



# LEGAL NOTICE

## TOWN OF WELLS, MAINE

### ZONING BOARD OF APPEALS

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**AGENDA FOR MONDAY, NOVEMBER 26, 2018**  
**MEETING 7:00 PM LITTLEFIELD MEETING ROOM**  
**WELLS TOWN HALL, 208 SANFORD ROAD**  
**FOR THE FOLLOWING:**

**MEETING: 7:00**

**PUBLIC HEARINGS:**

- A. ADMINISTRATIVE APPEAL:** Benjamin Leoni, acting agent for Seagull Condominium Association, is requesting an administrative appeal for the denial of an application for a site plan amendment, per Sec.145-67A(I) of Town Code, for the removal of vegetation within 75ft of a coastal water body. The property located at 1413 Post Rd (Map 129 Lot 031) and resides within the General Business (GB) District and the 250ft Shoreland Overlay District.
- B. VARIANCE APPEAL:** Civil Consultants, acting agent for home owner Kevin Hill, is requesting Variances to allow the construction of a residential home located at 12 Lobster Lane (Map 142 Lot 048) and resides within the Residential D (RD) District, the Resource Protection (RP) District, and the 250ft Shoreland Overlay District. The variances requested, per Sec.145-67A(3) of Town Code, are (1) To reduce the front setback of Lobster Lane from 20ft to 10ft; (2) For a freshwater wetland setback reduction from 38.5ft to 13ft for side setbacks and 15ft for rear setback at the structures closest point; (3) To reduce the required Shoreland Overlay District driveway setback requirements per Sec.145-33F(1) of Town Code.

**DELIBERATIONS:**

- A. ADMINISTRATIVE APPEAL:** Benjamin Leoni, acting agent for Seagull Condominium Association for the property located at 1413 Post Road.
- B. VARIANCE APPEAL:** Civil Consultants, acting agent for home owner Kevin Hill, for the property located at 12 Lobster Lane.

**FINDINGS OF FACT:**

**MINUTES:** August 27, 2018

**ADJOURN**