

Town of Wells , Maine Review Checklist
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Project Name/District: Shaw's Distribution Center Amendment/ Light Industrial District - Tax Map 50, Lot 27-B

Prepared By: Planning Office

Date of Review: 9/20/18; 4/17/19

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purpose of the Light Industrial District is to provide areas for a wide range of light industrial and large-scale business uses which are clean and nonpolluting.

§ 145-28. Light Industrial 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) Recreation, passive.			NA	
	(3) 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: [Amended 4-28-1995]				
	(1) Agriculture, including wholesale greenhouses.			NA	
	(2) Business, contractor.			NA	
	(3) Business, office.			NA	
	(4) Business, service.			NA	
	(5) Business, wholesale.			NA	
	(6) Manufacturing.			NA	
	(7) Motor vehicle rental.			NA	
	(8) Municipal facility.			NA	
	(9) Parking lot, commercial.			NA	
	(10) Public transportation shelter. [Added 11-6-2007]			NA	
	(11) Public utility facility.			NA	
	(12) Recreation, medium intensity commercial. [Added 6-11-2013^[6]			NA	
	(13) Research and development facility.			NA	
	(14) Recycling facility.			NA	
	(15) Restaurant, standard.			NA	
	(16) Restaurant, fast-food.			NA	

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	(17)	School, vocational-technical.			NA	
	(18)	Transmission tower, radio.			NA	
	(19)	Transportation facility.			NA	
	(20)	Truck terminal.	Y			The uses of the parcel consist of a truck terminal and warehousing. The building area is 537,070 SF. See Note 14 on sheet S-1.
	(21)	Warehousing.	Y			The uses of the parcel consist of a truck terminal and warehousing. The building area is 537,070 SF. See Note 14 on sheet S-1.
	(22)	Self-storage facility. [Added 5-20-2003]			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 as accessory uses.		Y			
E.	Uses prohibited. Except as permitted in § 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections C, D and E are prohibited within this district.		Y			
F.	Dimensional requirements:					
	(1)	Minimum lot size: 40,000 square feet of net area.	Y			The property is 44.05 acres in size.
	(2)	Maximum density: none.			NA	
	(3)	Minimum street frontage per lot: 100 feet.	Y			1088 ± feet along Spencer Drive, 1,030 ± along Burnt Mill Road, and 306' ± along Tivoli Drive exists.
	(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2,500 square feet, whichever is greater.	Y			Maximum of 65% coverage noted. See note 9. Proposed lot coverage is noted on sheet S-1 as 47%
	(5)	Maximum building height: 45 feet, not to exceed three stories. (See § 145-35I.)	Y			Maximum of 45 feet, not to exceed 3 stories noted. See note 4.
	(6)	Setbacks. All structures shall be located at least: [Amended 4-12-2003]				Note 9 on sheet S-1
	(a)	Twenty-five feet from any lot line except a railroad right-of-way line, if the structure is used for a use related to the railroad.	Y			
	(b)	Twenty-five feet from the boundary of any cemetery.	Y			

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	(c)	Forty feet from any lot line abutting any street right-of-way.		Y			
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, and 145-33, Shoreland Overlay District.							
G. Special provisions.							
	(1)	All liquid waste, other than wastewater as defined in the State of Maine Subsurface Wastewater Disposal Rules, shall be delivered to and disposed of by the Wells Sanitary District or by a licensed disposal facility.				NA	The property is served by the Wells Sanitary District.
	(2)	After January 1, 1996, all recycling facility operators, except the Town of Wells, who began operations at their current site after the effective date of this subsection shall provide one of the performance guaranties required in § 145-56. [Amended 4-28-1995]				NA	No such use proposed or exists.
	(3)	If a use listed in 145-28.C is established on a property, one associated live/work unit may also be constructed with a site plan approval. The live/work unit can only be occupied when the associated permitted use is also occupied. The owner or key employee of the permitted use must also be the occupant of the live/work unit. No subletting is allowed. The live/work unit must have a smaller gross floor area than the gross floor area in which the permitted use is conducted. Only one live/work unit shall be allowed per permitted use. Each live/work unit shall require a minimum of 20,000 square feet of net lot area. [Added 6-9-2015]				NA	No such use proposed or exists.