

Standard Conditions of Approval

1. Site Plan approval secured under the provisions of this chapter shall expire within 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 include a phasing 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]
2. Approval is conditioned upon compliance with the plans and specifications which have been received by the Town in connection with this development proposal.
3. 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)(i)]
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for reviewing the approved development plan, initiating legal proceedings to enforce construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in [§145-64, §145-74K]
5. Whenever sedimentation is caused by stripping vegetation, grading 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, §145-78J]
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
 - (a) Stripping of vegetation, soil removal and grading or other development shall be accomplished in such a way as to minimize erosion.
 - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
 - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
 - (d) 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.
 - (e) 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.
 - (f) 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.
 - (g) During grading operations, methods of dust control shall be employed.
 - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
 - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
 - (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
 - (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for resuspension from roads, parking areas, and building excavations.
7. 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.
8. 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.
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the applicant's responsibility to contact the Code Enforcement Officer, 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 licenses for the project conducted on this subdivision/lot plan parcel(s).
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Officer shall consult with the Office of Planning and Development prior to approving any field change.
12. 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 Officer prior to the commencement of footing/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.
13. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
14. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure. In the opinion of the Code Enforcement Officer, 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 born by the developer. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy.

N/F Joseph & Karen Russo
Bk 16095, Pg 838
Tax Map 135, Lot 9-1

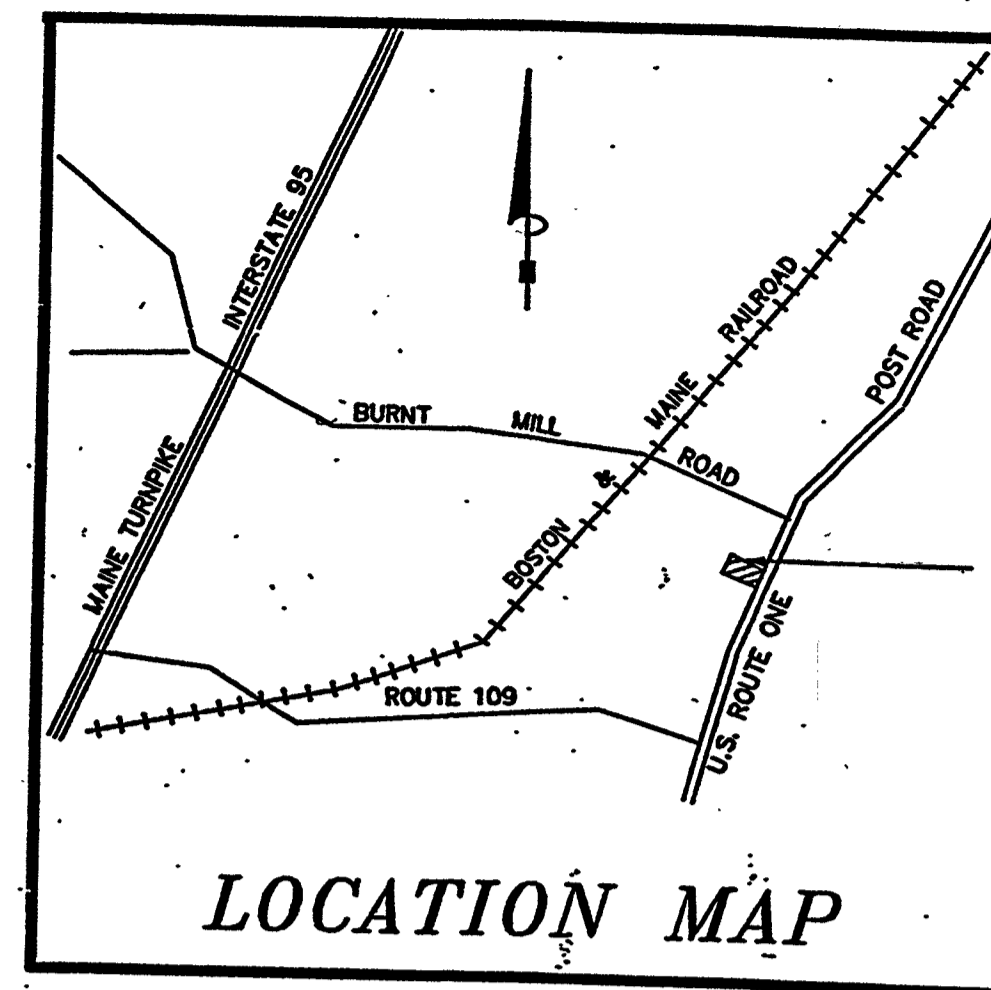
N/F Sea Orchard HOA
Open Space
Tax Map 135, Lot 9

N/F Kenneth & Nancy Lavin
Bk 16112, Pg 274
Tax Map 135, Lot 9-11

N/F The Landings Condominium
Bk 16638, Pg 413
Tax Map 139, Lot 1

N/F Congregational
Church Of Wells
Bk 1861, Pg 647
Tax Map 135, Lot 11-EXE

Scale 1" = 30'



NOTES:

1. The purpose of this site plan amendment is to eliminate the seasonal use and grass parking, to expand the gravel parking area to accommodate year round use, permit gravel parking to be paved, locate a dumpster on the property, extend screening along the southerly lot line and reflect existing conditions.
2. Existing Uses:
2,000 SF Single Family Dwelling
300 SF Business Retail in Barn
300 SF Fast-Food Restaurant in Barn
20 seat Standard Restaurant use in Barn & 300 SF Porch
3. The parcel is identified as Tax Map 135, Lot 10. The parcel is 1.0386 acres in size (see reference plan #1).
4. The parcel is located within the General Business District.
Minimum lot size: 20,000 square feet of net area if served by public sewer.
Maximum density: One dwelling unit for each 20,000 square feet of net area if served by public sewer. 1 dwelling unit exists.
Minimum street frontage per lot: 100 feet. 164.52' provided.
Maximum lot coverage: 65%
Maximum building height: 34 feet, not to exceed three stories.
Setbacks: All structures shall be at least: [1] Fifteen feet from any lot line. [2] Twenty-five feet from the boundary of any cemetery. [3] Twenty-five feet from any lot line abutting any street right-of-way. [4] Forty feet from any lot line abutting the right-of-way of any state highway.
5. The property is served by the KKW Water District for water service and Wells Sanitary District for sewer service.
6. Parking Requirements:
1 Dwelling: 2 spaces required (not required to be designated on plan)
300 SF Fast Food Restaurant: 300/30 = 10 spaces required
300 SF Retail Business: 300 x 3.5/ 1,000 = 1.05 spaces required
20 seat Standard Restaurant: 20/3 = 6.66 + 20/20 = 1 = 7.66 spaces required
Total Required: 2 undesignated spaces for the dwelling unit
19 spaces for Restaurant/ Retail uses
i. Spaces shall be 9' x 18.5' in dimension; Handicapped spaces shall be 16' x 18.5' in dimension. Handicap spaces shall have ADA compliant signage.
ii. 26' wide aisle in parking lot required.
iii. All Restaurant/ Retail parking to be gravel or pavement.
iv. Paved parking spaces shall be stripped and maintained
7. The business uses (Fast-Food Restaurant, Standard Restaurant, and Business Retail) are to be located on the 1st story of the 2,448 SF Barn, in the 300 SF Porch and/or within the existing 10' x 10' cabana hut. Accessory uses to the business such as storage are permitted throughout the barn and cabana. The business uses are limited in square footage as defined above.
8. The shed on the parcel is accessory to the residential and business uses and shall be used for storage.
9. Parcel is not identified to have wetlands.
10. Signage shall comply with the Land Use Ordinance. The sign shall not obstruct sight distances on Route 1 at the entrance/exit. Sign location may vary.
11. Outdoor lighting shall comply with the Land Use Ordinance. Lighting shall not produce glare onto abutting streets or lots.
12. Snow shall be stored as designated or removed from the site to maintain the parking areas in a satisfactory condition. Snow shall not be stored within parking areas.
13. Propane tanks and fuels shall be stored in compliance with NFPA standards.
14. The Route 1 landscaped buffer shall be maintained.
15. Lot Coverage:
Prior Approved Coverage: 24.9%
Existing Coverage: 20.4% based on 9,270 SF of non-vegetated area
Proposed Lot Coverage: 28.4% based on existing non-vegetated area and addition of 3,600 SF of new gravel/paved parking areas
16. An on-site dumpster is proposed. Refuse shall be disposed of by the property owner/tenant. The dumpster shall be screened by the existing shed and 6' tall arborvitae.
17. Prior to the installation of a Knox Box the Fire Department shall approve its location.
18. 6' tall solid fencing shall be installed as depicted and labelled on the plan to create a visual screen between the parking spaces and abutting lot 9-11. Fencing shall be installed at the time the additional gravel/ pavement is installed but no later than 06-01-2019.
19. The gravel or paved surface shall be graded/ sloped to direct stormwater runoff to the existing drainage system in Route 1 and not to any abutting property.

- PLAN REFERENCES:**
1. Standard Boundary Survey for Joan Mooney prepared by Frank Emery, III PLS dated May 2002, approved by the Staff Review Committee 7-16-2002.
 2. J J Burgers, Antiques R Us, Site Plan prepared by Jim Torcom for Joan Mooney approved by the Staff Review Committee 1-16-2007.
 3. The Barn Cafe & Coffee House, 1690 Post Road Site Plan prepared for Grace Olson dated 5-19-2016; revised 6-20-2016 and approved by the Staff Review Committee 6-29-2016.
 4. 2016 Town of Wells Orthoimagery.
 5. 2018 Google Satellite Imagery.

Town of Wells Staff Review Committee	Approved

Applicant: Grace Olson
832 Ocean Ave
Wells, ME 04090

**SITE PLAN AMENDMENT
FOR
1690 HOUSE BAKESHOP & CAFÉ
1690 POST ROAD, WELLS, ME**

DATE: 4/12/2019
SCALE: 1" = 30 FEET
TAX MAP 135, LOT 10

1/35-010