change the use of the existing building from Standard Restaurant to Business Retail; to add outdoor retail display areas; and to reconfigure landscaping and parking based on current site conditions. Parcel is located off of 2128 Post Road and is within the General Business District. Tax Map 147, Lot 2 **Receive Site Plan Amendment Application and workshop Articles V, VI, VII and draft completeness/ compliance**

Documents:

[CHOICE FURNITURE OF MAINE AMEND APP MEMO 05-20-16.PDF](#)
[CHOICE FURNITURE OF MAINE ART V \(145-26\) GEN BUS DIST CHECKLIST 05-20-16.PDF](#)
[CHOICE FURNITURE OF MAINE ART VI \(145-35 TO 145-47\) TOWN REGS 05-20-16.PDF](#)
[CHOICE FURNITURE OF MAINE DRAFT COMPLETENESS 05-20-16.PDF](#)
[CHOICE FURNITURE OF MAINE DRAFT SITE PLAN 05-20-16.PDF](#)
[CHOICE FURNITURE OF MAINE SUBMISSION 05-06-16.PDF](#)

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, May 10, 2016, 9:00 AM
Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Engineer/Planner Mike Livingston. Members present: Highway Department Commissioner Terry Oliver, Police Chief Jo-Ann Putnam, Fire Chief Dan Moore, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

April 26, 2016

MOTION

Motion by Chief Putnam, seconded by Mr. Genereux, to accept the minutes as submitted.
PASSED unanimously.

DEVELOPMENT REVIEW AND WORKSHOPS

- I. **KKW WATER DISTRICT UTILITY FACILITY AMENDMENT** – Edgar Moore, owner; KKWWD, applicant. Site Plan Amendment to erect a 30' tall pole immediately adjacent to the existing Treatment Facility building. The pole will be used to mount a data collector to collect and transmit water meter reading data. No other changes are proposed. The property is located off of 95 Bypass Road and is within the Rural District. Tax Map 150, Lot 13. **Workshop completeness and draft compliance**

Rob Weymouth, Facilities Manager for the District, was present. The purpose of this amendment is to install a 30' pole next to the pumping and treatment facility to collect water meter reading data. The existing building meets the required setbacks. The letter from CMP is still pending and the Findings can have a special condition of approval, that the letter is required before the building permit for the pole is issued. The tower will be located in a CMP easement corridor.

MOTION

Motion by Chief Moore, seconded by Chief Putnam, to find the application complete except for the CMP letter. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions, to approve the application and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

- II. ARMSTRONG FENCE** – Steve & Lisa Duplisea, owner/applicant; Geoffrey Aleva, Civil Consultants, agent. Site Plan Amendment Application to eliminate the previously approved 40' x 100' 2-story office building and 32' x 38' garage and instead construct a 1,792 SF Business Office use (2-story building) and a 1,536 SF Business Contractor/ Business Wholesale/ Warehousing (1-story building), an accessory outdoor storage area/ display area, and associated parking. The parcel is located within the Light Industrial District and is off of 632 North Berwick Road. Tax Map 40, Lot 3-4. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

Steve Duplisea, applicant, and Neil Rapoza of Civil Consultants were present. Mr. Rapoza reviewed his April 27 letter with the responses to items previously requested by the Committee. Tree locations along Route 9 have been revised to avoid the existing septic system.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

A member of the public was present. The concerns about snow storage not blocking the outlet pipe have been addressed.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions §145-75 A-N with the 16 standard conditions of approval, to approve the application and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

- III. FIRE & BREW/HIDDEN COVE BREWERY** – Fire & Brew Inc. owner; Richard Varano, applicant. Site Plan Amendment Application to locate a 200 SF Fast-Food Restaurant (Food Truck) on the property; to obtain approval for the Brewery (Business Wholesale/ Business Retail including Manufacturing use) to increase from 540 SF to 4,545 SF; and to reduce the Standard Restaurant seating from 120 seats to 38 seats. The property is locate off of 73 Mile Road and is within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 14. **Workshop completeness, compliance and draft Findings of Fact & Decisions for possible approval**

Applicant Dick Varano was present.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to waive the requirement for a perimeter survey. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to waive the parcel contours. **PASSED** unanimously.

Note 9 was reviewed. Two compressors at the rear have been removed and only one remains. Mr. Livingston discussed a condition on the plan for fencing and shrubbery to address the noise complaints of the residential abutters. If there are additional noise complaints, the Code Office and/or Police Department will investigate and require the shrubs and possibly fencing.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that the proposed and existing fencing and vegetation are adequate to screen the abutters. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that the proposed 1 new tree and existing vegetation along Mile Road provide an adequate buffer. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to accept the timeline for plantings, reseeding and removal of the wood bin and debris, with a completion date of 10/1/2016. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to waive the requirement for a stormwater management plan. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions, to approve the application and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

ADJOURN

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to adjourn and sign plans and Findings. **PASSED** unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner

DRAFT



Planning & Development

208 Sanford Road, Wells, Maine 04090

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<i>Shannon M. L. Belanger, Planning Assistant</i>	sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: May 20, 2016

To: Staff Review Committee

From: Planning Office

Re: Choice Furniture of Maine – Site Plan Amendment Application - Map 147, Lot 2

Choice Furniture of Maine LLC has submitted a site plan amendment for a change of use from Function Hall to Business Retail. The existing building has a gross square footage of 11,540 SF. The application also seeks approval for outdoor retail space areas not to exceed 900 SF and to reconfigure parking and lot coverage based on existing conditions. The parcel owners are Harborside Hospitality LLC. The parcel is located off of 2128 Post Road and is within the General Business District. The parcel is identified as Tax Map 147, Lot 2. The parcel is served by public water and public sewer.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

- A. A new use is proposed on a lot; **Yes - a new use is proposed (Business Retail)**
- B. Resumption of a use which has been discontinued for at least two years is proposed; or
- C. An existing use proposes to expand its gross floor area and/or land area. **YES - the proposed use proposed outdoor sales areas**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. [Amended 4-18-1998] The amendments sought requires Staff Review committee approval.**
- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

- A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted \$150.00 for an application fee and \$20.00 in escrow.**

- B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.
- C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
 - (2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed.** *
 - (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.
 - (4) Field changes to approved site plans. **[Added 4-18-1998] Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**
- I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**
- A. **Preapplication. [Amended 4-14-2000] ***
 - (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:
 - (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 5/13/16 the Code Officer determined the uses are permitted.**
 - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 5/13/16**
 - [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
 - [2] Certify that said notices have been sent or delivered.

- [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
- [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Staff Review Committee scheduled to receive site plan amendment application on 5/24/16**
- (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 5/13/16; meeting is on 5/24/16**
- (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**
- (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusion:

1. The Staff Review Committee should consider receiving the site plan amendment application.
2. The SRC should review and workshop the V, VI, VII and completeness draft comments and consider the following issues:
 - a. The square footage of retail sales area is needed to calculate the parking requirement. Total Business Retail square footage is 12,440 SF.
 - b. Is some of the building to remain functional for the owner's kitchen?
 - c. The additions constructed in 2006-2007 appear to have been located within the 40' setback of Route 1. The existing building was grandfathered and the addition was permitted per 145-13F.
 - d. A 15' landscaped buffer is required along Route 1. The parcel is developed and parking exists within much of this buffer area. Planters exists beneath the existing sign. 15' x 11' areas on either side of the sign are recommended to have shrubs or shade trees planted. The SRC to review the landscaped buffer proposed/recommended.
 - e. This commercial property abuts other commercial property to the north and south. A residential abutter exists to the south (Map 147, Lot 1) but is screened by the existing vegetation on this parcel. The SRC to consider finding the existing tree line to provide a sufficient screen for the residential abutter (lot 1).
 - f. Some spaces on this parcel and shared with the Capt'n Hooks property have been re-stripped at an incorrect angle. The SRC to determine a timeline for corrective re-stripping.
 - g. Is a loading bay necessary for this business?
 - h. Applicant to confirm fencing height, length and type along southerly boundary and within the rear parking lot.

- i. SRC to consider if a waiver of the boundary survey is appropriate.
- j. No grade changes are proposed. Parcel contour information is not necessary.
- k. Applicant to confirm the size of the existing above ground propane tank.
- l. Applicant to confirm outdoor sales area locations are suitable.
- m. Applicant to confirm proposed dumpster location or other form of refuse disposal.

Town of Wells , Maine Review Checklist
Page 1 of 6

Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purposes of the General Business District is to provide areas for a wide range of business and commercial uses which serve the entire Town and for lodging and related facilities which serve the tourists.

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:				No such use is proposed or exists.
	(1) Agriculture, limited to the raising of crops and plants out of doors.			NA	
	(2) Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
	(3) Dwelling, one-family. (See also ' 145-55.)			NA	
	(4) Dwelling, two-family.			NA	
	(5) Dwelling, multifamily. (See ' 145-48.)			NA	
	(6) Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet. [Added 6-9-2015^[1] <small>[1] Editor's Note: This ordinance also provided for the renumbering of former Subsection B(6) and (7) as Subsection B(8) and (9), respectively.</small>			NA	
	(7) Poultry, domestic (small), all lots, except lots less than 10,000 square feet in area shall be limited to no more than five fowl. [Added 6-9-2015]			NA	
	(8) Recreation, passive.			NA	
	(9) Timber harvesting.			NA	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:				
	(1) Agriculture which includes any structures.			NA	
	(2) Bank.			NA	
	(3) Bed-and-breakfast/small inn. (See ' 145-52.)			NA	
	(4) Business, contractor.			NA	
	(5) Business, office.			NA	
	(6) Business, personal service.			NA	

Town of Wells , Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.			Application Meet Requirements			
			Yes	No	NA	Comments
(7)	Business, retail, including the manufacturing of any goods offered for sale on the premises.	Y			12,440 SF of Business Retail use is proposed. Sales floor area is unknown.	
(8)	Business, service.			NA	Is some of the building to remain in use for the owner's kitchen?	
(9)	Business, wholesale, having a gross floor area of less than 5000 square feet.			NA		
(10)	Cemetery larger than 20,000 square feet in area.			NA		
(11)	Church.			NA		
(12)	Club.			NA		
(13)	Congregate care facility. [Added 6-8-2011]			NA		
(14)	Day-care home.			NA		
(15)	Day-care center/nursery school.			NA		
(16)	Drug abuse shelter. [Added 6-14-2011]			NA		
(17)	Elderly housing [Amended 4-26-1996]			NA		
(18)	Freestanding residential detoxification program. [Added 6-14-2011]			NA		
(19)	Function hall.			NA		
(20)	Hotel/motel. (See ' 145-52.)			NA		
(21)	Housing, congregate.			NA		
(22)	Life care facility. [Amended 4-26-1996]			NA		
(23)	Medical care facility.			NA		
(24)	Municipal facility.			NA		
(25)	Museum.			NA		
(26)	Neighborhood convenience store.			NA		
(27)	Nursing home. [Amended 4-26-1996]			NA		
(28)	Parking lot, commercial.			NA		
(29)	Private non-medical institution (PNMI). [Added 6-14-2011]			NA		
(30)	Public Transportation Center. [Amended 11-6-2007]			NA		
(31)	Public utility facility.			NA		
(32)	Recreation, active.			NA		
(33)	Recreation, high-intensity commercial.			NA		
(34)	Recreation, low-intensity commercial.			NA		

Town of Wells , Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
(35)	Recreation, medium intensity commercial. [Added 6-11-2013]			NA	
(36)	Registered marijuana dispensary. [Added 6-14-2011]			NA	
(37)	Restaurant, standard.			NA	
(38)	Restaurant, fast-food.			NA	
(39)	Sawmill producing less than 100,000 board feet of lumber per year.			NA	
(40)	School, public and private.			NA	
(41)	Tent and recreational vehicle park. (See ' 145-50.)			NA	
(42)	Transportation facility.			NA	
(43)	Stand-alone registered marijuana dispensary. [Added 6-14-2011]			NA	
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in ' 145-51 are permitted accessory uses.	Y			
E.	Uses prohibited. Except as permitted in ' 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.	Y			
F.	Dimensional requirements.				
(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer.	Y			The parcel is 93624 SF or 2.15 acres in size. The parcel is served by public sewer.
(2)	Maximum density:				
(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.			NA	No such use is proposed or exists.
(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer.			NA	Parcel served by public sewer.

Town of Wells , Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.				Application Meet Requirements			
				Yes	No	NA	Comments
	(c)	Four housekeeping cottages or seasonal cottages per acre of net area. [Amended 4-28-1995; 4-12-2003; 6-13-2006] <i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>			NA	No such use is permitted or exists.	
	(d)	Twenty hotel/motel units per acre of net area. [Amended 4-28-1995]			NA	No such use is proposed.	
	(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac.	Y			This parcel has approximately 397.58' of street frontage along Route One.	
	(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District. [Amended 4-14-2000]	Y			Existing lot coverage is 53%. Proposed lot coverage is approximately 59.6%	
	(5)	Maximum building height: 34 feet, not to exceed three stories. (See ' 145-35I.)	Y			See note 5.	
	(6)	Setbacks.	Y			See note 5.	
	(a)	All structures shall be at least:					
		[1] Fifteen feet from any lot line.	Y*			15' setbacks shown.	
		[2] Twenty-five feet from the boundary of any cemetery.	Y			Parcel does not abut any known cemeteries.	
		[3] Twenty-five feet from any lot line abutting any street right-of-way.	Y			Parcel does not abut the boundary of any street row other than Route 1.	

Town of Wells , Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.				Application Meet Requirements			
				Yes	No	NA	Comments
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.	Y*			The existing structure on this parcel does not meet this lot line setback from Route 1. The additions constructed in 2006-2007 appear to have been located within the 40' setback of Route 1. Expansion of this structure in the Route 1 setback was permitted per 145-13F.
		(b)	All structures and parking lots shall be at least 200 feet from the high-water line of the Merriland River, the Webhannet River and the Ogunquit River.			NA	Parcel is not within 200 feet of such rivers.
		(c)	Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. [Added 6-13-2006 <i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>			NA	
Note: See also ' ' 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, 145-49, Residential cluster development, and 145-54, Affordable housing				Y			145-13 apply
G.	Special provisions. If a person owns parcels of land on the east and west sides of Route 1 within the General Business District, the parcels may be treated as a single lot of land, provided that he grants the Town a conservation easement over a portion of the land on the east side of Route 1. The easement shall cover a land area which, in conjunction with the parcels on the west side of Route 1, is adequate to support the proposed use as regulated in the district. The lot on the west side of Route 1 shall meet the minimum lot size requirement. Any proposed easement shall be reviewed and approved by the Planning Board.					NA	

Town of Wells , Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax
Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Town of Wells, Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article VI

Town-Wide Regulations

§ 145-35. General regulations.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	All uses shall conform to the provisions of this chapter.	Y			
B.	All lots (except lots being merged with an abutting parcel) and structures shall comply with dimensional requirements specified for the district in which they are located, except those considered nonconforming. Where a single lot of record contains more than one principal structure, the lot may not be divided in a way which would create a parcel or parcels which do not conform to the requirements of this chapter for lot size, setbacks or street frontage. [Amended 4-19-1997]	Y			
C.	A residential lot with a dwelling unit may be used for keeping noncommercial domestic poultry and domestic livestock in conformance with Article V District Regulations. Structures used exclusively for the housing of such domestic poultry or livestock with a ceiling height below 6.5 feet or footprint area 50 square feet or less shall not require a building permit. Domestic poultry and livestock shall be contained within the lot boundaries.			NA	
D.	No manufactured home which was manufactured before June 15, 1976, may be brought into the Town of Wells unless suitable evidence is provided to the Code Enforcement Officer that the manufactured home does not contain aluminum electrical wiring, that the manufactured home contains two exterior exits and that the roof is constructed to support a live load of 30 pounds per square foot. [Amended 4-16-1999]			NA	
E.	Land within the lines of a street right-of-way on which a lot abuts shall not be considered as part of such lot for the purposes of meeting the lot area requirements of this chapter, even though the fee to the land may be in the same ownership as the lot.	Y			
F.	No part of a setback area, open space or off-street parking or loading space required by this chapter shall be included as part of any other setback area, open space or off-street parking or loading space similarly required for any other structure or use except as explicitly provided for within this chapter.	Y			
G.	Multiple principal and accessory uses, which may be located within multiple buildings, shall be permitted on a lot.	Y			

Town of Wells, Maine Review Checklist

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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

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H.	Any lot created after January 1, 1994, shall have frontage on a street which existed prior to January 1, 1994, or on a street which is constructed to the standards required by Chapter 201, Articles II and III of the Wells Municipal Code.	Y			
I.	No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 115, Floodplain Management, § 115-6, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space. [Amended 11-6-2001]	Y			
J.	Maximum building height requirements do not apply to flagpoles, chimneys, transmission towers, steeples, windmills and similar uninhabitable structures. However, except chimneys which do not exceed the height limit by more than 10 feet, such structures require a lot line setback no less than the minimum required in the district plus the height by which they exceed the prescribed height limitations.	Y			
K.	Lot area used to meet the density requirements of a use on a lot shall not be used to meet the density requirement of any other use.	Y			
L.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot that contains 5,000 square feet or less, as long as the following minimum setbacks are met:			NA	Parcel exceeds 5,000 SF.
	(1) Twenty-five feet from the boundary of any cemetery or any street right-of-way.				
	(2) Forty feet from the right-of-way of any state highway.				
	(3) The full required setback from any seawall, water body or wetland, according to § 145-33.				
	(4) Five feet from other lot line.				
M.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use on a residential lot shall be considered legally nonconforming if it was in existence at its current location prior to January 26, 1998. [Added 4-18-1998]			NA	No such structures exist.
N.	The construction, renovation, alteration, maintenance and/or operation of a building, structure or any other type of facility for use in whole or in part as a gambling casino is prohibited in all zoning districts within the Town of Wells. No building permit or certificate of occupancy shall issue for a gambling casino. [Added 11-5-2002]			NA	

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O.	Lots abutting multiple street rights-of-way are permitted to reduce the minimum setback from a lot line abutting any street right-of-way to the minimum setback from a lot line as required for the district in which they are located if the following are met: [Added 6-12-2012]			NA	Parcel does not have multiple street frontages.
(1)	Contiguous street frontage for the lot exists on more than one street right-of-way;				
(2)	The minimum setback from any lot line abutting a street right-of-way is met from the street right-of-way that is most compliant with street frontage requirements;				
(3)	If the lot has equal and/or greater than the street frontage requirement on two abutting street rights-of-way, the lot owner may choose which right-of-way shall meet the minimum setback of a lot line abutting a street right-of-way; and				
(4)	The setback reduction shall not be permitted to apply to the setback from any lot line abutting a right-of-way of any state highway.				
§ 145-36. Timber harvesting. [Amended 4-19-1997]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	If timber harvesting is deleted as a permitted use in a district, timber harvesting on a parcel of land in the Maine Tree Growth Program (36 M.R.S.A. §§ 571 to 584-A) shall continue as a permitted use as long as the subject lot, or portion thereof, remains in the Tree Growth Program.			NA	
§ 145-37. Yard sales.		Application Meet Requirements			
		Yes	No	NA	Comments
Yard sales shall be permitted in all districts except the Resource Protection District and shall comply with the following standards:		Y			
A.	A yard sale shall last no longer than three consecutive days and shall only be permitted once per month on a lot or on a contiguous lot in the same ownership.				
B.	A permit for the yard sale shall be obtained from the Town Clerk by the owner or occupant of the lot. The Town Clerk shall provide the Police Department with a copy of all yard sale permits issued before the date of the yard sale. [Amended 4-28-1995]				
C.	Adequate off-street parking shall be provided for customers of the yard sale. Directional signs indicating the parking area(s) shall be provided.				

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D.	Two off-premises signs within 300 feet of the yard sale are permitted to advertise the yard sale. The signs, no larger than two feet by three feet, may be displayed only between the hours of 7:00 a.m. and sunset on the day(s) of the sale. Signs shall not be attached to utility poles. [Amended 4-28-1995]				
E.	The yard sale shall not begin before sunrise and shall not extend after sunset. [Amended 4-28-1995]				
F.	No items for sale, tables or other display equipment shall be placed closer than 15 feet to the lot line(s) fronting a street. [Amended 4-28-1995]				
G.	Within 24 hours after the close of a yard sale, all unsold items, tables and other display equipment shall be removed from the yard and stored within a building. [Amended 4-28-1995]				
§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	The setback areas along lot lines other than those along street rights-of-way on lots in nonresidential districts which abut a residential district shall be landscaped to provide a visual screen between residential and nonresidential uses. Parking lots, outdoor business storage areas and outdoor business uses shall be visually screened from adjacent residential lots. Said visual screening shall consist of a continuous border of shrubbery at least six feet in height and/or solid fencing six feet in height. Notwithstanding the above requirement, all visual screens shall comply with the sight distance requirements of Chapter 201, Articles II and III. The reviewing authority may waive all or part of this requirement for outdoor business uses if such uses are defined as a low-intensity commercial recreation use. Except in the Beach Business District, all business or institutional parking and outdoor storage areas shall be separated from a street right-of-way by a landscaped buffer strip at least 15 feet wide, planted with shade trees a minimum diameter of three inches at breast height (dbh). In the Beach Business District a landscaped strip four feet wide shall be provided between any outdoor business, storage area or parking lot and a street right-of-way.	Y*			<p>A 15' landscaped buffer is required along Route 1. The parcel is developed and parking exists within much of this buffer area. Planters exists beneath the existing sign. <u>15' x 11' areas on either side of the sign are recommended to have shrubs or shade trees planted. The SRC to review the landscaped buffer proposed/recommended.</u></p> <p>This commercial property abuts other commercial property to the north and south. A residential abutter exists to the south (Map 147, Lot 1) but is screened by the existing vegetation on this parcel. <u>The SRC to consider finding the existing tree line to provide a sufficient screen for the residential abutter (lot 1).</u></p>
B.	In the Light Industrial District, except to allow for the development of a driveway, the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along the entire distance of the street frontage.			NA	

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§ 145-39. Off-street parking.							Application Meet Requirements			
							Yes	No	NA	Comments
A.	Off-street parking may be provided out of doors or within a building. Off-street parking shall be considered to be an accessory use when provided to serve any permitted or nonconforming use. In the calculation of the number of parking spaces required, any fractional number of spaces shall be rounded to the next highest whole number for each use existing or proposed on the property. [Amended 4-16-1999]						Y			On-street parking is prohibited.
B.	Land may not be used and a building may not be occupied until off-street parking and/or loading facilities are provided.						Y			
C.	Design standards. [Amended 4-28-1995]									
(1)	All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, shall be designed according to the following criteria:									
		Parking Angle (degrees)	Stall Width, feet	Skew Width, feet	Stall Depth, feet	Aisle Width, feet				
		90	9	na	18.5	26	Y			All parking is shown to meet the 90 degree parking space size requirements. Spaces are noted to be 9' x 20' in dimension.
		60	8.5	10.5	19	16 one way	Y			All parking is shown to meet the 90 degree parking space size requirements. Spaces are noted to be 9' x 20' in dimension. <u>Some spaces on this parcel and shared with the Capt'n Hooks property have been re-striped at an incorrect angle. The SRC to determine a timeline for corrective re-striping.</u>
		45	8.5	12.75	17.5	12 one way			NA	
		30	8.5	17	17.5	12 one way			NA	
		180	24	na	9	13 one way			NA	
(2)	Every business, commercial, institutional, public and nonprofit use shall provide a minimum of 4% of the total parking spaces for vehicles with handicapped registration plates, but in no case less than one space. Handicapped spaces shall be designed according to ANSI Standard A117.1-1986.						Y			4 handicap accessible parking spaces are shown. 2 handicap parking spaces are required. The plan notes handicap accessible parking shall have ADA compliant signage.

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	(3)	All required parking spaces shall be clearly designated. Handicapped and recreational vehicle spaces shall be identified with signs no smaller than nine inches wide by 12 inches high, posted four feet from the ground.	Y		The plan notes handicap accessible parking shall have ADA compliant signage.
D.	The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection E below. The reviewing authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular application for approval. The reviewing authority may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists. [Amended 4-26-1996; 4-19-1997; 11-2-2010; 11-5-2013; 6-10-2014]				
		Use	Required Parking Spaces		
		Bank	1 per 400 square feet of gross floor area, plus 6 stacking spaces for the first drive-up window, plus 2 per additional drive-up window	NA	
		Bowling alley	3 1/4 per lane	NA	
		Congregate housing	1 per housing unit, plus 1 for each 300 square feet of office space	NA	
		Contractor business	1 per 1,000 square feet of gross floor area but no less than 3 per business	NA	
		Day care	1 per 400 square feet of floor area used for child care, plus 3	NA	
		Dwelling	2 per each dwelling unit, plus 1/2 per bedroom in excess of 4 bedrooms per dwelling unit	NA	
		Life care facility	1 per 2 congregate housing units, plus 1 per elderly housing unit, plus 1 per 3 beds in the nursing home, plus 1 for each 300 square feet of office space	NA	
		Lodging facility	1 1/10 for each sleeping room	NA	
		Manufacturing, warehousing and wholesale businesses	1 per 1,000 square feet of gross floor area but no less than 3 per business	NA	

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	Marina	1 per slip or mooring, excluding guest moorings			NA	
	Medical care facility	1 per bed, plus 1 per 200 square feet of office floor area			NA	
	Museums	1 per 500 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people			NA	
	Office, business	3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business			NA	
	Personal service business	1 per 400 square feet of gross floor area, but no less than 3 per business			NA	<u>Is some of the building to remain functional for the owner's kitchen?</u>
	Retail business	3.5 per 1,000 square feet of sales floor area, but no less than 3 per business	Y*			<u>The square footage of retail sales area is needed to calculate the parking requirement. Total Business Retail square footage is 12,440 SF.</u>
	Restaurant, standard	1 per 3 seats, plus 1 space for every 20 seats to accommodate employees			NA	
	Restaurant, fast-food	1 per 30 square feet of floor area usable by customers for eating and for food preparation			NA	
	Elementary, junior high	3 per classroom and other rooms used by students			NA	
	High school	3 per classroom and other rooms used by students, plus 1 per 5 students			NA	
	Tent and recreational vehicle parks	See § 145-50C			NA	
	Theaters, auditoriums, function halls, clubs, churches and other places of assembly	1 per 4 seats, based upon occupancy load			NA	
	Shopping Centers	3.5 per 1,000 square feet of retail and business office use. Theaters, restaurants, fast food restaurants will require spaces consistent with this section			NA	

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	(1)	For uses not listed above the number of parking spaces required shall be determined by the reviewing authority. The Code Enforcement Officer shall provide the reviewing authority a written opinion regarding the number of spaces he believes should be provided. The reviewing authority shall take into consideration the Code Enforcement Officer's opinion in making any such determination.				NA
	(2)	Loading bays may be required by the Planning Board for a project which requires Planning Board approval.	Y			<u>Is a loading bay necessary for this business?</u>
E.		Required off-street parking in all districts as determined in § 145-39D shall be located on the same lot as the use it serves unless no reasonable on-site location exists and all of the following off-site requirements are satisfied: [Amended 6-10-2014]	Y			Off-street parking provided. No off-site parking proposed. <u>Reference Deed with Capt'n Hooks property needed.</u>
	(1)	The off-site parking location is less than 1,000 feet from the boundary line of the property where the use it serves is located;				
	(2)	The off-site parking location is established by a recorded easement, or a license or lease agreement, to benefit the property where the use it serves is located;				
	(3)	The off-site parking location shall be located within a district in which a commercial parking lot is a permitted use; and				
	(4)	A site plan approval or a site plan amendment is obtained from the Planning Board for each property.				
F.		Plans for parking areas shall indicate the location of snow storage or make provision for snow removal. Snow may be stored on required parking spaces if the Planning Board determines that the business(es) will have adequate parking during the winter months without the use of the spaces on which snow is stored.	Y			Snow storage areas depicted on the plan.
G.		Parking areas within in the Shoreland Overlay District shall meet the shoreline setback required for structures from the water body or wetland adjacent to which they are located.				NA Parcel is not within the Shoreland Overlay District.
H.		Parking areas shall be designed to prevent stormwater runoff from flowing directly or being piped directly into a water body, to allow for the settling of sediment and the removal of grease, oil and other pollutants.	Y			The parcel is relatively flat. <u>The additional lot coverage proposed of 6.6% has in insignificant impact on runoff.</u>
I.		All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May 1 and November 1.	Y			Areas that could be used for parking shall be on pavement or gravel as depicted on the plan.

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j.	In the Light Industrial District all off-street parking shall be located at the side and/or in the rear of the building if the building is less than 60 feet from the right-of-way of a street. If the building is 60 feet or more from the right-of-way of a street, then the parking shall be located no less than 40 feet from the street right-of-way and a landscaped buffer meeting the requirements of § 145-38B shall be provided. [Added 4-12-2003]			NA	
§ 145-40. Signs. [Amended 4-28-1995; 4-26-1996; 4-18-1998; 4-14-2000; 11-5-2002; 5-20-2003; 4-29-2005; 11-6-2007; 6-8-2010]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Standards for all signs. All signs shall comply with these regulations, regardless of whether or not a permit is required: (Section 145-40 of the Wells Code. The applicant shall complete a sign application as part of the Site Plan process and it shall be filed with the application. The sign permit fee, however, shall not be payable until such time as the site plan application is approved.)	Y			Signs will be determined in compliance by the Code Enforcement Office prior to being placed.
§ 145-41. Light and glare. [Amended 6-8-2010]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	The Town of Wells recognizes the need to minimize light pollutions and glare from illumination, whether lighting of grounds or by signs, in order to avoid unreasonable impacts on existing uses, abutting properties, and the natural environment. Unreasonable impacts may include contributions to artificial illumination of the night sky, impacts on persons in the surrounding area, and hazards to drivers.	Y			See note 9.
B.	In addition to meeting all other applicable requirements, any sign lighting must meet the following requirements:	Y			See note 9.
(1)	Signs shall be illuminated only by steady, stationary, shielded light sources directed solely on the sign without causing glare or by a constant internal illumination. Any light source shall be shielded with a fixture so that bulbs are not directly visible from neighboring properties or public ways. (See also §145-40 A (7).)				
(2)	No sign shall be animated by means of flashing, blinking or traveling lights or by any other means not providing constant illumination except for a traditional striped, rotating barber's pole, accessory to a barber shop.				

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	(3)	Notwithstanding the above, electronic message center signs where permitted may change messages no more than every 10 minutes. The message on the electronic message center must change as rapidly as technologically practicable, with no phasing, rolling, scrolling, flashing or blending.				
	(4)	All externally lighted signs shall be shielded so as to effectively prevent beams or rays of light from being directed at any portion of the main traveled way of a roadway; or of such low intensity or brilliance as not to cause glare or impair the vision of the driver of any motor vehicle or to create nuisance conditions.				
§ 145-42. Erosion and sedimentation control. [Amended 4-27-2007]			Application Meet Requirements			
			Yes	No	NA	Comments
Earthmoving operations associated with development construction activities shall be conducted in a manner to prevent or minimize erosion and sedimentation of surface waters in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. Location of structures and streets shall be designed using the existing topography in a manner which avoids slope modifications which could expose areas of soils to erosion or which could jeopardize the slope stability.			Y			See note 14. Best Management Practices are a standard condition of approval.
§ 145-43. Stormwater management. [Amended 4-27-2007]			Application Meet Requirements			
			Yes	No	NA	Comments
Stormwater runoff shall be managed and directed through surface or subsurface drainage systems in accordance with Chapter 202-12F(4) General Standards of the Wells Municipal Code (wherein the word "site plan" shall be substituted for "subdivision"). Stormwater retention practices shall be employed to minimize impacts on neighboring and downstream properties. In areas of aquifer recharge, stormwater infiltration (after separation of leachable harmful substances) shall be required. Where retention/infiltration is unwarranted or unfeasible, off-site improvements to natural or man-made drainage systems may be necessary to increase capacity and prevent erosion at the developer's expense. The natural state of watercourses, swales or floodways shall be maintained.					NA	The changes proposed have an insignificant effect on the existing stormwater conditions. Town Engineer does not recommend stormwater improvements. The existing conditions allow sheet flow conditions.
Chapter 202-12F, General Standards						
(4)	Stormwater management. [Amended 4-27-2007]					

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<p>(a) Where a subdivision is traversed by a stream, river or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. This stormwater management system shall be designed by a registered professional engineer.</p>			NA	
<p>(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.</p>			NA	
<p>(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development.</p>			NA	
<p>(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.</p>			NA	
<p>(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.</p>			NA	
<p>(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.</p>			NA	
<p>(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.</p>	Y			<p>The changes proposed have an insignificant effect on the existing stormwater conditions. Town Engineer does not recommend stormwater improvements. The existing conditions allow sheet flow conditions.</p>
<p>(h) For subdivisions located within the watershed of a great pond containing: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006.</p>			NA	

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<p>(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a "Downstream Analysis" under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm, as described below:</p>			NA	
<p>[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the "10% rule." Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities.</p>			NA	
<p>§ 145-44. Vision obstructions at intersections.</p>	Application Meet Requirements			
	Yes	No	NA	Comments
<p>All corner lots shall be kept clear from visual obstructions higher than three feet above ground level for a distance of 25 feet or a distance equal to the required building setbacks from the streets, whichever is less, from the intersection, measured along the intersecting lot lines.</p>	Y			<p>Site distances onto Route 11 are sufficient with 500 feet in both directions provided. See note 13. Speed limit of Route 1 is noted to be 40 MPH.</p>

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§ 145-45. Noise.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Purpose. Excessive sound and vibrations are serious hazards to the public health, welfare, safety and quality of life. It is the policy of the Town of Wells to prevent excessive stationary sound and vibration, which may jeopardize the health, welfare or safety of its residents or degrade the quality of life. This ordinance shall apply to the control of all stationary sound and vibration originating in the Town of Wells. This ordinance is not designed to impede any person's First Amendment rights of freedom of speech. This ordinance is not designed to impede the growth or economic health of the commercial or industrial sectors of the Town of Wells. This ordinance is designed to prohibit excessive and unreasonable sound and vibrations that are hazards to the public health, welfare, safety and quality of life only. [Amended 6-14-2011]	Y			Sound pressure levels were not provided. If noise is of concern the owner of the parcel will measure noise levels as outlined.
B.	Violation. It is unlawful, and a violation of the Wells Code to make, emit, continue, or cause to be made, emitted or continued, any excessive, unnecessary or unreasonable noise beyond the boundaries of a person's property in excess of the noise levels established in the Wells Code. Where multiple residences or businesses exist within the confines of a structure, the limits of one's occupancy rights shall be considered the boundary for purposes of measuring noise. [Amended 4-16-1999; 6-14-2011]	Y			
C.	Maximum noise level. The maximum permissible noise level produced by any activity (existing or future) on a lot shall not exceed the following limits: [Amended 6-14-2011]	Y			
	(1) Music, amplified or acoustic, not otherwise exempt, that is plainly audible and excessive, unnecessary or unreasonable at a point, not on the property where the music originates, but at the location where the complaint is made.				
	(2) Other noise levels, not otherwise exempt, plainly audible and excessive, unnecessary or unreasonable at the location where the complaint is made.				
D.	Exemptions. The following shall be exempt from the standards of 145-45(C): [Amended 6-14-2011]	Y			
	(1) Natural phenomena.				

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(2)	Church bells rung as part of any official church ceremony or service, and tower clock bells ringing the hour during daytime hours, provided that at no time shall such duration exceed fifteen (15) minutes.				
(3)	Any siren, whistle, or bell lawfully used by emergency vehicles or any other alarm systems used in any emergency situation, provided, however, that burglar alarms not terminating within fifteen (15) minutes after being activated shall be unlawful.				
(4)	Warning devices required by the Occupational Safety and Health Administration or other state or federal governmental safety regulations.				
(5)	Farming equipment or farming activity.				
(6)	Timber harvesting and milling during daytime hours.				
(7)	Noise from domestic power equipment such as, but not limited to, chain saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.				
(8)	Noise generated by any construction, demolition equipment, or mineral extraction (including crushing, screening, or segregating) operated during daytime hours as per the Ordinance or site plan approval, whichever is more restrictive.				
(9)	Emergency maintenance, construction or repair work.				
(10)	Noise created by refuse and solid waste collection during daytime hours.				
(11)	Noise created by any municipal-sponsored events, municipal beach cleaning, school sporting events, parades and Town-approved fireworks displays.				
(12)	Noises created by plows, trucks and other equipment used in the removal of snow.				
(13)	Noise from any aircraft operated in conformity with, or pursuant to, Federal law, Federal air regulations, and air traffic control instruction, including any aircraft operating under technical difficulties, any kinds of distress, or under emergency orders of air traffic control.				
(14)	Noise from trains operating in conformity with or pursuant to all applicable State and Federal laws and regulations.				
(15)	Emergency or extraordinary situations.				
(16)	A business may use an outside sound system to notify patrons waiting to pick up an order, obtain a table, or to be able to participate in the activities of the business, provided that such sound does not create an excessive, unnecessary or unreasonable noise.				

Town of Wells, Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	(17)	Noise from the operation of air conditioning or refrigeration units, which are part of the normal operation of a business or businesses located on the premises and which are necessary and normal to the operation of said business, and which air conditioning or refrigeration units are regularly serviced and kept in good repair.				
	(18)	Noise from any idling vehicles at a commercial establishment in the process of loading or unloading merchandise for the establishment, or waiting for the opportunity to do the same.				
E.		The removal or disabling of any noise-suppression device on any equipment is prohibited. Any noise-suppression device on equipment shall be maintained in good working order.	Y			
F.		Enforcement. Notwithstanding § 145-63 of this chapter, this section may be enforced by any of the following methods:				
	(1)	A violation of this section may be considered a land use violation and the enforcement procedures in § 145-63 may be invoked by the Code Enforcement Officer.				
	(2)	A violation of this section may be treated as a civil violation as defined by 17-A M.R.S.A. § 4-B and enforced by a law enforcement officer according to the procedures specified in 17-A M.R.S.A. § 17 and Rule 80H of the Maine Rules of Civil Procedure.				
	(3)	A violation of this section may also be considered the creation of a loud and unreasonable noise as prohibited by 17-A M.R.S.A. § 501 (Offenses Against the Public Order: Disorderly Conduct), provided that neither the Town of Wells nor any of its employees may initiate proceedings alleging a violation of both the Town ordinance and the state statute against the same person or persons for the same incident. [Amended 4-16-1999]				

Town of Wells, Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

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	(4)	With regard to a business with a Special Entertainment Permit issued under the authority of the Town of Wells, the municipal police and/or a Code Enforcement Officer for the Town of Wells shall have the authority to order that business to cease operation of the violation immediately upon a second visit to the premises within a two hour period, or a third visit within a 24-hour period beginning with the time of the first visit to investigate a noise complaint, when a police officer or a Code Enforcement Officer has on the previous visit(s) heard plainly audible noise in violation of this ordinance, and has reported that to the owner of the property or the person responsible for the excessive or unreasonable noise. The on-duty Municipal Police Supervisor shall accompany a police officer or Code Enforcement Officer responding to subsequent second and/or third noise complaints and shall have the authority to immediately cease operations of the violation source. The Special Entertainment may not resume within a 12 hour period thereafter. [Added 6-14-2011]				
§ 145-46. Utility distribution lines.			Application Meet Requirements			
			Yes	No	NA	Comments
A.	Review. Notwithstanding §§ 145-61 and 145-62, utility distribution lines are allowed in all zoning districts without a building or use permit.				NA	
B.	Dimensional requirements. The dimensional requirements of Article V and § 145-35J do not apply to utility distribution lines. [Amended 6-4-1996]				NA	
§ 145-47. Utility transmission lines.			Application Meet Requirements			
			Yes	No	NA	Comments
A.	Lot lines. For the purposes of Subsection C, the boundary lines of a utility transmission line right-of-way, whether the right-of-way is in fee simple ownership, a leasehold or an easement, are considered the lot lines of the right-of-way.				NA	
B.	Review. A utility transmission line is a permitted use in all zoning districts upon obtaining site plan approval from the Planning Board in accordance with the provisions of Article X.				NA	
C.	Dimensional requirements.				NA	

Town of Wells, Maine Review Checklist
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

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(1)	Utility transmission lines must meet setback requirements from lot lines and water bodies to the greatest extent practical by the configuration of the utility corridor in which they are located and by the constraints of topography. With the exception of the setback from lot lines, the dimensional requirements of Article V do not apply to utility transmission lines. All aboveground portions of utility transmission lines shall comply with the setback requirements of Article V and § 145-35J.				
(2)	In all zoning districts where the setback for structures is greater than 10 feet from any lot line, the setback for the underground portion of a subsurface transmission line may be reduced to 10 feet from any lot lines.				
(3)	Subsurface and aerial utility transmission lines may be placed within the setbacks from any lot line abutting a street right-of-way provided no portion of a utility transmission line is placed between ground level and a height of 20 feet above the center line of the street within said setback. [Amended 6-4-1996]				
§ 145-47.1. Public Transportation Shelter. [Added 11-6-2007]		Application Meet Requirements			
		Yes	No	NA	Comments
Public transportation shelters may be placed within the ordinarily required setbacks as set forth in Article V.				NA	
§ 145-47.2. School Bus Shelter. [Added 11-6-2007]		Application Meet Requirements			
		Yes	No	NA	
A single school bus shelter which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot following staff review for traffic safety and road maintenance impact.				NA	

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet which shall contain the following information:	Y				Scale is 1" = 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				The existing building is 11,540 SF in area. Total building lot coverage is 12,572 SF. Proposed lot coverage is 59.6%. Existing (prior approved) lot coverage was 53%.
	(3) Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y				<u>SRC to consider if a waiver of the boundary survey is appropriate.</u>
	(4) All existing and proposed setback dimensions.	Y				See note 5.
	(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				No new lighting proposed. See plan for existing lighting locations. See note 9.
	(6) The type, size and location of all incineration devices.			NA		No such devices proposed.
	(7) The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		
	(8) The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	Y				Existing overhead utility locations shown on the plan. No changes to utilities of drainage proposed.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y				No grade changes proposed.
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	Y*				All parking is shown shall meet the 90 or 60 degree parking space dimensional requirements. <u>Applicant to confirm fencing height, length and type along southerly boundary and within the rear parking lot.</u>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				A 15' landscaped buffer is required along Route 1. The parcel is developed and parking exists within much of this buffer area. Planters exists beneath the existing sign. <u>15' x 11' areas on either side of the sign are recommended to have shrubs or shade trees planted. The SRC to review the landscaped buffer proposed/recommended.</u> This commercial property abuts other commercial property to the north and south. A residential abutter exists to the south (Map 147, Lot 1) but is screened by the existing vegetation on this parcel. <u>The SRC to consider finding the existing tree line to provide a sufficient screen for the residential abutter (lot 1).</u>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				See note 18. <u>Copy of Deed for Capt'n Hooks needed.</u>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 1 depicted and details noted.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y				
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				Lease agreement provided.
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			NA		
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	Y*				<u>Outdoor sales area depicted on the plan. Applicant to confirm these areas are acceptable.</u> <u>Dumpster location acceptable to the applicant?</u>
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.		N			<u>A letter from the WSD not provided regarding the change of use proposed.</u>
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.		N			<u>A letter from the KKWWD not provided regarding the change of use proposed.</u>
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:	Y				The SRC cannot require traffic data. The proposed use to generate less traffic than the Function Hall or restaurant uses.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 4

Project Name/District: Choice Furniture of Maine / General Business District - Tax Map 147, Lot 2

Date of Review: 05-20-16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y				See note 14.
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]			NA		The changes proposed have an insignificant effect on the existing stormwater conditions. Town Engineer does not recommend stormwater improvements. The existing conditions allow sheet flow conditions.
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]					
	Chapter 201, Article IV. Sidewalk Development.			NA		

Notes:

1. See Article V, VI, VII review comments.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°57'45"	3709.22'	256.53'	S30°41'54"W	256.48'
C3	1°44'11"	5768.65'	174.83'	N38°56'47"E	174.82'



N/F
RAYMOND G. MacDOUGALL
1978/208
MAP 147, PARCEL 1

PRIVATE WAY
(SEE NOTE 9)

CAPT'N HOOK'S
MAP 147, LOT 2A

N/F
DOUGLAS N. & THERESA M. HARDING
3161/120
MAP 147, PARCEL 3

N/F
SARAH E. MACKEL TRUSTEE
WHITE DOG TRUST
147/26

N/F
2135 POST ROAD LLC
16160/886
147/25

N/F
MILES LLC
16310/199
147/24

- PLAN REFERENCES:
- GABRIELS FAMILY DINING SITE PLAN AMENDMENT FOR MATTHEW S. & KAREN J. KELLETT PREPARED BY ISAIAH PLANTE, PLS OF NORTHEAST CIVIL SOLUTIONS DATED 5/12/2005 AND APPROVED BY THE WELLS STAFF REVIEW COMMITTEE ON 6-8-2005.
 - HARBORSIDE HOSPITALITY SITE PLAN AMENDMENT FOR HARBORSIDE HOSPITALITY, LLC PREPARED BY DEBRA LENNON DATED 12/18/2005 AND APPROVED BY THE WELLS STAFF REVIEW COMMITTEE ON 2/7/2006.

WELLS STAFF REVIEW COMMITTEE

APPROVAL DATE _____

LEGEND

- SET #5 REBAR WITH CAP
- FOUND IRON PIN (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- STONEWALL
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- INTERIOR LOT LINE
- SETBACK LINE
- OHU ----- OVERHEAD UTILITY
- TIE COURSE
- N/F ----- NOW OR FORMERLY OWNED BY
- 1234/567 ----- DEED BOOK AND PAGE (YCRD)
- 12-3-45 ----- TAX MAP-BLOCK-LOT
- (123.45) ----- PARENTHESIS DENOTE RECORD DATA
- HARDWOOD TREE WITH LIGHTING
- HARDWOOD TREE WITHOUT LIGHTING
- TREE LINE
- (1) PARKING SPACE
- (2) SHARED PARKING SPACE

NOTES

- The purpose of this plan is for a site plan amendment for a change of use from a Function Hall to a Business Retail use. The Retail use to consist of a 11,540 SF building and up to 900 SF of outdoor retail display area. This amendment also depicts parking lot space reconfigurations and landscaping changes.
- See reference plans for the basis of bearings noted on this plan.
- The parcel is identified as Tax Map 147, Lot 2. The parcel is located off of 2128 Post Road and is within the General Business District. The parcel is 2.15 acres (93,624 SF).
- The parcel is served by public sewer (WSD) and public water (KKWWD).
- General Business District dimensional requirements:
 - Minimum lot size: 20,000 square feet of net area if served by public sewer; 40,000 square feet of net area if not served by public sewer.
 - Maximum density: One dwelling unit for each 20,000 square feet of net area if served by public sewer. No dwellings exist or are proposed.
 - Minimum street frontage per lot: 100 feet. 397.58' exists.
 - Maximum lot coverage: 65%.
 - Maximum building height: 34 feet, not to exceed three stories.
 - Setbacks. All structures shall be at least: [1] Fifteen feet from any lot line, [2] Twenty-five feet from the boundary of any cemetery, [3] Twenty-five feet from any lot line abutting any street right-of-way, [4] Forty feet from any lot line abutting the right-of-way of any state highway.
- The record layout of Post Road has a width of 4 rods (66') and can be found at the York County Commissioners Office Vol. 5, Page 493.
- Lot Coverage:

Existing Lot Coverage:	53%
Proposed Lot Coverage:	55,845 SF or 59.6% (12,572 SF building coverage)
- Parking:
 - 12,440 SF building has _____ SF of sales floor area x 3.5/1,000 = _____ parking spaces, 2 of which are required to be handicap accessible
 - Handicap accessible parking spaces shall have ADA compliant signage
 - All paved parking striping and directional arrows shall be maintained as depicted on this site plan.
- Exterior lighting shall be directed to not produce glare onto abutting streets or lots.
- Signage shall comply with the Land Use Code standards.
- Refuse disposal shall be handled by an on-site dumpster. The dumpster shall meet setbacks and be screened from the view of abutters with 6' tall solid fence.
- Landscaped areas/ planters shown shall be maintained.
- The speed limit is 40 MPH on Post Road. Sight distance exceeds 500 feet in either direction along Post Road from both access points.
- Erosion and sedimentation control best management practices are a standard condition of approval. See Findings of Fact & Decisions associated with the approval of this site plan for erosion and sedimentation control standards.
- A Knox Box shall be installed in a location approved by the Fire Department.
- Explosive materials shall be stored in compliance with NFPA standards.
- Outdoor sales areas are limited to the areas depicted on the site plan and shall not exceed 900 SF. Outdoor sales areas shall not increase lot coverage and shall maintained landscaping.
- The parcel is subject to a cross easement with the Capt'n Hooks parcel (Map 147, Lot 2A) for vehicular access and parking in perpetuity as stated in its Deed.

Spaces to be restriped to the correct angle direction, as shown hereon, no later than _____

POST ROAD (A.K.A. U.S. ROUTE 1)
(PUBLIC 66' WIDE)

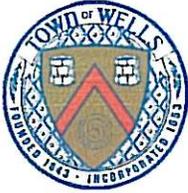
Site Plan Amendment

CHOICE FURNITURE OF MAINE

2128 POST ROAD, WELLS, MAINE

OWNER: HARBORSIDE HOSPITALITY LLC APPLICANT: CHOICE FURNITURE OF MAINE
182 PORT ROAD 88 MILL ROAD
KENNEBUNK, ME 04043 ROCHESTER, NH 03868

SCALE: 1" = 30' DATE: 5/20/2016



TOWN OF WELLS
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

New	<input type="checkbox"/>
Amendment	<input checked="" type="checkbox"/>
(follow 145-74A)	
For office use only	
Fees Paid	<input checked="" type="checkbox"/>

Received 5-6-16

SITE PLAN APPLICATION – §145-74B/C/D/G

1. Project/Business Name: Choice Furniture of Maine LLC
2. Street Address (of project): 2128 Post Road Wells ME
3. Assessor's Tax Map Number(s): 0147 Lot Number(s): 002
4. Property Owner: Harborside Hospitality LLC
Mailing Address: _____
Telephone: _____ Fax: _____
Email Address: _____
5. Applicant (if different from owner): Choice Furniture of Maine LLC
Mailing Address: 88 Milton Rd
Rochester NH 03868
Telephone: 603-335-5191 Fax: 603-332-5151
Email Address: BillMartinw@gmail.com
6. Agent (Engineer, Surveyor, etc): _____
Mailing Address: _____
Telephone: _____ Fax: _____
Email Address: _____
7. All correspondence should be sent to:
(specify one of the above) Applicant
8. Zoning District(s): General Business
9. Shoreland Overlay District(s): _____

10. Land Use(s): Existing : Function Hall (Family Dining)
Proposed: Retail

11. What legal interest does applicant have in the property?

Ownership _____ Option _____ Purchase & Sales Contract Other _____
Documentation of right, title or interest must accompany the application

12. Is any part of parcel within 250 feet of high water mark of a pond, stream, or tidal water body?
Yes _____ No _____

13. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes _____ No _____

14. Does the parcel include any water bodies? Yes _____ No

15. Acreage of parcel: 2.15 Acreage to be Developed: _____

16. EXISTING a) Total Gross Floor Area of All Structures: 11,728 b) Total Lot Coverage: 13%

c) Total Square Footage of area considered covered ("not green and growing"): 53%
(This includes structures, overhangs, paved or gravel surfaces, etc.)

17. PROPOSED a) Total Gross Floor Area of All Structure : 11,728 b) Total Lot Coverage: 13%

c) Total Square Footage of area considered covered ("not green and growing"): 53%
(This includes structures, overhangs, paved or gravel surfaces, etc.)

18. Number of Existing Parking Spaces: 90 Total Number of Parking Spaces as proposed: _____

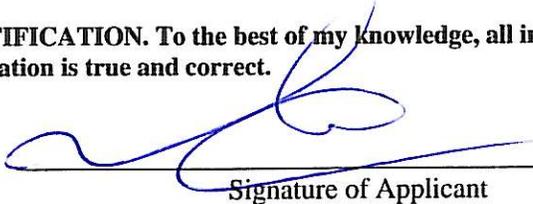
19. Estimated Traffic Generation at peak hour: Existing _____ trips As proposed : _____
One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

20. Description of proposal: WE INTEND ON KEEPING FOOTPRINT THE SAME

WE ARE ASKING ONLY TO CHANGE THE USE FROM FUNCTION HALL TO
RETAIL FURNITURE

WE WILL HAVE 500 SQ FT OF OUT DOOR FURNITURE
AT THIS LOCATION ALSO

CERTIFICATION. To the best of my knowledge, all information submitted with this site plan application is true and correct.



Signature of Applicant

6 May 2016

Date

- ◆ See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at www.wellstown.org . Follow link to the 'Document Center' then 'Town Code.' Section 145-74B, C, D, G details the Site Plan and Site Plan Amendment procedures.
- ◆ This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.
- ◆ The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.
- ◆ The Code Enforcement Officer will determine the appropriate Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).
- ◆ Contact the Planning Department at (207) 646-5187 with questions.
- ◆ **Amendments to Approved Plans:** "Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**



Coastal House

Wells, ME



1 inch = 100 Feet

March 18, 2016

www.cai-tech.com



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