



## **TOWN OF WELLS, MAINE PLANNING BOARD**

Meeting Agenda  
Monday, February 25, 2019, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

### **CALL TO ORDER AT 7:00 pm & DETERMINATION OF QUORUM MINUTES**

#### **PUBLIC HEARING(S)**

#### **DEVELOPMENT REVIEW & WORKSHOPS**

- I. TO CONSIDER ORDINANCE AMENDMENTS TO CHAPTER 145 (LAND USE) TO PERMIT FARM/ LEMONADE/ EGG STANDS; TO DEFINE NET HABITABLE FLOOR AREA; TO DEFINE ACCESSORY LIVING SPACES AS NOT BEING DWELLING UNITS; TO CLARIFY THE DEFINITION OF KITCHEN FACILITY; TO CLARIFY THE DEFINITION OF HOME BUSINESS; TO PERMIT ACCESSORY RETAIL USE IN THE LIGHT INDUSTRIAL DISTRICT; TO EXEMPT UTILITY STRUCTURES FROM COMPLYING WITH SOME DIMENSIONAL REQUIREMENTS; TO ALTER BUILDING/ STRUCTURE SETBACKS FROM MULTIFAMILY DEVELOPMENTS; TO INCLUDE SOLAR ARRAYS AS A PUBLIC UTILITY FACILITY; AND TO CLARIFY DAYTIME HOURS WITHIN THE NOISE ORDINANCE.

**Workshop Public Comments, Workshop comments or proposed changes  
and make final recommendations to the Board of Selectmen.**

#### **DOCUMENTS:**

MGL FARM LEMONADE STANDS MEMO 01-08-19.PDF  
MGL ACCESSORY DWELLING UNIT MEMO 01-08-19.PDF  
MGL ACCESSORY LIVING SPACE MEMO 02-13-19.PDF  
MGL KITCHEN CLARIFICATION MEMO 01-07-19.PDF  
MGL HOME BUSINESS MEMO 01-08-19.PDF  
MGL ACCESSORY RETAIL IN LI MEMO 01-08-19.PDF  
MGL UTILITY STRUCTURE EXEMPTIONS MEMO 01-08-19.PDF  
MGL MULTIFAMILY DEVELOPMENTS MEMO 01-08-19.PDF  
MGL NOISE ORDINANCE MEMO 01-08-19.PDF  
MGL SOLAR ARRAY MEMO 01-09-19.PDF  
MGL ZONING CHANGES COMPLIANCE WITH COMP PLAN 01-16-19.PDF

#### **OTHER BUSINESS**

- I. SRC & CEO SITE PLAN APPROVALS

#### **ADJOURN**