

Town of Wells , Maine Review Checklist
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Project Name/District: Coggeshalls Auto Repair / General Business District - Tax Map 135, Lot 5

Date of Review: 05/09/19

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.)	Y			A single family dwelling unit exists on the property.
(4)	Dwelling, two-family.			NA	
(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	
(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*			<u>The applicant proposes to add Business Retail use to the property. The retail sales area (indoor and outdoor) proposed is needed</u>

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(8)	Business, service.	Y			The existing 3,634 SF building and 2,100 SF garage are used for an Auto Repair business (Service Business Use).
(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]			NA	
(14)	Day-care home.			NA	
(15)	Day-care center/nursery school.			NA	
(16)	Drug abuse shelter. [Added 6-14-2011]			NA	
(17)	Elderly housing [Amended 4-26-1996]			NA	
(18)	Freestanding residential detoxification program. [Added 6-14-2011]			NA	
(19)	Function hall.			NA	
(20)	Hotel/motel. (See ' 145-52.)			NA	
(21)	Housing, congregate.			NA	
(22)	Life care facility. [Amended 4-26-1996]			NA	
(23)	Medical care facility.			NA	
(24)	Municipal facility.			NA	
(25)	Museum.			NA	
(26)	Neighborhood convenience store.			NA	
(27)	Nursing home. [Amended 4-26-1996]			NA	
(28)	Parking lot, commercial.			NA	
(29)	Private non-medical institution (PNMI). [Added 6-14-2011]			NA	
(30)	Public Transportation Center. [Amended 11-6-2007]			NA	
(31)	Public utility facility.			NA	
(32)	Recreation, active.			NA	
(33)	Recreation, high-intensity commercial.			NA	
(34)	Recreation, low-intensity commercial.			NA	
(35)	Recreation, medium intensity commercial. [Added 6-11-2013]			NA	

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	(36)			NA	
	(37)			NA	
	(38)			NA	
	(39)			NA	
	(40)			NA	
	(41)			NA	
	(42)			NA	
	(43)			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		The existing 460 SF shed is accessory to the dwelling unit. <u>Applicant to confirm.</u>
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.				
	(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*		<u>The parcel appears to be 1.146 acres or 49,900 SF in area. The area of the 30 ft. easement to Lot 5-1 is not deducted. At the date Lot 5-1 was created, no street frontage was required, therefore the easement is not being considered a street.</u> The plan notes that the property is served by public sewer. <u>Applicant to confirm.</u>
	(2)	Maximum density:			
	(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.	Y*		1 dwelling exists.
	(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer.		NA	<u>Parcel is served by public sewer.</u>

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	(c)	Four housekeeping cottages or seasonal cottages per acre of net area. [Amended 4-28-1995; 4-12-2003; 6-13-2006] <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>			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 exists or is proposed.	
	(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac.	Y*			This parcel appears to have 165 ft. (over 100') of street frontage along Route 1. <u>Description of the property in the Deed does not provide any bearings or distances.</u>	
	(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*			Existing lot coverage is 24,840 sf/49,900 sf = 50%. No additional lot coverage is proposed. <u>Area table to be added to the plan.</u>	
	(5)	Maximum building height: 34 feet, not to exceed three stories. (See ' 145-35I.)	Y			Noted	
	(6)	Setbacks.	Y				
	(a)	All structures shall be at least:					
	[1]	Fifteen feet from any lot line.	Y*			Setback requirements are noted. <u>The dwelling may be located within the 15' lot line setback to the south. The shed appears to be located within the 15' lot line setback to the south.</u>	
	[2]	Twenty-five feet from the boundary of any cemetery.	Y			Setback requirements are noted. Parcel does not abut any known cemeteries.	

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		[3]	Twenty-five feet from any lot line abutting any street right-of-way.	Y*			Parcel may include a 30' wide ROW (or it may just be an easement to Lot 5-1). <u>Coggeshall Lane requires a 25' lot line setback. The two trailers adjacent the the Auto Repair buildings appear to be located within 25' of Coggeshall Lane.</u> <u>Are the trailers on the property registered vehicles? If so, they do not require setbacks.</u> A setback reduction per 145-35O could not be considered as the building along Route 1 does not meet the 40' setback requirement.
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.	Y*			<u>The existing structure on this parcel does not meet this lot line setback from the state highway. The structure is nonconforming but is grandfathered as no new construction is proposed to make this nonconformity more nonconforming.</u>
		(b)	All structures and parking lots shall be at least 200 feet from the high-water line of the Merriland River, the Webhannet River and the Ogunquit River.			NA	Parcel is not within 200 feet of such rivers.
		(c)	Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. [Added 6-13-2006] <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>			NA	
G.	Special provisions. [Amended 6-14-2016]						

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(1)	If a person or entity owns parcels of land on the east and west sides of Route 1 within the General Business District, the parcels may be treated as a single lot of land, provided that the property owner grants the Town a conservation easement over a portion of the land on the east side of Route 1. The easement shall cover a land area which, in conjunction with the parcels on the west side of Route 1, is adequate to support the proposed use as regulated in the district. The lot on the west side of Route 1 shall meet the minimum lot size requirement. Any proposed easement shall be reviewed and approved by the Planning Board.			NA	
(2)	A municipal facility use or a public school use is allowed a maximum building height of 54 feet if constructed with a roof with a minimum slope of 7/12 and if it does not have a floor higher than 35 feet above the average finished grade.			NA	
(3)	Commercial building design. Proposed buildings or reconstruction of existing buildings or building additions greater than 50% of the existing building footprint shall conform to the following architectural requirements when any portion of the building is located within 500 feet of the Route One right-of-way and north of the intersection of Route One and Route 109 and north of the intersection of Route One and Harbor Road: [Added 6-13-2017]	Y			See plan note 18 addressing these requirements. No new commercial buildings, reconstruction of buildings or building additions are proposed at this time.
(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.				

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	(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, 145-14 apply