



**LEGAL NOTICE
TOWN OF WELLS, MAINE
ZONING BOARD OF APPEALS**

**AGENDA FOR MONDAY, JANUARY 7, 2019
MEETING 7:00 PM LITTLEFIELD MEETING ROOM
WELLS TOWN HALL, 208 SANFORD ROAD
FOR THE FOLLOWING:**

CALL TO ORDER

FINDINGS OF FACT:

- A. **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.

MINUTES: November 26, 2018

OTHER BUSINESS:

ADJOURN