



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, July 19, 2016, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

MINUTES

I. JULY 6, 2016 DRAFT MEETING MINUTES

Documents:

[SRC MIN 07-06-16.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. COAST 2 COAST

Lyons Enterprises, owner; Daniel Crook, applicant. Site Plan Amendment to add Business Retail use to the 1550 SF existing building and to operate a Standard Restaurant use (food truck with tented picnic table area) . The parcel is located within the Residential Commercial District and is off of 835 Sanford Road. Tax Map 49, Lot 29-1. **Consider receiving Site Plan Amendment Application and Workshop**

Documents:

[COAST 2 COAST AMEND APP MEMO 07-15-16.PDF](#)

[COAST 2 COAST DRAFT SITE PLAN 07-14-16.PDF](#)

[COAST TO COAST DESCRIPTION.PDF](#)

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Wednesday, July 6, 2016, 9:00 A.M.
Wells 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, Interim Fire Chief Sherman Lahaie, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinni Davidson.

MINUTES

June 28, 2016

MOTION

Motion by Mr. Oliver, seconded by Chief Lahaie, to accept the minutes as submitted. **PASSED** unanimously.

DEVELOPMENT REVIEW AND WORKSHOPS

- I. **SHAWS DISTRIBUTION WAREHOUSE**– Shaws Realty LLC, owner; David Briggs, applicant; Owen Haskell, agent. Site Plan Amendment for after the fact approval of added pavement for truck parking near the southwest corner of the existing building. The parcel is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27B. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

Brian Toomey and Al Fucaloro presented the updated plans. The Code Office has reviewed the parking and recommends approving the requested increase to 203 truck parking spaces.

MOTION

Motion by Chief Putnam, seconded by Mr. Oliver, to find the application complete. **PASSED** unanimously.

MOTION

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

The draft Findings were reviewed.

SRC Min 07-06-16

MOTION

Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions §145-75 A-N with 16 standard conditions of approval and 1 special condition of approval, and sign the Findings at the end of the meeting. **PASSED** unanimously.

MOTION

Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the site plan amendment and sign the plans at the end of the meeting. **PASSED** unanimously.

- II. HANNAFORD** – Hannaford Bros. Co. LLC, owner/ applicant; Stantec Consulting Services, agent. Site Plan Amendment Application to create an outdoor Clink unit and move the existing bus stop to another location on the site. The property is located off of 107 Wells Plaza and is within the General Business and 250’ Shoreland Overlay District. Tax Map 121, Lot 20A. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

Bo Kennedy of Stantec represented the applicant and presented the revised plans.

MOTION

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

The draft Findings were reviewed.

MOTION

Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the Findings of Facts & Decisions §145-75 A-N with 16 standard conditions of approval and 2 special conditions of approval, and sign the Findings at the end of the meeting. **PASSED** unanimously.

MOTION

Motion by Mr. Oliver, seconded by Mr. Genereux, to approve the site plan amendment and sign the plans at the end of the meeting. **PASSED** unanimously.

ADJOURN

MOTION

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

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner



Planning & Development

208 Sanford Road, Wells, Maine 04090

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Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Planning Assistant</i>	sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: July 15, 2016

To: Staff Review Committee

From: Planning Office

Re: Coast 2 Coast Catering – Site Plan Amendment Application - Map 49, Lot 29-1

CURRENT APPLICATION:

Coast 2 coast has submitted a site plan amendment application to add business retail & standard restaurant use. Upon review of the special provisions of the residential commercial district, a standard restaurant is not permitted west of the Maine turnpike.

After speaking with the applicant and determining what retail components were being proposed, it was found that a neighborhood convenience store, which permits a restaurant use with up to 15 seats, was a suitable and permitted use for the applicant.

TO BE SUBMITTED APPLICATION:

Coast 2 Coast Catering has submitted a site plan amendment application to add business retail and neighborhood convenience store uses to the existing 1,550 SF business contractor use building. An accessory food truck with no more than 15 seats is permitted as part of the neighborhood convenience store use. The 15 seats may be accommodated by an enclosed 15' x 15' structure. The 1,440 SF Office and 1,600 SF Wholesale business uses remain unchanged within the 3,216 SF building. The property is served by an on-site well and on-site septic systems. The parcel has frontage on Route 109 and Homestead Drive and is within the Residential Commercial District. The parcel is 1.36 acres in size.

§ 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 - Business Retail & Standard Restaurant use proposed.**
- 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.

§ 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 the application fee and escrow deposit required.**
- 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 7/8/16 the Code Officer determined the uses are permitted. * on 7/12/16 the special provisions of the RC District identified the restaurant use to not be permitted. A new Article V to be prepared once a new Site Plan Application is submitted for the Retail and Neighborhood Convenience Store uses.**
 - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 7/11/16. Abutter notification re-mailed on for the 8-2-16 SRC meeting.**
 - [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 consider the application on 7/19/16**
 - (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 7/11/16; meeting is on 7/19/16**
 - (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 SRC should do a round table review of the to be submitted site plan amendment application for adding Business Retail use to the existing 1550 SF Business Contractor use building and adding a Neighborhood Convenience Store use with accessory Food Truck and an enclosed seating area for up to 15 seats.
2. The applicant will submit a new Site Plan Amendment Application for the Neighborhood Convenience Store use and the Retail use. Abutter notification will be resent for the meeting on 8-2-16
3. The SRC should consider the following for determinations on 8-2-16:
 - a. The proposed Food Truck would be considered accessory to the Neighborhood Convenience Store use as this use permits a Restaurant with up to 15 seats.
 - b. The proposed 15 seats for the Food Truck/ Restaurant may be accommodated inside the 1550 SF building or within an enclosed seating area (plan depicts a 15' x 15' area)

- c. The proposed parking for the 1550 SF Contractor/ Retail/ Neighborhood Convenience Store use with up to 15 seats is 11 spaces
 - i. CEO written parking recommendation is pending
 - ii. 15 seats for the Restaurant require 5 parking spaces (1 per 3 seats)
 - iii. 1550 SF of Retail Space (3.5 per 1000) requires 6 spaces
- d. No dumpster exists on the parcel. Will a dumpster be located to accommodate the Store/Restaurant uses?
- e. Are any additional landscaped buffer requirements to be considered by the SRC for Route 109 or Homestead Drive?
- f. The SRC should review the screening that exists for residential abutters and determine if this is sufficient.
- g. Will a change to the septic system or a reserve system be necessary to accommodate the proposed change of use (Neighborhood Convenience Store with Restaurant).
- h. What will the Food Truck and Store hours of operation be?

NOTES:

- THE PURPOSE OF THIS SITE PLAN AMENDMENT IS TO ADD BUSINESS RETAIL & NEIGHBORHOOD CONVENIENCE STORE USES TO THE EXISTING 1550 SF BUSINESS CONTRACTOR BUILDING. AN ACCESSORY FOOD TRUCK WITH NO MORE THAN 15 SEATS IS PERMITTED AS PART OF THE NEIGHBORHOOD CONVENIENCE STORE USE. THE 15 SEATS MAY BE ACCOMMODATED BY AN ENCLOSED 15' X 15' STRUCTURE. THE 1,440 SF OFFICE AND 1,600 WHOLESALE BUSINESS USES REMAIN UNCHANGED WITHIN THE 3,216 GROSS SF BUILDING.
 - SEE PRIOR APPROVED SITE PLANS DATED 2016, 2010 AND 2004 FOR ADDITIONAL NOTES AND DETAILS.
 - THE LOT AREA PER REFERENCE PLAN 2 IS 1.36 ACRES (59,341 SF).
 - THE PROPERTY IS SERVED BY A PRIVATE SEPTIC SYSTEM AND DRILLED WELL.
 - THE LOT IS LOCATED WITHIN THE RESIDENTIAL COMMERCIAL DISTRICT.
- | | |
|-----------------------|---------|
| MAX. LOT COVERAGE: | 60% |
| MAX. BUILDING HEIGHT: | 30 FEET |
| LOT LINE SETBACK: | 15 FEET |
| ROUTE 109/9 SETBACK: | 40 FEET |
| STREET ROW SETBACK: | 25 FEET |
| CEMETERY SETBACK: | 25 FEET |
- EXISTING LOT COVERAGE:

BUILDINGS -	4,766 SF (FOOTPRINT)
	+ 120 SF (COOLER)
PAVEMENT -	12,497 SF (LESS 120 SF COOLER)
GRAVEL -	1,341 SF (EMERGENCY ACCESS)
	+ 1,782 SF (ADD. PARKING SPACES)
TOTAL:	20,506 SF / 59,341 = 34.6%
 - PROPOSED LOT COVERAGE:

BUILDINGS -	4,766 SF (FOOTPRINT)
	+ 120 SF (COOLER)
	+ 300 SF (ROOFED SEATING AREA)
PAVEMENT -	12,497 SF (LESS 120 SF COOLER)
GRAVEL -	1,341 SF (EMERGENCY ACCESS)
	+ 1,782 SF (ADD. PARKING SPACES)
TOTAL:	20,806 SF / 59,341 = 34.6%
- PARKING SPACES:

3.5 / 1,000 SF X 1,440 (BUSINESS OFFICE) = 5.04	6 SPACES REQUIRED
1 / 1,000 SF X 1,600 (WHOLESALE BUSINESS) = 2	MIN. 3 SPACES REQUIRED
3.5/1000 SF X (1550 + 120) (BUSINESS CONTRACTOR/RETAIL/ CONVENIENCE STORE) = 5.8 + 15 SEATS/3 = 5	11 SPACES REQUIRED
	TOTAL OF 20 SPACES REQUIRED

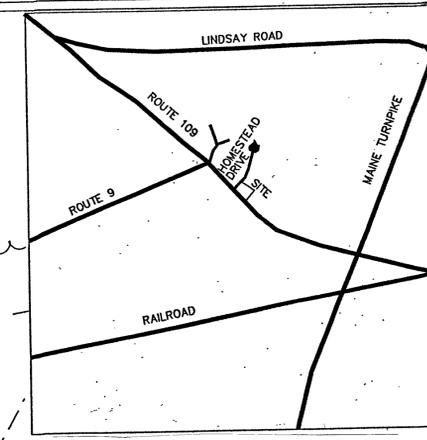
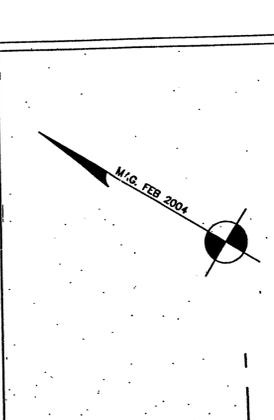
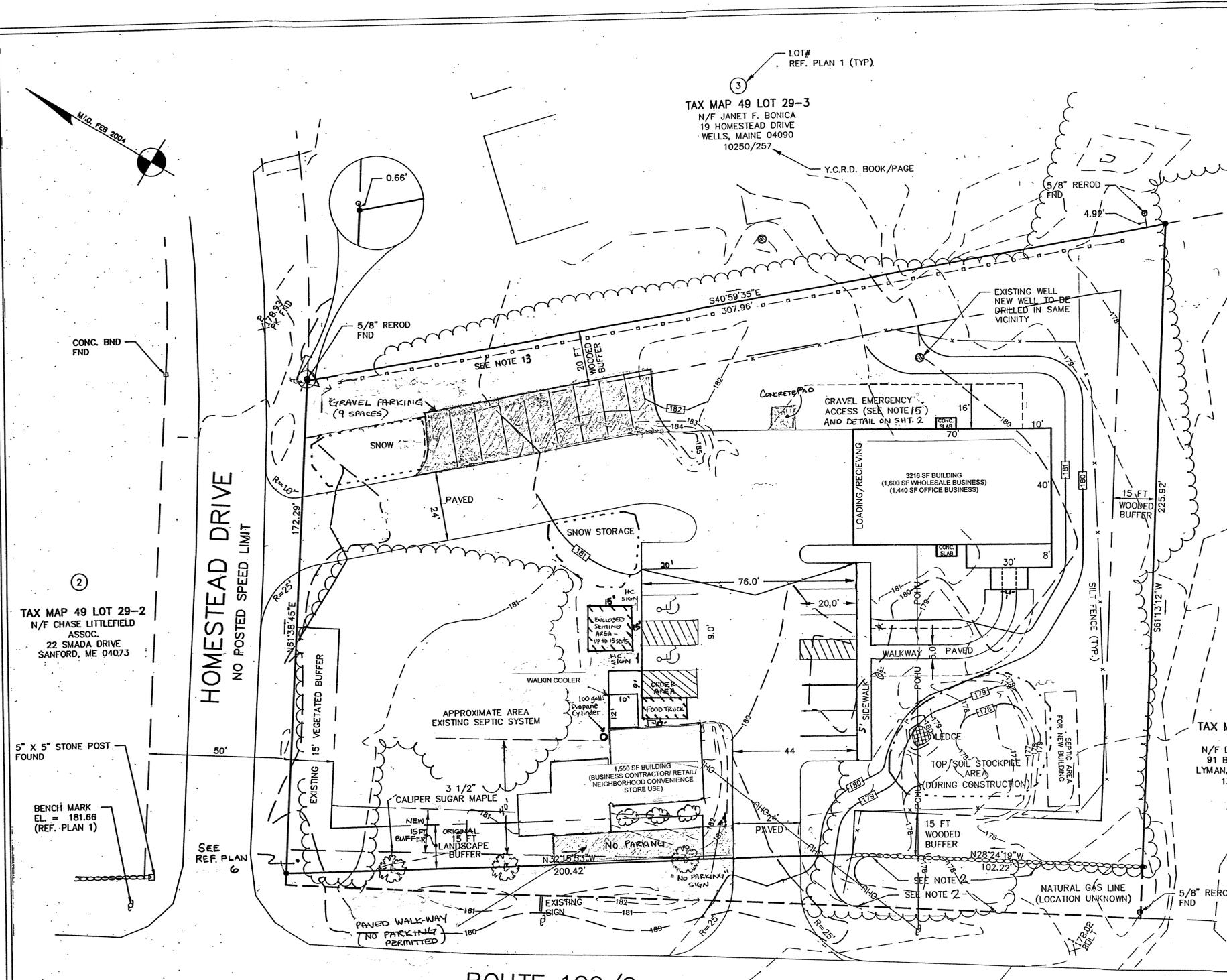
11 PAVED SPACES + 9 GRAVEL SPACES = 20 SPACES PROVIDED
 - ON-SITE LIGHTING SHALL BE LOW LEVEL AND DOWNWARD DIRECTIONAL LIGHTING SHALL NOT PRODUCE GLARE ONTO ADJACENT LOTS OR STREETS.
 - EXISTING SIGNAGE TO REMAIN. SIGN SHALL BE DETERMINED IN COMPLIANCE WITH THE TOWN CODE PRIOR TO BEING PLACED.
 - WOOD, VEGETATED, AND LANDSCAPE BUFFERS SHALL CONSIST OF EXISTING TREES, BRUSH, AND VEGETATION WITHIN THE DESIGNATED AREAS ON THE PLAN. SHADE TREES SUCH AS SUGAR MAPLES SHALL BE INSTALLED AND MAINTAINED WITHIN THE LANDSCAPE BUFFER ALONG ROUTE 109/9.
 - NO DUMPSTER IS PROPOSED. USES ON THE PARCEL ARE RESPONSIBLE FOR DISPOSING OF REFUSE ON A WEEKLY BASIS OR AS NEEDED.
 - SIGHT DISTANCES AT THE ROUTE 109/9 ENTRANCE EXCEED 800 FEET IN BOTH DIRECTIONS.
 - A SOLID WOOD FENCE, 5' TALL PLUS 6 INCHES + OF LATTICE AT THE TOP OR A 6' TALL EVERGREEN VEGETATED SCREEN SHALL BE INSTALLED AND MAINTAINED ALONG THE NORTHEASTERLY PROPERTY LINE TO SERVE AS A VISUAL SCREEN FOR ABUTTING LOT 29-3.
 - NEAREST FIRE HYDRANTS ARE LOCATED EASTERLY AT THE CORNER OF ROUTE 109 AND CHAPEL ROAD AND AT SPENCER DRIVE.
 - FINAL LOCATION OF EMERGENCY VEHICLE ACCESS ROAD TO BE APPROVED BY THE FIRE CHIEF AND OWNER. BUSINESSES CONTRACTOR USE SHALL PROVIDE A KNOX BOX TO BE INSTALLED IN A LOCATION APPROVED BY THE FIRE DEPARTMENT. ALL BUSINESS USES ARE RECOMMENDED TO INSTALL KNOX BOXES.
 - SEE FINDINGS OF FACT & DECISIONS FOR CONDITIONS OF APPROVAL AND SOIL AND SEDIMENTATION EROSION CONTROL BEST MANAGEMENT PRACTICES.
 - EXPLOSIVE MATERIALS AND FUELS SHALL BE STORED IN COMPLIANCE WITH NFPA STANDARDS. THE 3,216 SF BUILDING IS CONNECTED TO NATURAL GAS.
 - NO BUILDING SHALL CONTAIN MORE THAN 5,000 SF OF GROSS FLOOR AREA.
 - ALL BUSINESS USES AND RELATED STORAGE, EXCEPT FOR THE SALE OF VEGETABLES, FRUITS, PLANTS AND NATURAL CHRISTMAS TREES AND WREATHS, SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED STRUCTURE.
 - NO PARKING IS PERMITTED IN THE AREA BETWEEN THE BUSINESS CONTRACTOR BUILDING AND ROUTE 109/9 AS THE BUILDING IS LESS THAN 70 FEET FROM ROUTE 109/9.

REFERENCE PLANS:

- HOMESTEAD ESTATES SUBDIVISION, DATED 2/14/1986; BY HI & EC JORDAN, RECORDED YCRD IN PLAN BOOK 144, PAGE 46.
- PLAN OF PROPOSED RELOCATION STATE HIGHWAY "A-SPUR," DATED OCTOBER 1935; BY STATE HIGHWAY COMMISSION; RECORDED YCRD IN PLAN BOOK 16, PAGE 23 AND 24.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY AND SITE SURVEY FOR MCG COMMUNICATIONS, INC.; DATED 8/11/1999, BY CORNER POST LAND SURVEYING, INC, RECORDED YCRD IN PLAN BOOK 251, PAGE 31.
- SITE PLAN AND BOUNDARY SURVEY FOR LYONS COFFEE SERVICE DATED 3/9/2004; REVISED 11/8/04; APPROVED BY THE WELLS PLANNING BOARD 11/8/04, PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC.
- SITE PLAN FOR MOUNTAIN CATERERS DATED 4/14/2010; REVISED 5/4/2010; APPROVED BY THE WELLS STAFF REVIEW COMMITTEE 5/11/2010, PREPARED BY LYONS COFFEE.
- STATE OF MAINE DOT PROJECT NH-7998(10)E LAND TAKING (541 SF ±) OF LYONS ENTERPRISES SIGNED 8-26-2010.
- SITE PLAN FOR COAST 2 COAST CATERING FOR COAST 2 COAST DATED 4/20/16; APPROVED BY THE WELLS STAFF REVIEW COMMITTEE 4/26/2016.

REFERENCE DEEDS:

- CHARLES E. HAMLYN & ROBERT C. HAMLYN TO LYONS ENTERPRISES; DATED 8/24/1995; RECORDED YCRD BOOK 7536, PAGE 67.



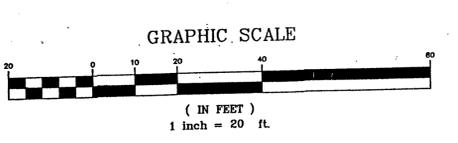
TAX MAP 49 LOT 29-2
N/F CHASE LITTLEFIELD ASSOC.
22 SMADA DRIVE
SANFORD, ME 04073

TAX MAP 49 LOT 29-14
N/F DAVID R. ROY
91 BIRCH ACRES
LYMAN, MAINE 04002
13374/001

WELLS STAFF REVIEW COMMITTEE
DATE APPROVED _____

TAX MAP 49 LOT 37
N/F ERIC W. MacLEOD
P.O. BOX 976
WELLS, MAINE 04090

TAX MAP 49 LOT 36
N/F DAVID GARREY
814 SANFORD ROAD
WELLS, MAINE 04090



LEGEND:

SYMBOL	ABREY.	DESCRIPTION
(Circle with dot)	FND	FOUND
(Circle with cross)	N/F	NOW OR FORMERLY
(Circle with slash)	P/S	PILE OF STONES
(Circle with vertical line)	IP	IRON PIPE
(Circle with horizontal line)	RR	REINFORCING ROD
(Circle with diagonal line)	CB	CONCRETE BOUND
(Circle with diagonal line)	GB	GRANITE BOUND
(Circle with dot)	DH	DRILL HOLE
(Circle with vertical line)	U	UTILITY POLE
(Circle with horizontal line)	OVR	OV. R HEAD UTILITIES
(Circle with vertical line)	3, 4" IP SET	3, 4" IP SET
(Circle with horizontal line)	STONEWALL	STONEWALL
(Circle with horizontal line)	TREELINE	TREELINE
(Circle with horizontal line)	PROPOSED PAVEMENT	PROPOSED PAVEMENT
(Square with cross)	LIGHTING	LIGHTING
(Circle with cross)	LIGHT POLE	LIGHT POLE

FILE NO.: 6301
PLAN NO.: 2045.040301

SITE PLAN AMENDMENT
COAST 2 COAST CATERING

835 SANFORD ROAD
WELLS, MAINE 04090

OWNER: LYONS ENTERPRISES PO BOX 1856 WELLS, ME 04090	APPLICANT: COAST 2 COAST DANIEL CROOK 157 CLEARVIEW DR ARUNDEL, ME 04046
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DATE: 7/14/2016
REV: _____

PLAN SCALE: 1" = 20 FEET

acott\projects\proj\6301\dwg\6301-HST.dwg

Coast 2 Coast

Description of Existing/Proposed Use: Existing Business Contractor (Catering) to also include the sales of merchandise such as foodstuffs: Chips, pre-packaged deli foods and salads, drinks, paper products, newspapers, other household goods and a restaurant area up to 15 seats.

Chapter 145. Land Use

Article V. District Regulations

§ 145-24. Residential-Commercial District.

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:

(23) Neighborhood convenience store, excluding sale of motor vehicle fuels and including a restaurant area not exceeding 15 seats.

Chapter 145. Land Use

Article II. Word Usage and Definitions

§ 145-10. Definitions.

NEIGHBORHOOD CONVENIENCE STORE

A business containing less than 2,500 square feet of gross floor area (for the purposes of this definition, gross floor area shall not include any floor area located in an area not defined as a story) intended to serve the day-to-day needs of a residential area primarily with the sale of merchandise, including but not limited to items such as foodstuffs, nonprescription medical supplies, sanitary supplies, newspapers, emergency home repair articles, household cleaners, toiletries, other household items and motor vehicle fuels.