



TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS LEGAL NOTICE

MEETING AGENDA

MONDAY, November 27th, 2023, 7:00 PM

LITTLEFIELD MEETING ROOM, WELLS TOWN HALL

208 SANFORD ROAD

7:00 P.M. **CALL TO ORDER & QUORUM DETERMINATION**

FINDINGS OF FACT

I. VARIANCE APPEAL

James Shaw & Rachel McKee owners of 289 North Village Road, further identified as Tax Assessor's Map 006 Lot 003, are requesting a Variance to erect a two-car garage addition with a breezeway to include additional living space above (two bedrooms and one bathroom) to their existing single-family dwelling which resides within the Rural District (R), and the 75' Shoreland Overlay District. The requested Variance of 70' reduction from the required 200' setback of the Ogunquit River, per Town Land Use Code 145-30 F (6)(b), with a new setback of 130'.

PUBLIC HEARING(S)

I. VARIANCE APPEAL

David Romboli owner of 29 Cardinal Lane, further identified as Tax Assessor's Map 019 Lot 001-45, is requesting a Variance for a proposed home addition of a laundry room, a four-season room to the first floor and two bedrooms, a bathroom,

and a bonus room on the second floor. This property resides in the Rural District (R), which requires a setback of 25' from all property lines. This property is also located in The Forest Subdivision which has reduced setbacks of 20' from all Right of Ways, and 15' from side and rear property lines. The requested Variance is asking for a new side setback of 9'2".

Documents:

[ZBA 2023-11-27 PACKET \(I\).PDF](#)

II. SETBACKS WITHIN RESOURCE PROTECTION & SHORELAND OVERLAY DISTRICTS

Gordon R. Smith, acting agent for co-applicant Green & Company, is requesting to enhance/build a Road/Driveway (Bridge), located at 1922 Post Rd (Map 143 Lot 004) and resides in the Residential Commercial Zoning District (RC). This Variance requested is asking for the existing 10'-12' wide driveway/bridge access to the property over the Blacksmith Brook to increase the width to 24' width roadway and 30' in total width.

Documents:

[ZBA 2023-11-27 PACKET \(II\).PDF](#)

DELIBERATIONS

I. VARIANCE APPEAL

David Romboli owner of 29 Cardinal Lane, further identified as Tax Assessor's Map 019 Lot 001-45, is requesting a Variance for a proposed home addition of a laundry room, a four-season room to the first floor and two bedrooms, a bathroom, and a bonus room on the second floor. This property resides in the Rural District (R), which requires a setback of 25' from all property lines. This property is also located in The Forest Subdivision which has reduced setbacks of 20' from all Right of Ways, and 15' from side and rear property lines. The requested Variance is asking for a new side setback of 9'2".

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MINUTES

Approval of November 13, 2023, meeting minutes.

ADJOURN