



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, January 26, 2026, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. JANUARY 12, 2026 DRAFT MEETING MINUTES

DOCUMENTS:

[PB MIN 01-12-26 DRAFT.PDF](#)

PUBLIC HEARINGS

DEVELOPMENT REVIEW & WORKSHOPS

I. BALD HILL RV PARK

Bald Hill LLC, owner; Richard Bois, Jr., applicant; Main-Land Development Consultants, Inc., engineer and surveyor/agent. Site Plan Application for a 64 site Tent and Recreation Vehicle Park with associated office, roadways and utilities. The property is located at 548 Bald Hill Road and is within the Rural, Resource Protection and 250' Shoreland Overlay Districts. Tax Map 46, Lots 20-2 and 20C. **Consider extension request**

DOCUMENTS:

[BALD HILL EXTENSION REQ 012126.PDF](#)

II. CONGDON'S DONUTS

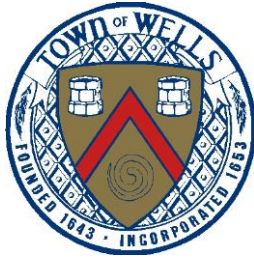
McLamb, LLC, owner/applicant; Main-Land Development Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story building and associated driveway and parking. The 1st story to be used as accessory storage for the Restaurant use on the property and the 2nd floor to be used for two-family dwelling unit. The property is located at 1090 Post Road and is within the General Business, Residential A and Rural District. Tax Map 123, Lot 5 **Workshop completeness and determine a public hearing**

DOCUMENTS:

[CONGDONS DONUTS AMD MEMO 01-20-26.PDF](#)
[CONGDONS ART V \(145-26\) GEN BUS DIST 01-20-26.PDF](#)
[CONGDONS ART VI \(145-35 TO 145-47\) TOWN REGS 01-20-26.PDF](#)
[CONGDONS DONUTS DRAFT COMPLETENESS 01-20-26.PDF](#)
[CONGDONS DRAFT NOTES 01-20-26.PDF](#)
[2026-01-06 C2.1 SITE PLAN.PDF](#)

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, January 12, 2026, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting at 7:00pm

Members Present: Chuck Millian, Joshua Carruthers David MacKenzie, Steve Koeninger, Brian Toomey, Paul Baratta, Josh Lagasse.

Staff Present: Town Engineer/Planner Mike Livingston, Meeting Recorder Devon Bettinson

Excused:

MINUTES

December 15, 2025

MOTION

Motion to approve the meeting minutes by Mr. Toomey. Seconded by Mr. Koeninger. Passed unanimously.

PUBLIC HEARINGS

NONE

DEVELOPMENT REVIEW & WORKSHOP

- I. **DEWEY SUBDIVISION** – Lynette Dewey and David Hilton, owner; Lynette Dewey, applicant. Subdivision Pre-application for a major subdivision off Bragdon Road on 91.3 acres of land. Application proposes two options: 9 standard lots with open space or 15 residential cluster lots with a private roadway and open space. The property is located within the Rural District and is identified as Tax Map 54, Lot 1. **Receive Subdivision Pre-Application, consider which option is preferable, and determine a Site Walk for April**

MOTION

Motion to receive the Dewey Subdivision Application by Mr. Toomey. Seconded by Mr. Koeninger. Passed Unanimously.

Mr. Livingston asked the Board to consider a waiver the residential cluster development design requirement.

1 The Board discussed the waiver for the cluster development. The Board discussed conducting a
2 drive-by to review the property before making a final decision. Open space, buffers, driveways
3 and traffic impacts were discussed.

4
5 **MOTION**

6 Motion to approve the waiver for the residential cluster development design requirement by Mr.
7 Toomey. Seconded by Mr. Baratta. Passed 3-1.

8
9 **MOTION**

10 Continue the application to workshop for 90-days by Mr. Toomey. Seconded by Mr. Koeninger.
11 Passed Unanimously.

- 12
13 **II. 1863 POST ROAD APPEAL** – Edward and Pamela McDonough, appellant. Appeal to
14 the Planning Board filed for the Staff Review Committee site plan approval of 1863 Post
15 Road, Tax Map 139, Lot 24. **Receive Appeal Application, consider appellant**
16 **standing, review appeal and render determinations**

17
18 The applicant has rescinded their appeal.

- 19
20 **III. CONGDONS DONUTS** - McLamb, LLC, owner/applicant; Main-Land Development
21 Consultants, Inc. agent. Site Plan Amendment Application to construct a two-story
22 building and associated driveway and parking. The 1st story to be used as accessory
23 storage for the Restaurant use on the property and the 2nd floor to be used for two-family
24 dwelling unit. The property is located at 1090 Post Road and is within the General
25 Business, Residential A and Rural District. Tax Map 123, Lot 5 **Consider Extension**
26 **Request**

27
28 Jillian and Chris Shomphe attended the meeting to ask for an extension. The Planning Office has
29 received a revised plan.

30
31 **MOTION**

32 Motion to grant 90-day extension to workshop the application by Mr. Toomey. Seconded by Mr.
33 Baratta. Passed with one abstention

- 34
35 **IV. FAIRWAY VIEW VILLAGE SUBDIVISION** – York Building & Design Center, Inc.
36 owner/ applicant; Attar Engineering, agent. Final Subdivision Amendment application
37 seeking approval for as-built conditions; to eliminate protective bollards for patios
38 adjacent to roadways; revise limits of clearing/disturbance to occurred; revised drainage;
39 remove guardrails in some areas; and change the deadline of finish course of pavement
40 to the 45th occupancy permit. The subdivision consists of 46 dwelling units as a
41 grandfathered Multifamily Development located within the Rural District. The property
42 is located off of North Berwick Road off Fieldside Lane and is identified as Tax Map
43 32, Lot 13. **Consider applicants’ site walk waiver request, consider applicant’s**
44 **information on MDEP/ ACOE violation resolution**

45
46 Ken Wood and Walter Wood attended the meeting.

47
48 Mr. Baratta asked Mr. Wood about the known timeline of the wetland violation. Mr. Wood
49 responded two years.

50
51 Mr. Wood asked the Board to release some of the remaining occupancy permits from the
52 condition of approval. Mr. Koeninger and Mr. Woods discussed guardrail and bollards and an
53 additional site walk.

1 **MOTION**

2 Motion to grant a 45-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed
3 Unanimously.

4
5 Thomas Codine joined the meeting. Looking to be 40th occupancy on the property.

6
7 **V. HOLIDAY HOUSE** – Holiday House Condominium Association, owner; Dominic
8 Gallucio, Property Manager; Civil Consultants, applicant/engineer. Site Plan
9 Amendment Application seeking after the fact approval for changes made since 1985
10 which include: land division, conveyance of land, creation of easements, grandfathered
11 housekeeping units enlarged, driveways expanded, lot coverage increased, enlarged
12 pool, resolution of disturbed buffer and depicting on-site Lodging Facility Office. The
13 use of the property consists of 26 grandfathered non-conforming housekeeping cottage
14 units and 21 motel units. The property is located at 76 Post Road and is within the
15 General Business District. Tax Map 105, Lot 4. **Workshop completeness and draft**
16 **compliance/ Findings of Fact & Decisions for possible approval**

17
18 **MOTION**

19 Motion to grant a 30-day extension by Mr. Toomey. Seconded by Mr. Koeninger. Passed
20 Unanimously.

21
22 **VI. MAJESTIC REGENCY RESORT** – AA Ryan LLC, owner/ applicant; Sebago
23 Technics, agent. Site Plan Amendment Application to depict existing conditions and
24 seek approval for parking space and lot coverage changes. The applicant seeks to
25 designate motel worker housing units. The property is an existing Hotel/Motel Lodging
26 Facility with 1 dwelling unit/ manager’s unit. The property is located at 102 Post Road
27 and is within the General Business District. Tax Map 105, Lot 6. **Receive Site Plan**
28 **Amendment Application, determine if another site walk is necessary, workshop**
29 **initial review comments**

30
31 Henry Hess and Sam Patel attended the meeting

32
33 **MOTION**

34 Motion to receive the Site Plan Amendment Application by Mr. Toomey. Seconded by Mr.
35 Koeninger. Passed Unanimously.

36
37 **MOTION**

38 Motion to waive an additional site walk by Mr. Toomey. Seconded by Mr. Baratta. Passed
39 Unanimously.

40
41 **MOTION**

42 Motion to continue to workshop for 60-days by Mr. Toomey. Seconded by Mr. Koeninger.
43 Passed Unanimously.

44 **OTHER BUSINESS**

45 **I. Staff Review Committee & CEO/Planner site plan approvals**

46
47 Mr. Livingston provided updates from the Staff Review Committee.

48
49 The Board discussed updates to the Flood Ordinance information.
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ADJOURN

MOTION

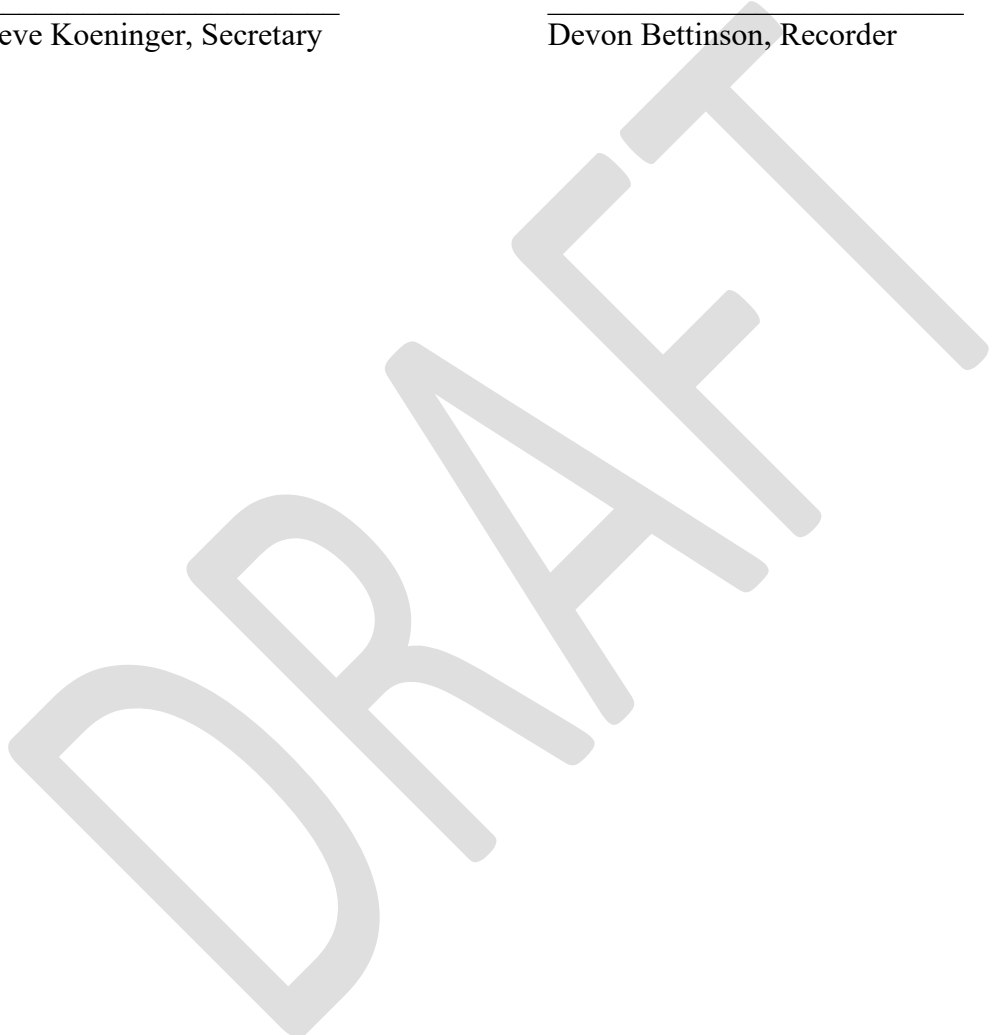
Motion to adjourn by Mr. Koeninger. Seconded by Mr. Toomey. Passed Unanimously.

MINUTES APPROVED _____, 2026

ACCEPTED BY:

Steve Koeninger, Secretary

Devon Bettinson, Recorder





TOWN OF WELLS, MAINE PLANNING BOARD

To: Planning Board
From: Planning Office
Date: January 21, 2026
Re: Bald Hill RV Park – Map 46, Lots 20-2

The Planning Board had granted a 60 day extension for this application on 12/1/2025. An application was not filed by 1/13/26 for the 1/26/26 Planning Board meeting. The 2/9/26 meeting is past the 2/1/26 deadline.

The applicant has requested an extension and plans to submit plan revisions soon.

Thank you.

Shannon Belanger

From: Jamie Garland <[REDACTED]>
Sent: Friday, January 16, 2026 1:07 PM
To: Shannon Belanger; [REDACTED]
Cc: Mike Livingston
Subject: RE: Bald Hill RV Park - review

Caution: This is an external email that originated from a domain outside of Town of Wells. Do not click links or open attachments unless you recognize sender and know the content is safe.

**** CAUTION EXTERNAL EMAIL ****

Shannon,

Thank you. We would like to request attendance of the 1/26 planning board meeting to request an extension. With regards to our schedule, our target is to print the revised information next week and submit it to the town.

Thank you in advance.

Jamie

Main-Land Development Consultants, Inc
Main-Land Camp Solutions

Jamie L. Garland, P.E.
AVP Main-Land Falmouth

Tel: 207-897-6752
Cell: 207-319-4649
www.main-landdci.com

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Did you know Main-Land has job openings? See www.main-landdci.com/join-our-family for more information!

From: Shannon Belanger <Sbelanger@wellstown.org>
Sent: Friday, January 16, 2026 9:34 AM
To: Jamie Garland <j[REDACTED]>; [REDACTED]



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: January 20, 2026
To: Planning Board
From: Planning Office
Re: Congdon's Doughnuts – Tax Map 123, Lot 5

Main-Land Development Consultants has submitted a Site Plan Amendment Application on behalf of the property owner, McLamb, LLC, for Congdon's Doughnuts. The Site Plan Amendment Application proposes to construct a two-story building 68' x 40' with two 3-bedroom dwelling units on the 2nd floor and 2,720 SF accessory storage space on the 1st floor for the Restaurant uses. The amendment also proposes to install a gravel driveway and gravel parking spaces within the approved grass parking area; obtain after the fact approval for a 10' x 16' shed and a 14' x 24' shed, relocate the dumpster area, add a 8' x 8' deck, after the fact approval for a 615 SF Arcade building, eliminate 615 SF outdoor kitchen, relocate portable toilets, after the fact approval of patio installed adjacent to Restaurant, reconfigure parking spaces and new landscaping. The amendment also includes deadlines to complete required drainage and reinforced grass parking areas. The uses on the property shall consist of: 115 seat Standard Restaurant (85 within Restaurant, **30 within the Beer Garden**); 1350 SF Business Retail use (bakery); 120 SF Fast-Food Restaurant (take-out/drive thru at Restaurant); 1,710 SF Fast-Food Restaurant use (Food Truck Area), 642 SF accessory storage/office above Restaurant, Accessory Restaurant uses include: 615 SF Arcade building, 64 SF deck, 336 SF shed, and 160 SF shed; a 2,720 SF Restaurant accessory storage and two 3-bedroom dwelling units with 68' x 40' two story building on 15.94 acres. The parcel is located off of 1090 Post Road and is within the General Business, Residential A and Rural District. All development is within the General Business District. The property is identified as Tax Map 123, Lot 5.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

- A. A new use is proposed on a lot;
- B. Resumption of a use which has been discontinued for at least two years is proposed; or
- C. An existing use proposes to expand its gross floor area and/or land area. **YES - 2,720 SF in accessory storage proposed for Restaurant use within a new 68' x 40' building. New lot coverage proposed resulting in _____ SF in new coverage.**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. [Amended 4-18-1998] The amendments sought require Planning Board approval.**

- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

- A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant provided an application fee and escrow deposit**
- B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.
- C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
- (2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. ***
- (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing. **Public hearing to be held 4/5/21**
- (4) Field changes to approved site plans. **[Added 4-18-1998] Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**
- I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**
- A. **Preapplication. [Amended 4-14-2000] ***

- (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:
 - (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 8/7/25 the Code Officer determined the uses are permitted.**
 - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 8/8/25**
 - [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
 - [2] Certify that said notices have been sent or delivered.
 - [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
 - [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received the site plan amendment application on 9/8/25**
 - (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 8/8/25; meeting was held on 9/8/25**
- (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **Site walk held on 9/18/25**
- (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusions:

1. The Planning Board to consider the following:
 - a. Workshop review comments:
 - i. Plan revisions provided addressing many of the September 2025 review markups.
 - ii. KKWWDD capacity letter for two 3-bedroom dwelling units and Restaurant storage building needed.
 - iii. WSD capacity letter to be provided. Emails from July 2025 indicate WSD was preparing a letter.
 - iv. Site plan to update abutters.

- v. Plan to update existing and proposed gravel areas. Associated existing and proposed lot coverage totals and percentages to be updated.
- vi. Have the grass parking areas been constructed with gravel base per C9.2 detail of prior approvals? Plan notes to consider detailing grass parking spaces to be reinforced prior to their use? If grass parking areas are used now, and they haven't been reinforced, when will reinforcing them be required?
- vii. Will the 30 seats within the outdoor seating area/ bar/ beer garden still remain or is this being replaced by outdoor storage? Where will the 115 seats for the Restaurant be located? (Current approval is for 85 inside restaurant and 30 in the outdoor bar area).
- viii. Sheet C3.1 to be provided to detail proposed grading and utility connections. To be reviewed by Town Engineer.
- ix. Will existing dumpster areas remain in addition to the new area proposed adjacent to Route One?
- x. Will existing portable toilets remain or be relocated?
- xi. Plan to identify snow storage areas.
- xii. Congdon's After Dark sign was installed without a sign permit from the Code Office. This signage, which was installed after August 2023, does not meet the ordinance and must be removed.
- xiii. Recommend a plan note that states prior to issuance of a building permit, the 68' x 40' building and 8' x 8' deck shall be staked by a Professional Land Surveyor to ensure setback requirements are met.
- xiv. Planning Board to review landscape buffers and screening requirements after a public hearing is determined:
 1. A patio area was installed between the Congdon's Restaurant building and Route One. Grassed area removed. Patio area includes two planter boxes with shrubs. Planning Board to determine if this buffer area is suitable.
 2. A shade tree previously required to be installed to the south of the drive-thru exit does not exist, prior to attempts to install it resulted in the tree dying. The applicant proposes to move this shade tree to the area along Route One adjacent to the focal point filter. Applicant to confirm the trees will not impact the filter. Planning Board to consider if the Route One buffer proposed is suitable.
 3. Existing vegetation (grass, shrubs, trees) to be maintained along Route One from the entrance to the north of the focal point filter to Rest View Lane. Existing vegetation (grass, shrubs, trees) to be maintained along Rest View Lane. Planning Board to determine if this remains suitable.
 4. Residential lots abut the parcel to the north. One residential abutter on Map 43, Lot 3-3 exists. The Planning Board to consider if the existing wooded areas and the proposed tree line to be maintained shall be sufficient for the residential abutter or if fencing or additional plantings are required.
- xv. Does the delivery pad still exist or is this no longer in use/ necessary? A site plan from 2017 identified a delivery pad.
- xvi. Plan to specify existing vs. proposed lighting.
- xvii. Plan notes recommended to require a pre-construction meeting, and complete construction of drainage and other items prior to the issuance of a certificate of occupancy for the 68' x 40' building or no later than 9/15/26 whichever occurs first.

- xviii. Does the Planning Board require the establishment of performance guarantees to cover the drainage system installation and all other items that are required no later than 9/15/26 and prior to the occupancy permit, whichever occurs first.
2. Planning Board to consider if the application is complete or if the Planning Office is the completeness agent.
3. Planning Board to consider determining if a public hearing is to be held and/ or grant an extension.

Town of Wells, Maine Review Checklist
Page 1 of 9

Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purposes of the General Business District is to provide areas for a wide range of business and commercial uses which serve the entire Town and for lodging and related facilities which serve the tourists.

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:				
(1)	Agriculture, limited to the raising of crops and plants out of doors.			NA	
(2)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(3)	Dwelling, one-family. (See also ' 145-55.)			NA	
(4)	Dwelling, two-family.	Y			The amendment proposes to construct a two-family dwelling unit on the property. Each dwelling to have 3 bedrooms.
(5)	Dwelling, multifamily. (See ' 145-48.)			NA	
(6)	Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet. [Added 6-9-2015^[1] <small>[1] Editor's Note: This ordinance also provided for the renumbering of former Subsection B(6) and (7) as Subsection B(8) and (9), respectively.</small>			NA	
(7)	Poultry, domestic (small), all lots, except lots less than 10,000 square feet in area shall be limited to no more than five fowl. [Added 6-9-2015]			NA	
(8)	Recreation, passive.			NA	
(9)	Timber harvesting.			NA	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:				
(1)	Agriculture which includes any structures.			NA	
(2)	Bank.			NA	
(3)	Bed-and-breakfast/small inn. (See ' 145-52.)			NA	

Town of Wells, Maine Review Checklist

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Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
(4)	Business, contractor.			NA	
(5)	Business, office.			NA	
(6)	Business, personal service.			NA	
(7)	Business, retail, including the manufacturing of any goods offered for sale on the premises.	Y			1,350 SF Retail Business (Bakery) exists
(8)	Business, service.			NA	
(9)	Business, wholesale, having a gross floor area of less than 5000 square feet.			NA	
(10)	Cemetery larger than 20,000 square feet in area.			NA	
(11)	Church.			NA	
(12)	Club.			NA	
(13)	Congregate care facility. [Added 6-8-2011; Amended 6-11-2024]			NA	
(14)	Day-care home.			NA	
(15)	Day-care center/nursery school.			NA	
(16)	Drug abuse shelter. [Added 6-14-2011]			NA	
(17)	Freestanding residential detoxification program. [Added 6-14-2011]			NA	
(18)	Function hall.			NA	
(19)	Funeral home. [Added 11-5-24]			NA	
(20)	Hotel/motel. (See ' 145-52.)			NA	
(21)	Life care facility. [Amended 4-26-1996, Amended 6-11-24]			NA	
(22)	Medical care facility.			NA	
(23)	Municipal facility.			NA	
(24)	Museum.			NA	
(25)	Neighborhood convenience store.			NA	
(26)	Nursing home. [Amended 4-26-1996]			NA	
(27)	Parking lot, commercial.			NA	
(28)	Private non-medical institution (PNMI). [Added 6-14-2011]			NA	
(29)	Public Transportation Center. [Amended 11-6-2007]			NA	

Town of Wells, Maine Review Checklist
Page 3 of 9

Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
(30)	Public utility facility.			NA	
(31)	Recreation, active.			NA	
(32)	Recreation, high-intensity commercial.			NA	
(33)	Recreation, low-intensity commercial.				
(34)	Recreation, medium intensity commercial. [Added 6-11-2013]			NA	
(35)	Registered marijuana dispensary. No more than three registered medical marijuana dispensaries shall be allowed to be approved at any given time in the Town of Wells. [Added 6-14-2011; Amended 6-13-2023]			NA	
(36)	Restaurant, standard.	Y			The existing Standard Restaurant has 115 seats (85 inside and 30 in outdoor bar area) . Does the amendment propose to eliminate the 30 outdoor seating/ bar area? The space is now identified as outdoor storage? Will 115 seats be inside the restaurant?
(37)	Restaurant, fast-food.	Y			A 120 SF area is designated as Fast-Food Restaurant to service the drive-thru area. The Food Truck area has a total of 1,710 SF Fast Food Restaurant use. This area to accommodate up to 10 food trucks. Based on 10 fast-food trucks (9'x 19' in dimension) that would be 1,710 SF of area used to calculate parking requirements. The prior approved outdoor kitchen (615 SF) has been removed.
(38)	Sawmill producing less than 100,000 board feet of lumber per year.			NA	
(39)	School, public and private.			NA	
(40)	Tent and recreational vehicle park. (See ' 145-50.)			NA	

Town of Wells, Maine Review Checklist
Page 4 of 9

Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
	(41) Transportation facility.			NA	
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in ' 145-51 are permitted accessory uses.	Y*			<p>Portable toilets, picnic tables, kids playhouse, patio, dumpsters exist. New picnic tables are proposed. Portable toilets and dumpsters to be relocated. These are accessory to the Restaurant uses.</p> <p>An 8' x 8' deck in the food truck area is proposed, accessory to Fast-food restaurant use.</p> <p>A 615 SF arcade structure was located adjacent to the Food Truck Area. This application seeks after the fact approval for the arcade structure. This is accessory to the fast-food restaurant use and is only available to restaurant patrons.</p> <p>A 10' x 16' shed and 14' x 24' shed have been located on the property. This application seeks after the fact approval for these two sheds. These sheds are accessory to the Restaurant uses.</p> <p>The 68' x 40' building that is proposed to have 2,720 SF of accessory storage for the Restaurant uses on the first floor. The second floor to be for the two dwelling units.</p>
E.	Uses prohibited. Except as permitted in ' 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.	Y			
F.	Dimensional requirements.				<p>The RA and GB zone line is identified on the plan.</p> <p>See sheet C2.1, note11.</p>

Town of Wells, Maine Review Checklist

Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer.	Y			<p>Lots 5 and 6 were merged and are identified as Tax Map 123, Lot 5. See sheet C2.1, note 2.</p> <p>The parcel area is noted as 15.94 acres on the Standard Boundary Survey (Sheet S1.1) prepared by Main-Land Development Consultants, Inc. dated 03-09-2020.</p> <p>Sheet C2.1 states the property is served by public sewer (WSD), note 7.</p>
(2)	Maximum density:				
(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.	Y			Two dwelling units are proposed. 20,000 SF of net area required per dwelling unit. Dwellings to be served by public sewer.
(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer.			NA	Property served by public sewer.
(c)	<p>Four housekeeping cottages or seasonal cottages per acre of net area. [Amended 4-28-1995; 4-12-2003; 6-13-2006</p> <p><i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i></p>			NA	No such use is permitted or exists.
(d)	Twenty hotel/motel units per acre of net area. [Amended 4-28-1995]			NA	No such use is proposed nor exists.
(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac.	Y			The parcel street frontage totals 746.81 feet on the Standard Boundary Survey (Sheet S1.1) prepared by Main-Land Development Consultants, Inc. dated 03-09-2020. Street frontage is noted on sheet C2.1.

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District. [Amended 4-14-2000]	Y*			<p>Area of the GB zone is noted on Sheet C2.1 as 7.23 acres.</p> <p>See note 11 on sheet C2.1. 0% lot coverage proposed/exists in RA zone. GB zone lot coverage to be noted based on area of land in GB zone.</p> <p>Prior approved GB zone coverage was 25.05%.</p> <p>Existing conditions note GB zone lot coverage to be 25.62%. <u>Does not appear to include the existing gravel drive that was installed to Route One near Rest View Lane intersection?</u></p> <p>Proposed lot coverage for the GB zone to be 28.58%. <u>To be updated to include the gravel access proposed to the 68' x 40' building.</u></p>
(5)	Maximum building height: 34 feet, not to exceed three stories. (See ' 145-35I.)	Y			GB zone requirements are noted on sheet C2.1.
(6)	Setbacks.	Y			Setback requirements noted on sheet C2.1.
(a)	All structures shall be at least:				

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Project Name/District: Congdon's Doughnuts/ General Business & Residential A
 District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.				Application Meet Requirements			
				Yes	No	NA	Comments
		[1]	Fifteen feet from any lot line.	Y			<p>15' lot line setbacks shown</p> <p>Food Trucks are not considered structures due to being annually registered vehicles. See note 16 on sheet C2.1.</p> <p>Kids play house added to property in 2019 meets setback requirements.</p> <p>Proposed 8' x 8' deck to meet setback requirements. <u>Surveyor to stake deck location prior to its construction to ensure setbacks are met.</u></p> <p>Portable toilets to meet setback requirements.</p> <p>The fenced outdoor storage and recycling area adjacent lot line by drive thru cannot contain a dumpster.</p>
		[2]	Twenty-five feet from the boundary of any cemetery.	Y			Parcel does not abut any known cemeteries.
		[3]	Twenty-five feet from any lot line abutting any street right-of-way.	Y			Parcel abuts the boundary of Rest View Lane which is labelled on sheet C2.1. A 25' setback is identified.
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.	Y			<p>40' lot line setback from Route 1 identified. The existing Restaurant is grandfathered as non-conforming as it does not meet the 40' setback from Route 1. No changes are proposed to the existing building that are within 10 feet of the setback requirements.</p> <p>The proposed new dumpster location adjacent to Route One shall meet the 40' setback requirement.</p>

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Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
	(b)			NA	Parcel is not within 200 feet of such rivers.
	(c)			NA	
G.	Special provisions. [Amended 6-14-2016]				
	(1)			NA	
	(2)			NA	
	(3)			NA	Not located within such areas along Route 1.

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Project Name/District: Congdon's Doughnuts/ General Business & Residential A District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 1/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-26. General Business District.		Application Meet Requirements			
		Yes	No	NA	Comments
	(a)	Reconstruction of exterior facades and additions to existing buildings shall be in the architectural style of the original building, and the materials used shall duplicate the original or be similar in appearance to the original materials or materials commonly used in the Town when the building was constructed.			
	(b)	New construction and reconstruction shall use external building features which are similar to those buildings in the district constructed in the 18th and 19th centuries. Modern materials which duplicate the original or are similar in appearance to the original used in construction in the 18th and 19th centuries may be used on any buildings.			
	(c)	Any new building or reconstructed roof shall have a roof with a minimum slope of 7/12 (30.26°) on 80% of the roof area, and the remaining roof shall be greater than a 3/12 pitch (14.0°).			
	(d)	The siding on new buildings or reconstructed buildings shall be wooden clapboard, wooden shingles, brick, stone or materials which duplicate the original or be similar in appearance to the original in shape, texture and appearance.			
	(e)	Roofs shall be shingled, slate, or constructed of materials which duplicate the original or be similar in appearance to materials used in construction in the 18th and 19th centuries.			
	(f)	No internally illuminated signs or electronic message signs shall be permitted.			
	(g)	See § 145-76 , Design guidelines, established by the Planning Board.			
Note: See also ' ' 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, 145-49, Residential cluster development, and 145-54, Affordable housing		Y			145-13 applies

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article VI

Town-Wide Regulations

§ 145-35. General regulations.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	All uses shall conform to the provisions of this chapter.	Y			
B.	All lots (except lots being merged with an abutting parcel or otherwise exempt by this chapter) and structures shall comply with dimensional requirements specified for the district in which they are located, except those considered nonconforming. Where a single lot of record contains more than one principal structure, the lot may not be divided in a way which would create a parcel or parcels which do not conform to the requirements of this chapter for lot size, setbacks or street frontage. [Amended 4-19-1997; 6-11-2019]	Y			
C.	A residential lot with a dwelling unit may be used for keeping noncommercial domestic poultry and domestic livestock in conformance with Article <u>V</u> , District Regulations. Structures used exclusively for the housing of such domestic poultry or livestock with a ceiling height below 6.5 feet or footprint area 50 square feet or less shall not require a building permit. Domestic poultry and livestock shall be contained within the lot boundaries. [Amended 6-9-2015]			NA	
D.	No manufactured home which was manufactured before June 15, 1976, may be brought into the Town of Wells unless suitable evidence is provided to the Code Enforcement Officer that the manufactured home does not contain aluminum electrical wiring, that the manufactured home contains two exterior exits and that the roof is constructed to support a live load of 30 pounds per square foot. [Amended 4-16-1999]			NA	
E.	Land within the lines of a street right-of-way on which a lot abuts shall not be considered as part of such lot for the purposes of meeting the lot area requirements of this chapter, even though the fee to the land may be in the same ownership as the lot.	Y			
F.	No part of a setback area, open space or off-street parking or loading space required by this chapter shall be included as part of any other setback area, open space or off-street parking or loading space similarly required for any other structure or use except as explicitly provided for within this chapter.	Y			
G.	Multiple principal and accessory uses, which may be located within multiple buildings, shall be permitted on a lot.	Y			

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H.	Any lot created after January 1, 1994, shall have frontage on a street which existed prior to January 1, 1994, or on a street which is constructed to the standards required by Chapter 201, Articles II and III of the Wells Municipal Code.	Y			
I.	No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 116 , Floodplain Management, § 115-6 , Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space. [Amended 11-6-2001; 6-14-2016]	Y			
J.	Maximum building height requirements do not apply to flagpoles, chimneys, transmission towers, steeples, windmills and similar uninhabitable structures. However, except chimneys which do not exceed the height limit by more than 10 feet, such structures require a lot line setback no less than the minimum required in the district plus the height by which they exceed the prescribed height limitations.	Y			
K.	Lot area used to meet the density requirements of a use on a lot shall not be used to meet the density requirement of any other use.	Y			
L.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot that contains 5,000 square feet or less, as long as the following minimum setbacks are met:			NA	Parcel exceeds 5,000 SF.
	(1) Twenty-five feet from the boundary of any cemetery or any street right-of-way.				
	(2) Forty feet from the right-of-way of any state highway.				
	(3) The full required setback from any seawall, water body or wetland, according to § 145-33.				
	(4) Five feet from other lot line.				
M.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use on a residential lot shall be considered legally nonconforming if it was in existence at its current location prior to January 26, 1998. [Added 4-18-1998]			NA	No such structures exist.

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Company Name: Town of Wells

N.	The construction, renovation, alteration, maintenance and/or operation of a building, structure or any other type of facility for use in whole or in part as a gambling casino is prohibited in all zoning districts within the Town of Wells. No building permit or certificate of occupancy shall issue for a gambling casino. [Added 11-5-2002]			NA	
O.	Lots abutting multiple street rights-of-way are permitted to reduce the minimum setback from a lot line abutting any street right-of-way to the minimum setback from a lot line as required for the district in which they are located if the following are met: [Added 6-12-2012]			NA	Parcel does have multiple street frontages. Frontage exists along Route 1 and Rest View Lane. No setback reduction proposed. Setback reduction from Route 1 is not permitted.
(1)	Contiguous street frontage for the lot exists on more than one street right-of-way;				
(2)	The minimum setback from any lot line abutting a street right-of-way is met from the street right-of-way that is most compliant with street frontage requirements;				
(3)	If the lot has equal and/or greater than the street frontage requirement on two abutting street rights-of-way, the lot owner may choose which right-of-way shall meet the minimum setback of a lot line abutting a street right-of-way; and				
(4)	The setback reduction shall not be permitted to apply to the setback from any lot line abutting a right-of-way of any state highway.				
P.	A public utility facility use (except a treatment plant or a solar electricity generation facility) shall not be subject to lot dimensional requirements, structure setbacks or lot coverage requirements as set forth in Article <u>V</u> . [Added 6-11-2019]			NA	

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-36. Timber harvesting. [Amended 4-19-1997]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	If timber harvesting is deleted as a permitted use in a district, timber harvesting on a parcel of land in the Maine Tree Growth Program (36 M.R.S.A. §§ 571 to 584-A) shall continue as a permitted use as long as the subject lot, or portion thereof, remains in the Tree Growth Program.			NA	
§ 145-37. Yard sales.		Application Meet Requirements			
		Yes	No	NA	Comments
Yard sales shall be permitted in all districts except the Resource Protection District and shall comply with the following standards:		Y			
A.	A yard sale shall last no longer than three consecutive days and shall only be permitted once per month on a lot or on a contiguous lot in the same ownership.				
B.	A permit for the yard sale shall be obtained from the Town Clerk by the owner or occupant of the lot. The Town Clerk shall provide the Police Department with a copy of all yard sale permits issued before the date of the yard sale. [Amended 4-28-1995]				
C.	Adequate off-street parking shall be provided for customers of the yard sale. Directional signs indicating the parking area(s) shall be provided.				
D.	Two off-premises signs within 300 feet of the yard sale are permitted to advertise the yard sale. The signs, no larger than two feet by three feet, may be displayed only between the hours of 7:00 a.m. and sunset on the day(s) of the sale. Signs shall not be attached to utility poles. [Amended 4-28-1995]				
E.	The yard sale shall not begin before sunrise and shall not extend after sunset. [Amended 4-28-1995]				
F.	No items for sale, tables or other display equipment shall be placed closer than 15 feet to the lot line(s) fronting a street. [Amended 4-28-1995]				
G.	Within 24 hours after the close of a yard sale, all unsold items, tables and other display equipment shall be removed from the yard and stored within a building. [Amended 4-28-1995]				

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]	Application Meet Requirements			Comments
	Yes	No	NA	

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Company Name: Town of Wells

A.	<p>The setback areas along lot lines other than those along street rights-of-way on lots in nonresidential districts which abut a residential district shall be landscaped to provide a visual screen between residential and nonresidential uses. Parking lots, outdoor business storage areas and outdoor business uses shall be visually screened from adjacent residential lots. Said visual screening shall consist of a continuous border of shrubbery at least six feet in height and/or solid fencing six feet in height. Notwithstanding the above requirement, all visual screens shall comply with the sight distance requirements of Chapter 201, Articles II and III. The reviewing authority may waive all or part of this requirement for outdoor business uses if such uses are defined as a low-intensity commercial recreation use. Except in the Beach Business District, all business or institutional parking and outdoor storage areas shall be separated from a street right-of-way by a landscaped buffer strip at least 15 feet wide, planted with shade trees a minimum diameter of three inches at breast height (dbh). In the Beach Business District a landscaped strip four feet wide shall be provided between any outdoor business, storage area or parking lot and a street right-of-way.</p>	Y*		<p>15' wide buffer along Route One and Rest View Lane is required.</p> <p>Planning Board to review the Route 1 and Rest View Lane landscaped buffers and determine if what exists and is proposed is sufficient.</p> <p><u>A patio area was installed between the Congdon's Restaurant building and Route One. Grassed area removed. Patio area includes two planter boxes with shrubs. Planning Board to determine if this buffer area is suitable. The Board observed the patio at the site walk and it appeared ok.</u></p> <p>A shade tree previously required to be installed to the south of the drive-thru exit does not exist, prior to attempts to install it resulted in the tree dying. The applicant proposes to move this shade tree to the area along Route One adjacent to the focal point filter. <u>Applicant to confirm the trees will not impact the filter.</u></p> <p>Existing vegetation (grass, shrubs, trees) to be maintained along Route One from the entrance to the north of the focal point filter to Rest View Lane. Existing vegetation (grass, shrubs, trees) to be maintained along Rest View Lane. <u>Planning Board to determine if this remains suitable. Deadline to be installed to be determined. Recommend no later than 9/15/26 or prior to CO of 68' x 40' building, whichever occurs first.</u></p> <p>This commercial parcel abuts commercial property to the south and west. Screening is not required for these commercial uses.</p>
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Project Name/District: Congdon's Doughnuts / General Business & Residential A
 District - Tax Map 123, Lot 5

Date of Review: 12/11/25; 01/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]		Application Meet Requirements			
		Yes	No	NA	Comments
					Residential lots abut the parcel to the north. One residential abutter on Map 43, Lot 3-3 exists. <u>The Planning Board to consider if the existing wooded areas and the proposed tree line to be maintained shall be sufficient for the residential abutter or if fencing or additional plantings are required.</u> An 8' tall stockade fence and row of existing vegetation exists along portions of the westerly lot line and are identified on the site plan. The existing 6' tall solid fence at the food truck area along the westerly boundary is identified on the site plan.
B.	In the Light Industrial District, except to allow for the development of a driveway, the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along the entire distance of the street frontage.			NA	Not within the Light Industrial District.

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.							Application Meet Requirements			
							Yes	No	NA	Comments
A.	Off-street parking may be provided out of doors or within a building. Off-street parking shall be considered to be an accessory use when provided to serve any permitted or nonconforming use. In the calculation of the number of parking spaces required, any fractional number of spaces shall be rounded to the next highest whole number for each use existing or proposed on the property. [Amended 4-16-1999]						Y			Site plan note 18 states that parking within the Route One right of way and along Rest View Lane is prohibited.
B.	Land may not be used and a building may not be occupied until off-street parking and/or loading facilities are provided.						Y			
C.	Design standards. [Amended 4-28-1995]									
(1)	All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, shall be designed according to the following criteria:									10 employee parking spaces are labelled. Spaces require signage. See notes 12 and 14 regarding use and parking requirements.
		Parking Angle (degrees)	Stall Width, feet	Skew Width, feet	Stall Depth, feet	Aisle Width, feet				
		90	9	na	18.5	26	Y		All 90 degree parking spaces shall meet the dimensional standard of 9' x 18.5'. A 26' wide aisle is provided.	
		60	8.5	10.5	19	16 one way	Y		60 degree parking spaces shall comply with these standards. Plan notes the 8.5' x 19' dimensions.	
		45	8.5	12.75	17.5	12 one way			NA	
		30	8.5	17	17.5	12 one way			NA	
		180	24	na	9	13 one way			NA	

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Company Name: Town of Wells

§ 145-39. Off-street parking.			Application Meet Requirements			
			Yes	No	NA	Comments
(2)	Every business, commercial, institutional, public and nonprofit use shall provide a minimum of 4% of the total parking spaces for vehicles with handicapped registration plates, but in no case less than one space. Handicapped spaces shall be designed according to ANSI Standard A117.1-1986.	Y*			<p><u>The number of total parking spaces required to be confirmed. Is the outdoor seating area/bar to remain with 30 seats? Total seating 115 seats?</u></p> <p>The plan identifies 6 handicap accessible spaces. <u>Restriping to comply with site plan requirements required.</u></p> <p>Handicap spaces require signage and striping if on pavement.</p>	
(3)	All required parking spaces shall be clearly designated. Handicapped and recreational vehicle spaces shall be identified with signs no smaller than nine inches wide by 12 inches high, posted four feet from the ground.	Y			<p>ADA compliant signs for the handicap parking are required.</p>	
D.	The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection F below. The reviewing authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular application for approval. The reviewing authority may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists, or based on a mixed use and the establishment of restricted operating hours. [Amended 4-26-1996; 4-19-1997; 11-2-2010; 11-5-2013; 6-10-2014; 11-5-2024]				<p>Based on all uses proposed the property is required to provide 117 parking spaces. See note 12 and 14 on sheet C2.1</p> <p>117 year round parking spaces (pavement/gravel) are proposed. Of the 117 spaces, 13 spaces in the drive-thru are stacked. 10 employee only spaces exist. 6 spaces for the two 3-bedroom dwelling units are proposed. In addition to the 117 spaces, there are 40 seasonal grass parking spaces approved.</p> <p>See hours of operation note 9 on sheet C2.1.</p>	
	Use	Required Parking Spaces				

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Company Name: Town of Wells

§ 145-39. Off-street parking.			Application Meet Requirements			
			Yes	No	NA	Comments
	Bank	1 per 100 square feet of customer waiting (teller line) area, plus 1 per 400 square feet of gross floor area of meeting or administrative area, plus 6 stacking spaces for the first drive-up window or ATM, plus 4 per additional drive-up window or ATM			NA	
	Bowling alley	3 1/4 per lane			NA	
	Congregate Care Facility	1 per housing unit, plus 1 space per employee on the two largest shifts combined			NA	
	Contractor business	1 per 1,000 square feet of gross floor area but no less than 3 per business			NA	
	Day care	1 per 400 square feet of floor area used for child care, plus 3			NA	
	Dwelling	2 per each dwelling unit, plus 1 per bedroom in excess of 2 bedrooms per dwelling unit	Y			Two 3 bedroom dwelling units are proposed on the 2 nd floor of the proposed 68' x 40' structure. 6 parking spaces proposed.
	Funeral Home	1 per each 50 square feet of chapel or public gathering area			NA	
	Life care facility	2 spaces per unit with 1 being a garage plus 1 for each 300 square feet of common facility gross floor area			NA	
	Lodging facility	1.5 for each sleeping room			NA	
	Manufacturing, warehousing and wholesale businesses	1 per 1,000 square feet of gross floor area but no less than 3 per business			NA	
	Marina	1 per slip or mooring, excluding guest moorings			NA	
	Medical care facility	1 per bed, plus 1 per 200 square feet of office floor area			NA	

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§ 145-39. Off-street parking.			Application Meet Requirements			
			Yes	No	NA	Comments
	Museums	1 per 500 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people			NA	
	Office, business	3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business			NA	
	Personal service business	1 per 400 square feet of gross floor area, but no less than 3 per business			NA	
	Retail business	3.5 per 1,000 square feet of sales floor area, but no less than 3 per business	Y			1,350 SF x 3.5/1000 = 5 spaces required. (1350 SF Retail use (Bakery).
	Restaurant, standard	1 per 2 seats, plus 1 space for every 10 seats to accommodate employees. Minimum of 6 spaces for any restaurant.	Y*			115 seats are approved for the standard restaurant use. (85 seats for main restaurant area and <u>30 seats for the beer garden</u>) <u>Beer garden to remain?</u> 115/3 + 115/20 = 45 spaces required (6 of which are for employees). 10 employee spaces are provided. Parking calculation is grandfathered from prior approvals. No new seating proposed.
	Restaurant, fast-food	1 per 30 square feet of floor area for food preparation and ordering	Y			120 SF for Fast-Food area that serves the drive-thru. 120/30 = 4 spaces required. 1710 SF Fast-Food area for Food Trucks outdoor kitchen area = 1710/30 = 57 spaces required.
	School: Elementary, junior high	3 per classroom and other rooms used by students			NA	
	School: High school	3 per classroom and other rooms used by students, plus 1 per 5 students			NA	
	School: Student Housing	1 per bed.				
	Tent and recreational vehicle parks	See § 145-50C			NA	

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Date of Review: 12/11/25; 01/20/26

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.				Application Meet Requirements			
				Yes	No	NA	Comments
		Theaters, auditoriums, function halls, clubs, churches and other places of assembly	1 per 4 seats, based upon occupancy load			NA	
		Shopping Centers	3.5 per 1,000 square feet of retail and business office use. Theaters, restaurants, fast food restaurants will require spaces consistent with this section			NA	
	(1)	For uses not listed above the number of parking spaces required shall be determined by the reviewing authority. The Code Enforcement Officer shall provide the reviewing authority a written opinion regarding the number of spaces he believes should be provided. The reviewing authority shall take into consideration the Code Enforcement Officer's opinion in making any such determination.				NA	
	(2)	Loading bays may be required by the Planning Board for a project which requires Planning Board approval.		Y			A delivery pad area is identified on the site plan. On 5/22/17 the Planning Board found the deliver pad to be sufficient. <u>Does this delivery pad still exist?</u>
E.	Required off-street parking in all districts as determined in § 145-39D shall be located on the same lot as the use it serves unless no reasonable on-site location exists and all of the following off-site requirements are satisfied: [Amended 6-10-2014]					NA	All parking is located on lot 5. No off-site parking proposed or exists.
	(1)	The off-site parking location is less than 1,000 feet from the boundary line of the property where the use it serves is located;					
	(2)	The off-site parking location is established by a recorded easement, or a license or lease agreement, to benefit the property where the use it serves is located;					
	(3)	The off-site parking location shall be located within a district in which a commercial parking lot is a permitted use; and					
	(4)	A site plan approval or a site plan amendment is obtained from the Planning Board for each property.					

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-39. Off-street parking.		Application Meet Requirements			
		Yes	No	NA	Comments
F.	Plans for parking areas shall indicate the location of snow storage or make provision for snow removal. Snow may be stored on required parking spaces if the Planning Board determines that the business(es) will have adequate parking during the winter months without the use of the spaces on which snow is stored.	Y*			<u>Snow storage areas to be depicted on the site plan.</u>
G.	Parking areas within in the Shoreland Overlay District shall meet the shoreline setback required for structures from the water body or wetland adjacent to which they are located.			NA	The property is not within a Shoreland Overlay zone.
H.	Parking areas shall be designed to prevent stormwater runoff from flowing directly or being piped directly into a water body, to allow for the settling of sediment and the removal of grease, oil and other pollutants.	Y*			<u>Town Engineer to review stormwater management and recommended changes to be addressed.</u> Stormwater Control plan provided with prior site plan approval. <u>Plan to detail when incomplete stormwater is required to be installed.</u>
I.	All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May 1 and November 1.	Y*			40 seasonal grass parking spaces are approved. All other parking to be gravel or pavement. The applicant proposes to reinforce the grass parking areas with gravel beneath the grass, see grass parking detail on <u>sheet C9.2. Plan to detail when reinforced grass parking to be established by. Was this done previously or is gravel beneath the grass areas still needed?</u> Plan note 14 on sheet C2.1 currently notes that the grass parking spaces shall only be used between May 1 and November 1 of each year.

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j.	In the Light Industrial District all off-street parking shall be located at the side and/or in the rear of the building if the building is less than 60 feet from the right-of-way of a street. If the building is 60 feet or more from the right-of-way of a street, then the parking shall be located no less than 40 feet from the street right-of-way and a landscaped buffer meeting the requirements of § 145-38B shall be provided. [Added 4-12-2003]			NA	
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§ 145-40. Signs. [Amended 4-28-1995; 4-26-1996; 4-18-1998; 4-14-2000; 11-5-2002; 5-20-2003; 4-29-2005; 11-6-2007; 6-8-2010]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Standards for all signs. All signs shall comply with these regulations, regardless of whether or not a permit is required:		N		See note 8 on sheet C2.1. "Signage shall be in compliance with the Wells Land Use Ordinance. Signs shall obtain approval from the Wells Code Enforcement Office prior to be installed." Existing sign location identified. <u>New sign location for Congdon's After Dark labelled on site plan. Sign was installed without a sign permit and does not meet the standards of 145-40 and shall be noted to be removed on the plan.</u>
	(1) No sign shall cover any architectural details of a building, as defined by this ordinance.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.
	(2) Signs shall be attached to the ground or to a building, except for portable signs, as regulated by Subsection <u>l(2)</u> , below.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.
	(3) No sign shall project beyond the lot line(s) of the lot on which it is located.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.
	(4) No sign shall obstruct a driveway or required parking space.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.
	(5) No sign shall obstruct or impair the vision of vehicular and pedestrian traffic or otherwise constitute a hazard to the same. No sign shall reduce the sight distance from any driveway, road or street below a distance of 10 feet for every mile per hour of the posted speed limit on the street. Sight distance shall be measured at a point on the driver's side of the exit lane 10 feet behind the curb or edge of shoulder line with the height of the eye ranging from 3.5 to 6.0 feet above the pavement to an object having a height of 4.25 feet located within all of the travel lanes of the intersecting street.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.
	(6) No sign shall be attached to utility poles, trees or traffic control signs or devices, except for banners or flags approved by the Board of Selectmen, pursuant to Subsection <u>l(1)</u> , below.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.

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§ 145-40. Signs. [Amended 4-28-1995; 4-26-1996; 4-18-1998; 4-14-2000; 11-5-2002; 5-20-2003; 4-29-2005; 11-6-2007; 6-8-2010]			Application Meet Requirements			
			Yes	No	NA	Comments
(7)	External illumination of signs may only be provided by a white light. The source of the illumination for any sign shall not be visible beyond any lot line.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	
(8)	No ground sign (monument or pole) shall exceed a height of 20 feet.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	
(9)	No ground sign shall be located within the street right-of-way.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	
(10)	A ground sign shall not be located within 400 feet, measured along the street frontage of the lot, from any other ground sign advertising the same business(es).		N		Signs will be determined in compliance by the Code Enforcement Office prior to being placed. <u>Sign installed without a permit is 140 feet from the existing sign.</u>	
(11)	Awning signs shall be limited only to placement on the valance of the awning. Awning signs shall be opaque, and shall not be backlit.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	
(12)	Signs may be located within the required setback from any street right-of-way, but shall not be located within the required setback from any other lot line.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	
(13)	No wall sign shall cover more than 25% of the total signable area of any facade on which it is affixed.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	
(14)	All signs shall be maintained in good condition.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	

Note: Sections A-1, A2, and B through J are reviewed as part of the Sign Permit process with the Code Enforcement Office.

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-41. Light and glare. [Amended 6-8-2010]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	The Town of Wells recognizes the need to minimize light pollutions and glare from illumination, whether lighting of grounds or by signs, in order to avoid unreasonable impacts on existing uses, abutting properties, and the natural environment. Unreasonable impacts may include contributions to artificial illumination of the night sky, impacts on persons in the surrounding area, and hazards to drivers.	Y*			See note 10 on sheet C2.1 "All exterior lighting shall be downward directional or shielded as to prevent glare onto abutting lots or right of ways." New light poles and lighting fixtures are proposed. Lighting details provided. <u>Have these been installed? Plan to confirm.</u> Existing exterior light locations are identified on the site plan. A photometric plan was not required by the Planning Board on 3/15/21.
B.	In addition to meeting all other applicable requirements, any sign lighting must meet the following requirements:	Y			
	(1) Signs shall be illuminated only by steady, stationary, shielded light sources directed solely on the sign without causing glare or by a constant internal illumination. Any light source shall be shielded with a fixture so that bulbs are not directly visible from neighboring properties or public ways. (See also §145-40 A (7).)				
	(2) No sign shall be animated by means of flashing, blinking or traveling lights or by any other means not providing constant illumination except for a traditional striped, rotating barber's pole, accessory to a barber shop.				
	(3) Notwithstanding the above, electronic message center signs where permitted may change messages no more than every 10 minutes. The message on the electronic message center must change as rapidly as technologically practicable, with no phasing, rolling, scrolling, flashing or blending.				
	(4) All externally lighted signs shall be shielded so as to effectively prevent beams or rays of light from being directed at any portion of the main traveled way of a roadway; or of such low intensity or brilliance as not to cause glare or impair the vision of the driver of any motor vehicle or to create nuisance conditions.				

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Company Name: Town of Wells

§ 145-42. Erosion and sedimentation control. [Amended 4-27-2007]	Application Meet Requirements			
	Yes	No	NA	Comments
<p>Earthmoving operations associated with development construction activities shall be conducted in a manner to prevent or minimize erosion and sedimentation of surface waters in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. Location of structures and streets shall be designed using the existing topography in a manner which avoids slope modifications which could expose areas of soils to erosion or which could jeopardize the slope stability.</p>	Y			<p>Best Management Practices for soil erosion and sedimentation control are a condition of approval. See standard condition of approval notes (1- 16) on the plan.</p>
§ 145-43. Stormwater management. [Amended 4-27-2007]	Application Meet Requirements			
	Yes	No	NA	Comments
<p>Stormwater runoff shall be managed and directed through surface or subsurface drainage systems in accordance with Chapter 202-12F(4) General Standards of the Wells Municipal Code (wherein the word "site plan" shall be substituted for "subdivision"). Stormwater retention practices shall be employed to minimize impacts on neighboring and downstream properties. In areas of aquifer recharge, stormwater infiltration (after separation of leachable harmful substances) shall be required. Where retention/infiltration is unwarranted or unfeasible, off-site improvements to natural or man-made drainage systems may be necessary to increase capacity and prevent erosion at the developer's expense. The natural state of watercourses, swales or floodways shall be maintained.</p>				<p>Stormwater Control Plan dated 1/5/2021 prepared by Esther K. Bizier, PE of Main-Land Development Consultants, Inc.</p> <p><u>Town Engineer to review what drainage has been installed and plan to detail when incomplete drainage to be completed by.</u></p>
Chapter 202-12F, General Standards				
(4) Stormwater management. [Amended 4-27-2007]				
<p>(a) Where a subdivision is traversed by a stream, river or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. This stormwater management system shall be designed by a registered professional engineer.</p>				

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<p>(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.</p>			<p>A 15' wide utility easement is noted.</p> <p>A temporary grading rights area affecting lot 5 was identified on the 2018 site plan per deed reference 1g and is shown on amended plan.</p> <p>A 15' wide easement to KKWWD per deed reference 1h also identified on 2018 site plan and is shown on amended plan.</p> <p>Some grading is proposed within the 15 foot wide KKWWD easement. The applicant contacted KKWWD and this grading is permitted. See email dated 8-9-21.</p> <p>An existing ditch with extended culvert was installed on Map 123, Lot 5 per 2018 approval and is identified on the amended plan.</p> <p>Culverts identified on sheet C3.1 of prior approval.</p>
<p>(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development.</p>			<p><u>Town Engineer to review prior approved plans. Recommended plan notes to detail a pre-construction meeting to be held prior to any construction activity or site disturbance and to detail when incomplete drainage shall be completed by.</u></p>
<p>(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.</p>			<p><u>Town Engineer to review prior approved plans. Recommended plan notes to detail a pre-construction meeting to be held prior to any construction activity or site disturbance and to detail when incomplete drainage shall be completed by.</u></p>
<p>(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.</p>			<p style="text-align: center;">NA</p>

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<p>(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.</p>			<p>See sheet C1.1 of prior approvals. Total wetland impact 14,372 SF stated in Note 1.4.</p> <p>Prior approved GB zone coverage was 25.05%. Existing conditions note GB zone lot coverage to be 25.62%. <u>Does not appear to include the existing gravel drive that was installed to Route One near Rest View Lane intersection?</u> Proposed lot coverage for the GB zone to be 28.58%. <u>To be updated to include the gravel access proposed to the 68' x 40' building.</u></p> <p>In 2019 the owner installed a gravel drive resulting in 1,385 SF of additional wetland impact. This gravel drive is to be widened and will create a total wetland impact of 2,437 SF (see label on sheet C2.1) (added impact of 1,052 SF).</p> <p>Total grass parking area was 14,078 SF plus 9,585 SF. Parking area widths noted on sheet C2.1. <u>Updated to reflect gravel travel ways installed?</u></p> <p>A MDEP Stormwater Permit and NRPA Permit were applied for. MDEP #L-28775-TC-A-N and L-28775NJ-B-N approved 8/27/21. <u>Are revised permits required based on the amendments proposed?</u></p>
<p>(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.</p>	<p align="center">Y</p>		<p>A MDEP Stormwater Permit and NRPA Permit were applied for. MDEP #L-28775-TC-A-N and L-28775NJ-B-N approved 8/27/21. <u>Are revised permits required based on the amendments proposed?</u></p>

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<p>(h) For subdivisions located within the watershed of a great pond containing: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006.</p>			<p align="center">NA</p>	
<p>(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a "Downstream Analysis" under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm, as described below:</p>			<p align="center">NA</p>	
<p>[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the "10% rule." Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities.</p>				
<p>§ 145-44. Vision obstructions at intersections.</p>	Application Meet Requirements			
	<p align="center">Yes</p>	<p align="center">No</p>	<p align="center">NA</p>	<p align="center">Comments</p>
<p>All corner lots shall be kept clear from visual obstructions higher than three feet above ground level for a distance of 25 feet or a distance equal to the required building setbacks from the streets, whichever is less, from the intersection, measured along the intersecting lot lines.</p>	<p align="center">Y</p>			<p>Sight distances onto Route One are noted to exceed 350'+. Route One speed limited is noted to be 35 MPH.</p> <p>Sight distances at northerly curb cut provided and exceed 350'+ in both directions.</p> <p>Map 123, Lot 76 entrance is depicted on the plan.</p>

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§ 145-45. Noise.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Purpose. Excessive sound and vibrations are serious hazards to the public health, welfare, safety and quality of life. It is the policy of the Town of Wells to prevent excessive stationary sound and vibration, which may jeopardize the health, welfare or safety of its residents or degrade the quality of life. This ordinance shall apply to the control of all stationary sound and vibration originating in the Town of Wells. This ordinance is not designed to impede any person's First Amendment rights of freedom of speech. This ordinance is not designed to impede the growth or economic health of the commercial or industrial sectors of the Town of Wells. This ordinance is designed to prohibit excessive and unreasonable sound and vibrations that are hazards to the public health, welfare, safety and quality of life only. [Amended 6-14-2011]	Y			<p>Sound pressure levels were not provided. If noise is of concern the owner of the parcel will measure noise levels as outlined.</p> <p>See note 9 on sheet C2.1 regarding hours of operation. Restaurant, Drive-thru and Bakery open 5:30 am to 4:00 pm. Beer Garden area is identified on the plan. Beer Garden hours of operation are 4pm to 1am.</p> <p>Food Truck Area hours to be open 4:00 pm to 2:00 am.</p> <p>The parcel shall comply with the Town Noise Ordinance.</p>
B.	Violation. It is unlawful, and a violation of the Wells Code to make, emit, continue, or cause to be made, emitted or continued, any excessive, unnecessary or unreasonable noise beyond the boundaries of a person's property in excess of the noise levels established in the Wells Code. Where multiple residences or businesses exist within the confines of a structure, the limits of one's occupancy rights shall be considered the boundary for purposes of measuring noise. [Amended 4-16-1999; 6-14-2011]	Y			
C.	Maximum noise level. The maximum permissible noise level produced by any activity (existing or future) on a lot shall not exceed the following limits: [Amended 6-14-2011]	Y			
	(1) Music, amplified or acoustic, not otherwise exempt, that is plainly audible and excessive, unnecessary or unreasonable at a point, not on the property where the music originates, but at the location where the complaint is made.				
	(2) Other noise levels, not otherwise exempt, plainly audible and excessive, unnecessary or unreasonable at the location where the complaint is made.				
D.	Exemptions. The following shall be exempt from the standards of 145-45(C): [Amended 6-14-2011]	Y			

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(1)	Natural phenomena.				
(2)	Church bells rung as part of any official church ceremony or service, and tower clock bells ringing the hour during daytime hours, provided that at no time shall such duration exceed fifteen (15) minutes.				
(3)	Any siren, whistle, or bell lawfully used by emergency vehicles or any other alarm systems used in any emergency situation, provided, however, that burglar alarms not terminating within fifteen (15) minutes after being activated shall be unlawful.				
(4)	Warning devices required by the Occupational Safety and Health Administration or other state or federal governmental safety regulations.				
(5)	Farming equipment or farming activity.				
(6)	Timber harvesting and milling during daytime hours.				
(7)	Noise from domestic power equipment such as, but not limited to, chain saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.				
(8)	Noise generated by any construction, demolition equipment, or mineral extraction (including crushing, screening, or segregating) operated during daytime hours as per the Ordinance or site plan approval, whichever is more restrictive.				
(9)	Emergency maintenance, construction or repair work.				
(10)	Noise created by refuse and solid waste collection during daytime hours.				
(11)	Noise created by any municipal-sponsored events, municipal beach cleaning, school sporting events, parades and Town-approved fireworks displays.				
(12)	Noises created by plows, trucks and other equipment used in the removal of snow.				
(13)	Noise from any aircraft operated in conformity with, or pursuant to, Federal law, Federal air regulations, and air traffic control instruction, including any aircraft operating under technical difficulties, any kinds of distress, or under emergency orders of air traffic control.				
(14)	Noise from trains operating in conformity with or pursuant to all applicable State and Federal laws and regulations.				
(15)	Emergency or extraordinary situations.				

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	(16)	A business may use an outside sound system to notify patrons waiting to pick up an order, obtain a table, or to be able to participate in the activities of the business, provided that such sound does not create an excessive, unnecessary or unreasonable noise.				
	(17)	Noise from the operation of air conditioning or refrigeration units, which are part of the normal operation of a business or businesses located on the premises and which are necessary and normal to the operation of said business, and which air conditioning or refrigeration units are regularly serviced and kept in good repair.				
	(18)	Noise from any idling vehicles at a commercial establishment in the process of loading or unloading merchandise for the establishment, or waiting for the opportunity to do the same.				
E.		The removal or disabling of any noise-suppression device on any equipment is prohibited. Any noise-suppression device on equipment shall be maintained in good working order.	Y			
F.		Enforcement. Notwithstanding § 145-63 of this chapter, this section may be enforced by any of the following methods:				
	(1)	A violation of this section may be considered a land use violation and the enforcement procedures in § 145-63 may be invoked by the Code Enforcement Officer.				
	(2)	A violation of this section may be treated as a civil violation as defined by 17-A M.R.S.A. § 4-B and enforced by a law enforcement officer according to the procedures specified in 17-A M.R.S.A. § 17 and Rule 80H of the Maine Rules of Civil Procedure.				
	(3)	A violation of this section may also be considered the creation of a loud and unreasonable noise as prohibited by 17-A M.R.S.A. § 501 (Offenses Against the Public Order: Disorderly Conduct), provided that neither the Town of Wells nor any of its employees may initiate proceedings alleging a violation of both the Town ordinance and the state statute against the same person or persons for the same incident. [Amended 4-16-1999]				

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Prepared By: Office of Planning & Development

Company Name: Town of Wells

	<p>(4) With regard to a business with a Special Entertainment Permit issued under the authority of the Town of Wells, the municipal police and/or a Code Enforcement Officer for the Town of Wells shall have the authority to order that business to cease operation of the violation immediately upon a second visit to the premises within a two hour period, or a third visit within a 24-hour period beginning with the time of the first visit to investigate a noise complaint, when a police officer or a Code Enforcement Officer has on the previous visit(s) heard plainly audible noise in violation of this ordinance, and has reported that to the owner of the property or the person responsible for the excessive or unreasonable noise. The on-duty Municipal Police Supervisor shall accompany a police officer or Code Enforcement Officer responding to subsequent second and/or third noise complaints and shall have the authority to immediately cease operations of the violation source. The Special Entertainment may not resume within a 12 hour period thereafter. [Added 6-14-2011]</p>				
<p>§ 145-46. Utility distribution lines.</p>		<p align="center">Application Meet Requirements</p>			
		<p align="center">Yes</p>	<p align="center">No</p>	<p align="center">NA</p>	<p align="center">Comments</p>
<p>A.</p>	<p>Review. Notwithstanding §§ 145-61 and 145-62, utility distribution lines are allowed in all zoning districts without a building permit or certificate of occupancy. [Amended 6-13-2017]</p>			<p align="center">NA</p>	
<p>B.</p>	<p>Dimensional requirements. The dimensional requirements of Article V and § 145-35J do not apply to utility distribution lines. [Amended 6-4-1996]</p>			<p align="center">NA</p>	
<p>§ 145-47. Utility transmission lines.</p>		<p align="center">Application Meet Requirements</p>			
		<p align="center">Yes</p>	<p align="center">No</p>	<p align="center">NA</p>	<p align="center">Comments</p>
<p>A.</p>	<p>Lot lines. For the purposes of Subsection C, the boundary lines of a utility transmission line right-of-way, whether the right-of-way is in fee simple ownership, a leasehold or an easement, are considered the lot lines of the right-of-way.</p>			<p align="center">NA</p>	
<p>B.</p>	<p>Review. A utility transmission line is a permitted use in all zoning districts upon obtaining site plan approval from the Planning Board in accordance with the provisions of Article X.</p>			<p align="center">NA</p>	
<p>C.</p>	<p>Dimensional requirements.</p>			<p align="center">NA</p>	

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Project Name/District: Congdon's Doughnuts / General Business & Residential A District - Tax Map 123, Lot 5

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Prepared By: Office of Planning & Development

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(1)	Utility transmission lines must meet setback requirements from lot lines and water bodies to the greatest extent practical by the configuration of the utility corridor in which they are located and by the constraints of topography. With the exception of the setback from lot lines, the dimensional requirements of Article V do not apply to utility transmission lines. All aboveground portions of utility transmission lines shall comply with the setback requirements of Article V and § 145-35J.				
(2)	In all zoning districts where the setback for structures is greater than 10 feet from any lot line, the setback for the underground portion of a subsurface transmission line may be reduced to 10 feet from any lot lines.				
(3)	Subsurface and aerial utility transmission lines may be placed within the setbacks from any lot line abutting a street right-of-way provided no portion of a utility transmission line is placed between ground level and a height of 20 feet above the center line of the street within said setback. [Amended 6-4-1996]				
§ 145-47.1. Public Transportation Shelter. [Added 11-6-2007]		Application Meet Requirements			
		Yes	No	NA	Comments
Public transportation shelters may be placed within the ordinarily required setbacks as set forth in Article V.				NA	
§ 145-47.2. School Bus Shelter. [Added 11-6-2007]		Application Meet Requirements			
		Yes	No	NA	
A single school bus shelter which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot following staff review for traffic safety and road maintenance impact.				NA	

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§ 145-47.3. Farm Stands and food stands. [Added 6-11-2019]		Application Meet Requirements		
		Yes	No	NA
A..	A single farm stand which is accessory to an existing residential use may be placed within required setbacks from a right-of-way as set forth in Article V and is not subject to the requirements of Article X or § 145-51.			NA
B.	A food stand may be placed within required setbacks from a right-of-way as set forth in Article V and is not subject to the requirements of Article X or § 145-51.			

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Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet which shall contain the following information:	Y				Scale is 1" = 40 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Owner and applicant names and addresses noted. Business name and address noted.

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				<p>7,471SF is the total gross floor area of the restaurant, bakery (1,350 SF use) , drive-thru area inside the restaurant (120 SF use), beer garden area (840 SF), and 462 2nd level space plus 180 SF office addition.</p> <p>The footprint of this building for lot coverage purposes is 7,009 SF).</p> <p>The proposed outdoor kitchen area has been eliminated. A 615 SF Arcade structure is proposed.</p> <p>The Food Truck area is 1,710 SF in area.</p> <p>Area of the GB zone is noted on Sheet C2.1 as 7.23 acres. RA zone is noted to be 8.71 acres.</p> <p>See note 11 on sheet C2.1. 0% lot coverage proposed/exists in RA zone. GB zone lot coverage to be noted based on area of land in GB zone.</p> <p>Prior approved GB zone coverage was 25.05%.</p> <p>Existing conditions note GB zone lot coverage to be 25.62%. <u>Does not appear to include the existing gravel drive that was installed to Route One near Rest View Lane intersection? Does it include new gravel access widening where pavers are being removed?</u></p> <p>Proposed lot coverage for the GB zone to be 28.58%. <u>To be updated to include the gravel access proposed to the 68' x 40' building.</u></p>

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y*				<p>A prior approved site plan for Lot 5 was prepared by and stamped by Dana Libby, PLS of Corner Post Land Surveying, dated 03-28-2018.</p> <p>Standard Boundary Survey by Main Land Development Consultants Inc dated 03-09-2020; revised 8/19/20 by Charles L. Buker PLS #2397.</p> <p>Food Trucks are not considered structures due to being annually registered vehicles. See note 16 on sheet C2.1.</p> <p>Encroachment on Sheet S1.1 is identified, see note 7.</p> <p><u>Plan note recommended that requires the 68' x 40' building and 8' x 8' proposed deck to be survey located with stakes prior to the issuance of a building permit to confirm setback shall be met.</u></p>
(4)	All existing and proposed setback dimensions.	Y				Setback requirements noted.

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>See note 8 on sheet C2.1. "Signage shall be in compliance with the Wells Land Use Ordinance. Signs shall obtain approval from the Wells Code Enforcement Office prior to be installed."</p> <p><u>A sign was installed on the property without a sign permit for "Congdon's After Dark," The sign is less than 400 feet from the existing monument/ground sign and is in violation of 145-40A(10). The plan must note this sign shall be removed.</u></p> <p>See note 10 on sheet C2.1 "All exterior lighting shall be downward directional or shielded as to prevent glare onto abutting lots or right of ways."</p> <p>New light poles and lighting fixtures are proposed. Lighting details provided. <u>Have any lights/light poles been installed?</u></p> <p>Existing exterior light locations are identified on the site plan.</p> <p>A photometric plan was not required by the Planning Board on 3/15/21.</p>
(6)	The type, size and location of all incineration devices.				NA	No such devices proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.				NA	No such machinery proposed. Food trucks to have power from meter box.

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	<p>(8) The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.</p>					<p>A 15' wide utility easement from Map 123, Lot 5-A is identified.</p> <p>A temporary grading rights area affecting lot 5 was identified on the 2018 site plan per deed reference 1g and is shown on amended plan.</p> <p>A 15' wide easement to KKWWD per deed reference 1h also identified on 2018 site plan and is shown on amended plan.</p> <p>An existing ditch with extended culvert was installed on Map 123, Lot 6 per 2018 approval and is identified on the amended plan.</p> <p>New and replacement culverts identified on sheet C3.1. Overhead utility locations are depicted.</p> <p>Sheet C1.1 markups addressed. Total wetland impact 14,372 SF stated in Note 1.4</p> <p>Total grass parking area is 14,078 SF plus 9,585 SF. Parking area widths noted on sheet C2.1 <u>Updated to reflect gravel travel ways installed?</u></p> <p>A MDEP Stormwater Permit and NRPA Permit were applied for. MDEP #L-28775-TC-A-N and L-28775NJ-B-N approved 8/27/21. <u>Are revised permits required based on the amendments proposed?</u></p> <p><u>Proposed water and sewer connections to proposed building to be depicted. Sheet C3.1 recommended.</u></p>
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Y*

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y*				<p><u>Revised plans to be reviewed by Town Engineer. Sheet C3.1 to be provided to depict proposed grading and utility changes.</u></p> <p><u>Culvert extension information to be labelled on the plan.</u></p> <p><u>Reference to 2020 approved stormwater design plans needed.</u></p> <p><u>Existing catch basins and culverts to be depicted.</u></p> <p><u>Deadline for installation to be determined. Recommend no later than 9/15/26 or prior to certificate of occupancy for the 68' x 40' building, whichever occurs first.</u></p> <p>Two foot contours shown on Sheet S1.1 Standard Boundary Survey as part of prior approval.</p>

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	Y*				<p>90 degree parking spaces shall comply with these standards. Plan notes the 9' x 18.5' dimensions. 26' wide aisle requirements are identified within the parking areas.</p> <p>Based on all uses proposed the property is required to provide 117 parking spaces. See note 12 and 14 on sheet C2.1</p> <p>The food truck uses (57 spaces required), 115 seat Standard Restaurant use (45 spaces required), the bakery (5 spaces) and drive-thru (4 spaces), and two 3-bedroom dwelling units (6 spaces required) total 117 spaces required.</p> <p>117 year round parking spaces (pavement/gravel) are proposed. Of the 117 spaces, 13 spaces in the drive-thru are stacked. 10 employee only spaces exist. 6 spaces for the two 3-bedroom dwelling units are proposed. In addition to the 117 spaces, there are 40 seasonal grass parking spaces approved.</p> <p>See hours of operation note 9 on sheet C2.1.</p> <p>No off-site parking proposed.</p> <p>Based on 117 spaces, 5 handicap accessible spaces are required. The plan identifies 6 handicap accessible spaces. Handicap spaces require signage and striping if on pavement.</p>

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§ 145-77. Data Requirements [Amended 4-26-1996]	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
					<p>40 seasonal grass parking spaces are approved.</p> <p>The applicant proposes to reinforce the grass parking areas with gravel beneath the grass. Grass parking detail on to C9.2. <u>Has grass parking been constructed with gravel beneath the grass?</u></p> <p>Plan note 14 on sheet C2.1 notes that the grass parking spaces shall only be used between May 1 and November 1 of each year.</p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*			<p>15' wide buffer along Route One and Rest View Lane is required.</p> <p>Planning Board to review the Route 1 and Rest View Lane landscaped buffers and determine if what exists and is proposed is sufficient.</p> <p><u>A patio area was installed between the Congdon's Restaurant building and Route One. Grassed area removed. Patio area includes two planter boxes with shrubs. Planning Board to determine if this buffer area is suitable. The Board observed the patio at the site walk and the area appeared OK.</u></p> <p>A shade tree previously required to be installed to the south of the drive-thru exit does not exist, prior to attempts to install it resulted in the tree dying. The applicant proposes to move this shade tree to the area along Route One adjacent to the focal point filter. <u>Applicant to confirm the trees will not impact the filter.</u></p> <p>Existing vegetation (grass, shrubs, trees) to be maintained along Route One from the entrance to the north of the focal point filter to Rest View Lane. Existing vegetation (grass, shrubs, trees) to be maintained along Rest View Lane. <u>Planning Board to determine if this remains suitable. Deadline to be installed to be determined. Recommend no later than 9/15/26 or prior to CO of 68' x 40' building, whichever occurs first.</u></p> <p>This commercial parcel abuts commercial property to the south and west. Screening is not required for these commercial uses.</p>
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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
						Residential lots abut the parcel to the north. One residential abutter on Map 43, Lot 3-3 exists. <u>The Planning Board to consider if the existing wooded areas and the proposed tree line to be maintained shall be sufficient for the residential abutter or if fencing or additional plantings are required.</u> An 8' tall stockade fence and row of existing vegetation exists along portions of the westerly lot line and are identified on the site plan. The existing 6' tall solid fence at the food truck area along the westerly boundary is identified on the site plan.
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Easements are identified on sheet C2.1
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 1 is identified. Rest View Lane is identified on sheet C2.1
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y*				<u>Abutters are identified but require correction.</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed(s) for the property provided.
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			NA		

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	Y				<p>The fenced recycling/storage area adjacent to the restaurant is identified. This area shall not contain a dumpster.</p> <p><u>Dumpsters approved adjacent to large gravel parking lot. Dumpster shall meet setbacks and be fence enclosed by 6' tall solid fencing. To remain or be relocated/ replace by the dumpster near Route One?</u></p> <p>A new dumpster area is proposed adjacent to Route One. The dumpster shall meet setback requirements and be enclosed by 6' tall solid fencing.</p> <p><u>Plan notes recommended to detail when dumpster enclosures to be installed by.</u></p> <p>Proposed picnic table areas, dumpsters and portable toilet areas identified on the plan.</p> <p><u>Is the 30 seat bear garden/ bar area being eliminated and replaced by outdoor storage area? Are 30 outdoor seats moving inside restaurant?</u></p> <p>See note 19 on sheet C2.1 regarding proper disposal of portable toilet waste.</p>

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.	Y*				<p><u>A letter from the WSD for the two 3-bedroom dwelling units and accessory restaurant storage building has not been provided. Emails from July 2025 indicate WSD would be sending a letter.</u></p> <p>The Food trucks have no connection to public or private sewer. See note 13.</p>
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.		N			<p><u>A letter from the KKWWD to be provided for the two 3-bedroom dwelling units proposed and accessory restaurant storage space. The letter provided, dated 5-13-25, is not specific to the uses proposed.</u></p> <p>See note 13 regarding temporary/emergency water available to Food Trucks.</p>

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:	Y				<p>On 4/2/18 the Planning Board did not require additional traffic data..</p> <p>The Food Truck fast food operation to occur during evening hours. Restaurant hours of operation will also be occurring in the evening hours for a "Beer-garden." See note 12 regarding hours of operation. Restaurant, Drive-thru and Bakery open 5:30 am to 4:00 pm. Food Truck Area now proposes to be open 4:00 pm to 2:00 am. Beer Garden area is identified on the plan. Beer Garden hours of operation are 4pm to 1am. See note 12.</p> <p>On 8/9/21 the Planning Board voted to not require additional traffic data for the amendment proposed. Additional curb cut is proposed approximately 80 feet from Rest View lane. Sight distances are noted on sheet C2.1 and exceed 350' in both directions. No increase in seating or Fast-Food Restaurant use proposed.</p> <p>Width of curb cut onto Route One near Rest View Lane intersection is 25 feet. Directional arrows shall be striped on the entrance/exit pavement/apron that is required to be installed. Signage for right turn only onto Route one shown and do not enter signage shown at 12' wide travel way off the proposed and shall be installed.</p>
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval and are noted on the plan. <u>To be reviewed by the Town Engineer.</u>
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]	Y*				Stormwater Control Plan dated 1/5/2021 prepared by Esther K. Bizier, PE of Main-Land Development Consultants, Inc. Revised June 15, 2021. Sheet C1.1 markups addressed. Total wetland impact 14,372 SF stated in Note 1.4 A MDEP Stormwater Permit and NRPA Permit were applied for. MDEP #L-28775-TC-A-N and L-28775NJ-B-N approved 8/27/21. <u>Town Engineer to review stormwater management.</u>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]	Y				

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	Chapter 201, Article IV. Sidewalk Development.	Y				See plan note 23. The property falls within the Route One Corridor Study area. Sidewalk requirements per Chapter 201 shall be reviewed for any future site plan or building permit review on the property. The site plan amendment seeking approval for the 68' x 40' two-story building was submitted prior to the adoption of the new Route One sidewalk requirements and is vested.

24. A surveyor shall stake the foundation/ structure locations of the proposed 8' x 8' deck and the 68' x 40' building to ensure setback requirements are met.

25. Prior to any construction or site disturbance the applicant/owner and their agent/contractor shall participate in a pre-construction meeting to be held at Town Hall with Town Departments, KKWWD and WSD to discuss the construction and completion of all site plan approval components associated with this site plan. *A performance guarantee in the form of cash escrow shall be provided to the Town at the time of the pre-construction meeting to cover cost of the drainage system, ----- (TBD by PB)*

26. The following shall be completed prior to the issuance of any building permit or site disturbance and no later than May 1, 2026:

- a. Dumpsters shall be enclosed by 6' tall solid fencing;
- b. The Congdon's After Dark sign was installed without a permit and shall be removed;
- c. Building permit shall be submitted for the 615 SF Arcade building that was relocated without a permit.

27. Prior to the issuance of any certificate of occupancy for the 68' x 40' building or no later than September 15, 2026, whichever occurs first, the following shall be completed:

- a. Stormwater management system approved in 2020 shall be installed (grading, filter ponds, focal point filter, 5' wide paved strip, catch basin, culverts, underdrains, and 18" culvert reinstallation) and proposed utilities installed;
- b. Removal of permeable pavers and replace with gravel;
- c. Gravel parking area improvements;
- d. Pavement removed and grass area established at Restaurant entrance within Route One buffer;
- f. 40 grass parking spaces reinforced with gravel base;
- g. Parking lot restriping and directional arrows;
- h. ADA compliant signage installed at all handicap parking spaces;
- i. Employee only signage installed at 10 employee spaces;
- j. 25' wide paved apron installed, directional arrows striped, right turn only signage installed at Route One curb cut near Rest View Lane, and gravel drive widened to 25' for length of 50 feet;

Congdon's Doughnuts – draft plan notes 01/20/26

- k. Split rail fencing installed;
- l. 3" diameter shade trees installed along Route One;
- m. Portable toilets relocated.

NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND PREVIOUSLY APPROVED SITE PLAN BY ADDING AN ACCESSORY STORAGE GARAGE, TWO 3-BEDROOM DWELLING UNITS, 10'X16' SHED, 14'X24' SHED, 8'X8' COVERED DECK, 16'X16' ARCADE BUILDING, ADDITIONAL NEW DUMPSTER AREAS, MOVING PORTABLE TOILETS, ADDITIONAL PICNIC TABLE AREAS, NEW PATIO AREA FOR RESTAURANT TAKE OUT WINDOW, DEFINE STORMWATER CONSTRUCTION PHASING AND PARKING LOT CONSTRUCTION PHASING, AND 15' LANDSCAPE BUFFER PLANTING DEADLINES, & ASSOCIATED PARKING AND UTILITIES.
- LOTS 5 & 6 ON MAP 123 WERE MERGED AND NOW IDENTIFIED AS LOT 5 MAP 123
- TOTAL AREA: 15.94 ACRES, MORE OR LESS
- ESTIMATED WETLAND IMPACT: 14,390 S.F. (PREVIOUSLY APPROVED—NO ADDITIONAL IMPACTS CURRENTLY PROPOSED.)
- WETLANDS DELINEATION PERFORMED BY JOSEPH F. STEVENSON L.P.F., L.S.E AND ERIC WHITNEY ON 2018-04-08
- THIS SITE PLAN AMENDMENT DOES NOT CHANGE OR INCREASE ANY USE OF THIS PARCEL AS GARAGE & TWO DWELLING UNITS ARE INTENDED FOR EMPLOYEE USE ONLY. TRAFFIC STUDY HAS NOT BEEN ALTERED. SEE PREVIOUSLY APPROVED SITE PLAN APPLICATION FOR THIS INFORMATION.
- SITE IS SERVED BY PUBLIC SEWER & WATER
- SIGNAGE SHALL BE IN COMPLIANCE WITH WELLS LAND USE ORDINANCE. SIGNS SHALL OBTAIN APPROVAL FROM THE WELLS CODE ENFORCEMENT OFFICE PRIOR TO BE INSTALLED.
- THE STANDARD RESTAURANT, BAKERY AND DRIVE-THRU HOURS OF OPERATION SHALL BE 5:30 A.M. TO 4:00 P.M. THE FOOD TRUCK AREA HOURS OF OPERATION SHALL BE 4:00 P.M. TO 2:00 A.M. THE BEER GARDEN HOURS OF OPERATION SHALL BE 4:00 P.M. TO 1:00 A.M. THE PARCEL SHALL COMPLY WITH TOWN NOISE ORDINANCE.
- ALL EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTIONAL OR SHIELDED AS TO PREVENT GLARE ONTO ADJUTING LOTS OR RIGHT OF WAYS.
- LOT COVERAGE:
 - EXISTING PAVEMENT: 23,734 SQ FT + GRAVEL: 40,576 SQ FT + WALKWAYS & PAVERS: 5,976 SQ FT + BUILDINGS: 8,081 SQ FT + CRUSHED STONE 2,329 SQ FT = TOTAL: 80,696 SQ FT PROPOSED LOT COVERAGE IN GB ZONE: 25.62% PROPOSED LOT COVERAGE IN RA ZONE: 0%
 - PROPOSED (ADDITION OF ACCESSORY STORAGE GARAGE BUILDING & ASSOCIATED GRAVEL AREA) PAVEMENT: 23,734 SQ FT + GRAVEL: 47,178 SQ FT + WALKWAYS & PAVERS: 5,976 SQ FT + BUILDINGS: 10,801 SQ FT + CRUSHED STONE 2,329 SQ FT = TOTAL: 90,018 SQ FT PROPOSED LOT COVERAGE IN GB ZONE: 28.58% PROPOSED LOT COVERAGE IN RA ZONE: 0%
- EXISTING USES:

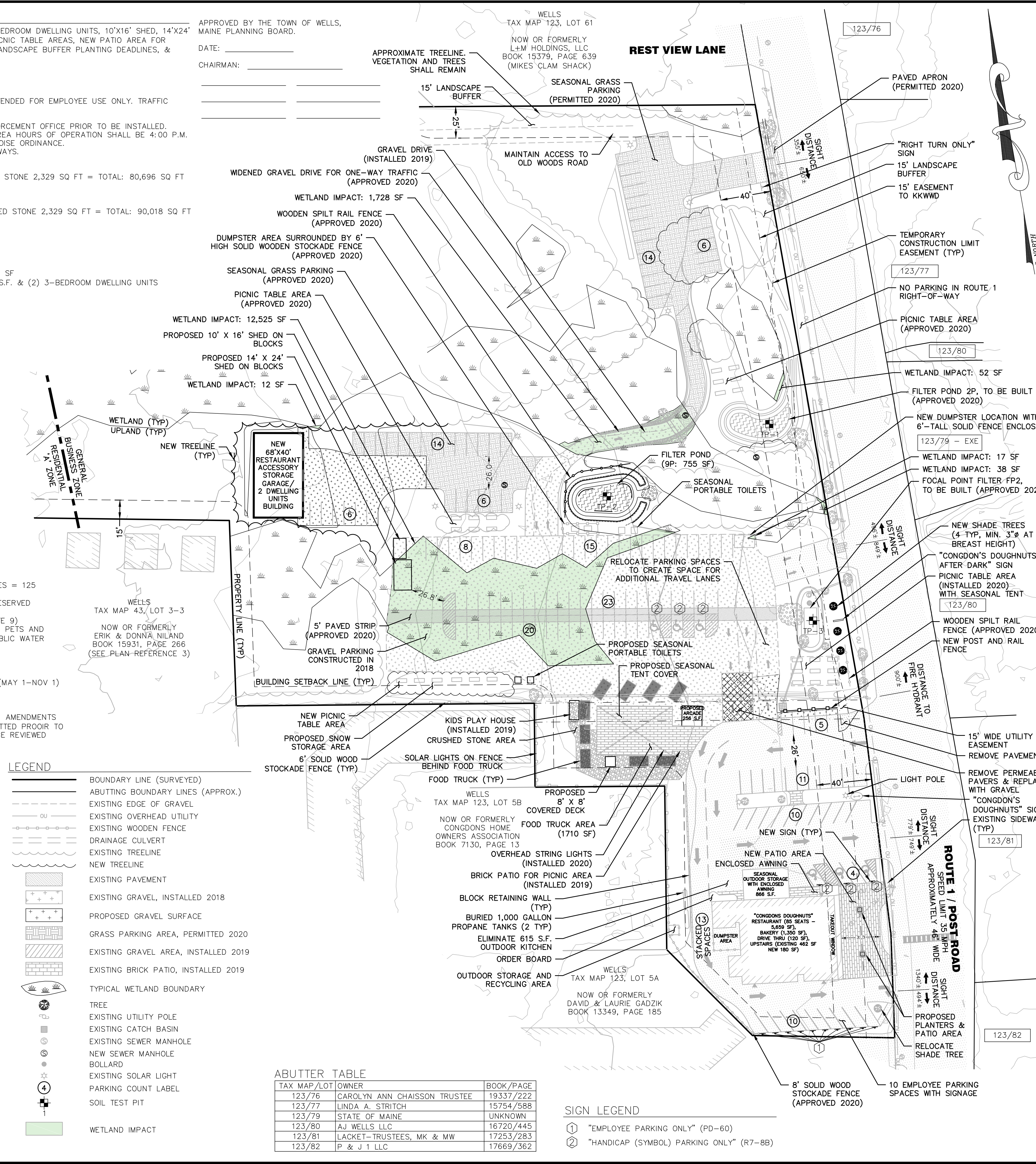
STANDARD RESTAURANT: 115 SEATS	STANDARD RESTAURANT: 115 SEATS
RETAIL BUSINESS (BAKERY): 1,350 SF	RETAIL BUSINESS (BAKERY): 1,350 SF
FAST-FOOD REST. (DRIVE-THRU): 120 SF	FAST-FOOD RESTAURANT (DRIVE-THRU): 120 SF
FAST-FOOD REST. (FOOD TRUCK AREA + OUTDOOR KITCHEN): 2,325 SF	FAST-FOOD RESTAURANT (FOOD TRUCK AREA) 1,710 SF
	RESTAURANT ACCESSORY STORAGE GARAGE: 2,720 S.F. & (2) 3-BEDROOM DWELLING UNITS
- ZONING INFORMATION - PARCEL IS LOCATED IN GENERAL BUSINESS DISTRICT (7.23 AC) & RESIDENTIAL A DISTRICT (8.71 AC)

GENERAL BUSINESS DISTRICT:	RESIDENTIAL A DISTRICT:
MINIMUM LOT SIZE: 20,000 SQ FT NET AREA (PUBLIC SEWER)	MINIMUM LOT SIZE: 20,000 SQ FT NET AREA (PUBLIC SEWER)
MAXIMUM DENSITY: 1 DWELLING PER 20,000 SQ FT OF NET AREA (2 DWELLINGS PROPOSED)	MAXIMUM DENSITY: 1 DWELLING PER 20,000 SQ FT OF NET AREA (2 DWELLINGS PROPOSED)
MINIMUM FRONTAGE: 100' (746.81' PROVIDED)	MINIMUM FRONTAGE: 100' OR 75' IF ENTIRELY ON A CUL-DE-SAC
MINIMUM LOT COVERAGE: 65% OR 2,500 SQ FT (WHICHEVER IS GREATER)	MINIMUM LOT COVERAGE: 40% OR 2,000 SQ FT (WHICHEVER IS GREATER)
MAXIMUM BUILDING HEIGHT: 34', NOT TO EXCEED THREE STORIES	MAXIMUM BUILDING HEIGHT: 30', NOT TO EXCEED THREE STORIES
MINIMUM SETBACK REQUIREMENTS FOR STRUCTURES:	MINIMUM SETBACK REQUIREMENTS FOR STRUCTURES:
15' FROM ANY LOT LINE, 25' FROM THE BOUNDARY OF ANY CEMETERY, 25' FROM ANY LOT LINE ABUTTING ANY STREET	15' FROM ANY LOT LINE, 25' FROM THE BOUNDARY OF ANY CEMETERY, 25' FROM ANY LOT LINE ABUTTING ANY STREET
RIGHT-OF-WAY, 40' FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF STATE HIGHWAY	RIGHT-OF-WAY, 40' FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF STATE HIGHWAY
- PARKING:

STANDARD RESTAURANT:	115 SEATS/3 = 39 + 115/20 = 6	TOTAL REQUIRED = 45
BAKERY (RETAIL):	1350 SQ FT X 3.5/1000 = 5	
FAST FOOD RESTAURANT (DRIVE-THRU)	120 SQ FT / 30 SQ FT = 4	
FAST FOOD (FOOD TRUCK AREA)	1710 SQ FT / 30 SQ FT = 57	
TWO 3-BEDROOM DWELLING UNITS	2 X (2+1) = 6	
TOTAL REQUIRED = 106*		
TOTAL YEAR-ROUND PROVIDED:	96 SPACES + 10 EMPLOYEE SPACES + 13 DRIVE-THRU STACKED SPACES + 6 DWELLING UNIT SPACES = 125	
TOTAL SEASONAL GRASS PARKING (MAY 1ST TO NOVEMBER 1ST) = 40 SPACES		
PER TOWN OF WELLS ORDINANCE 4% OF PARKING SHALL BE HANDICAP. 3 ARE RESERVED FOR THE RESTAURANT AREA AND 3 ARE RESERVED NEAR THE FOOD TRUCK AREA.		
- FOOD TRUCK VENDORS TO OPERATE IN FOOD TRUCK AREA ONLY DURING THE DESIGNATED FOOD TRUCK BUSINESS HOURS (SEE NOTE 9)

THE PROPERTY IS SERVED BY PUBLIC WATER. FOOD TRUCK AREA SHALL HAVE NO SEWER HOOK-UPS. WATER WILL BE AVAILABLE FOR PETS AND EMERGENCIES. (TOWN WATER FROM CONGDON'S RESTAURANT/PROPOSED DWELLINGS/ACCESSORY STORAGE BUILDING TO HAVE NEW PUBLIC WATER AND SEWER CONNECTIONS)
- FOOD TRUCKS NOT CONSIDERED A STRUCTURE AS THEY MAINTAIN VEHICLE REGISTRATIONS.
- OWNER SHALL CONTRACT FOR MAINTENANCE AND DISPOSAL OF SEASONABLE PORTABLE TOILETS.
- PARKING IS PROHIBITED ALONG ROUTE ONE AND REST VIEW LANE.
- PROPER DISPOSAL OF PORTABLE TOILET WASTE SHALL OCCUR ON AN AS NEEDED BASIS. PORTABLE TOILETS ARE USED SEASONALLY (MAY 1-NOV 1)
- PRIOR TO THE INSTALLATION OF A KNOX BOX THE LOCATION SHALL BE REVIEWED BY THE WELLS FIRE DEPARTMENT.
- SEE FINDINGS OF FACT & DECISIONS ASSOCIATED WITH THE APPROVAL OF THIS SITE PLAN.
- FUELS SHALL BE STORED IN COMPLIANCE WITH NFPA STANDARDS.
- THE PROPERTY FALLS WITHIN THE ROUTE ONE SIDEWALK DEVELOPMENT PLAN/CORRIDOR STUDY AND FUTURE DEVELOPMENT/SITE PLAN AMENDMENTS MAY REQUIRE THE CONSTRUCTION OF SIDEWALKS ALONG ROUTE ONE. THE CONSTRUCTION OF THE TWO-STORY 68'X40' BUILDING WAS SUBMITTED PRIOR TO THE ADOPTION OF THE SIDEWALK REQUIREMENTS IN THIS AREA OF ROUTE ONE AND IS VESTED. FUTURE SITE PLAN AMENDMENTS SHALL BE REVIEWED FOR COMPLIANCE WITH SIDEWALK CONSTRUCTION REQUIREMENTS OF CHAPTER 201.

APPROVED BY THE TOWN OF WELLS,
MAINE PLANNING BOARD.
DATE: _____
CHAIRMAN: _____



STANDARD CONDITIONS OF APPROVAL

- SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITH 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDING A PHASE PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. [§145-74F]
- APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
- CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. [§145-74G(1)(B)]
- FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSIDERED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS INCLUDING CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64, [§145-79A]
- WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES; AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64, [§145-79B]
- EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-75F]:
 - STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
 - THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
 - TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
 - UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
 - THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
 - DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
 - THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
 - THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
 - CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
 - TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
- APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
- IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- IT IS THE OWNER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
- APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO ANY FIELD CHANGE.
- PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOUNDATION EXCAVATION.
- IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
- THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORNE BY THE DEVELOPER.
- ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF THE SITE PLAN APPROVAL SHALL BE COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY

LEGEND

	BOUNDARY LINE (SURVEYED)
	ABUTTING BOUNDARY LINES (APPROX.)
	EXISTING EDGE OF GRAVEL
	EXISTING OVERHEAD UTILITY
	EXISTING WOODEN FENCE
	DRAINAGE CULVERT
	EXISTING TREELINE
	NEW TREELINE
	EXISTING PAVEMENT
	EXISTING GRAVEL, INSTALLED 2018
	PROPOSED GRAVEL SURFACE
	GRASS PARKING AREA, PERMITTED 2020
	EXISTING GRAVEL AREA, INSTALLED 2019
	EXISTING BRICK PATIO, INSTALLED 2019
	TYPICAL WETLAND BOUNDARY
	TREE
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	NEW SEWER MANHOLE
	BOLLARD
	EXISTING SOLAR LIGHT
	PARKING COUNT LABEL
	SOIL TEST PIT
	WETLAND IMPACT

ABUTTER TABLE

TAX MAP/LOT	OWNER	BOOK/PAGE
123/76	CAROLYN ANN CHAISSON TRUSTEE	19337/222
123/77	LINDA A. STRITCH	15754/588
123/79	STATE OF MAINE	UNKNOWN
123/80	AJ WELLS LLC	16720/445
123/81	LACKETT-TRUSTEES, MK & MW	17253/283
123/82	P & J 1 LLC	17669/362

- SIGN LEGEND**
- "EMPLOYEE PARKING ONLY" (PD-60)
 - "HANDICAP (SYMBOL) PARKING ONLY" (R7-8B)

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6732 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
GARAGE & SITE IMPROVEMENTS
POST ROAD
WELLS, MAINE
OWNER OF RECORD
MCLAMB, LLC
C/O JILLIAN & CHRIS SHOMPHE
293 MEETING HOUSE ROAD
WELLS, ME 04090

MADE FOR
CONGDON'S DOUGHNUTS
C/O JILLIAN & CHRIS SHOMPHE
1090 POST ROAD
WELLS, ME 04090

DRAWING SCALE:
40 0 20 40
(IN FEET)
1 INCH = 40 FT

SUBMISSION NOTES:
SUBMISSION 1: 2025-05-30 TLB FOR REVIEW
SUBMISSION 2: 2025-06-30 TLB FOR REVIEW
SUBMISSION 3: 2025-09-02 TLB FOR REVIEW
SUBMISSION 4: 2026-01-05 TLB FOR REVIEW
SUBMISSION 5: 2026-01-06 E.H. ADDITION OF NOTES

PROJ. MGR: E.J.H.
DRAWN BY: E.J.H./TLB
CHECKED BY: E.J.H.
SUBMISSION NO. 5
SURVEY DATE: 2020-02-26
SUBMISSION DATE: 2026-01-06
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION
SITE PLAN

SEAL:
STATE OF MAINE
EMILY J. HASTINGS
No. 16337
LICENSED PROFESSIONAL ENGINEER
2/26-01-06

EMILY J. HASTINGS PE #16337
DRAWING NO. **C2.1**
MLDC NO. 24-418 2 OF 7