



# TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS

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**AGENDA FOR AUGUST 23, 2016**  
**WORKSHOP- 6:00 PM - MEETING-7:00 PM**  
**IN THE LITTLEFIELD MEETING ROOM**  
**TOWN HALL, 208 SANFORD ROAD FOR THE FOLLOWING:**

**WORKSHOP – 6:00 PM-Training**  
**MEETING-7:00 PM**

## **ELECTION OF OFFICERS**

### **PUBLIC HEARINGS**

**A.) ADMINISTRATIVE APPEAL** – Attorney Matthew J. Williams, representative for Mr. Keith Dowler, owner of a parcel of land located at Jefferds Way, is filing an Administrative Appeal on the denial of a Building Permit Application for a Single Family Dwelling (Phase 1) Foundation because it does not meet road standards. The parcel is presently a vacant lot in the Rural District and is further identified by the Wells Assessor’s Office as Tax Map 78 Lot 2.

**B.) VARIANCE APPEAL** – Attorney Alan Shepard is representing Jacqueline & Jack Caruso, owners of Unit 13 (a 28-day rule hotel unit) located at 45 Post Rd. in the Compass Point Hotel/Motel Lodging Facility Development. They are filing for a variance to the Ordinance under Section 145-48, which requires dwelling units in a multi-family development to be separated by a minimum of 30 feet, in hopes to be able to create the freestanding lodging unit to a single family dwelling unit. The parcel is in the RA District and is further identified by the Wells Assessor’s Office as Tax Map 105 Lot 159-13.

### **DELIBERATIONS**

**A.) ADMINISTRATIVE APPEAL** – Attorney Matthew J. Williams, representative for Mr. Keith Dowler, owner of a parcel of land located at Jefferds Way, is filing an Administrative Appeal on the denial of a Building Permit Application for a Single Family Dwelling (Phase 1) Foundation because it does not meet road standards. The parcel is presently a vacant lot in the Rural District and is further identified by the Wells Assessor’s Office as Tax Map 78 Lot 2.

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### **FINDINGS OF FACT**

**A.) ADMINISTRATIVE APPEAL** – Attorney Matthew J. Williams, representative for Mr. Keith Dowler

**B.) VARIANCE APPEAL** – Attorney Alan Shepard is representing Jacqueline & Jack Caruso,

**MINUTES**- November 23, 2015

**ADJOURN**