



LEGAL NOTICE TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS

AGENDA FOR MONDAY, DECEMBER 10, 2018
MEETING 7:00 PM LITTLEFIELD MEETING ROOM
WELLS TOWN HALL, 208 SANFORD ROAD
FOR THE FOLLOWING:

MEETING: 7:00

PUBLIC HEARINGS:

- A. **TABLED VARIANCE APPEAL:** Civil Consultants, acting agent for property owner Kevin Hill, is requesting a Variance to allow the construction of a residential home located at 12 Lobster Lane (Map142 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. **VARIANCE APPEAL:** Civil Consultants, acting agent for home owner Kevin Hill, for the property located at 12 Lobster Lane.

FINDINGS OF FACT:

- 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. **OTHER BUSINESS OF CONSIDERATION:** Review and Amend the Findings of Fact for the Variance Appeal held on March 23, 2015, and continued on April 13, 2015, regarding the fire rating between buildings. The property is located at 952 Post RD (Map120 Lot 012-1-5) & (Map120 Lot 012-1-7) resides within the General Business (GB) District. The Appellant, property owner Philip Giorgetti represented by Brud Weger of Weger Architects, was seeking a variance from the requirements of the Land Use Ordinance to change the use from a commercial office unit to a residential unit. On April 13, 2015, the Wells Zoning Board of Appeals decided, by a vote of 5 to 0 to grant the request for a Variance Appeal subject to conditions as authorized in Chapter 145-67A.(3) of the Wells Land Use Ordinance.

MINUTES: August 27, 2018 and November 26, 2018

ADJOURN