

**Town of Wells, Maine Review Checklist**  
**Page 1 of 4**

Project Name/District: Springer LLC - Amendment/ Light Industrial District - Tax Map 40, Lot 3-14

Date of Review: 03-30-21

Prepared By: Office of Planning & Development

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: <b>[Amended 4-28-1995]</b>				
(1)	Adult business establishment. <b>[Added 6-11-2019]</b>				
(2)	Agriculture, including wholesale greenhouses.	Y*			A 40' x 140' (5,600 SF) single story Agriculture (indoor) use building was previously approved (Feb 2017). This building is grandfathered as it operates a Medical Marijuana cultivation use.  <b><u>Plan notes must indicate this.</u></b>
(3)	Business, contractor.			NA	
(4)	Business, office.			NA	
(5)	Business, service.			NA	
(6)	Business, wholesale.			NA	
(7)	Manufacturing.			NA	
(8)	Medical marijuana cultivation and production facility. <b>[Added 6-13-2017]</b>	Y*			A 40' x 150' building (6,000 SF) and a 40' x 100' (4,000 SF) building are proposed for Medical Marijuana cultivation and production facility use. 10,000 SF total.  <b><u>Plan note 10 to be updated.</u></b>

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		Yes	No	NA	Comments
(9)	Motor vehicle rental.			NA	
(10)	Municipal facility.			NA	
(11)	Parking lot, commercial.			NA	
(12)	Public transportation shelter. <b>[Added 11-6-2007]</b>			NA	
(13)	Public utility facility.			NA	
(14)	Recreation, medium intensity commercial. <b>[Added 6-11-2013<sup>61</sup>]</b>			NA	
(15)	Research and development facility.			NA	
(16)	Recycling facility.			NA	
(17)	Restaurant, standard.			NA	
(18)	Restaurant, fast-food.			NA	
(19)	School, vocational-technical.			NA	
(20)	Transmission tower, radio.			NA	
(21)	Transportation facility.			NA	
(22)	Truck terminal.			NA	
(23)	Warehousing.			NA	
(24)	Self-storage facility. <b>[Added 5-20-2003]</b>			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. Limited incidental business retail (600 square feet or 20% of the total gross floor area, whichever is less) is permitted with site plan approval and as defined in § 145-10. <b>[Amended 6-11-2019]</b>	Y			

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**Page 3 of 4**

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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			It must be noted that the 6/27/2005 Planning Board approved subdivision for Berwick Road Business Park, for which this lot is lot 14 within that subdivision, defined the zoning for this parcel to be Light Industrial only. The Official Zoning Map delineation of this parcel being within the Resource Protection District and 250' Shoreland Overlay District was re-delineated per the subdivision plan approved by the Wells Planning Board. The subdivision plan was prepared by Post Road Surveying.  Planning Board made re-determination on 6/4/12.
F.	Dimensional requirements:				
(1)	Minimum lot size: 40,000 square feet of net area.	Y			Plan note 8 states the property is 2.95 acres in area.
(2)	Maximum density: none.			NA	<b><u>Plan to note that no dwellings exist or are permitted.</u></b>
(3)	Minimum street frontage per lot: 100 feet.	Y*			Note 7 states 100 feet of street frontage is required in the LI zone.  <b><u>Street frontage discrepancies to be clarified.</u></b>  <b><u>The 2016 approval noted 278.8' of street frontage, the 2017 approval noted 453.37' of street frontage, the Berwick Road Business Park Subdivision plan noted a total of 453.37' of street frontage, and the current amendment notes some distances along Willie Hill Road that appear to be incorrect.</u></b>
(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2,500 square feet, whichever is greater.			N	<b><u>Note 7 does not note the LI zone maximum lot coverage of 65%.</u></b>  <b><u>Note 7 does not noted the prior approved lot coverage of 21.4% nor does it detail the proposed lot coverage.</u></b>

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**Page 4 of 4**

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(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.  <b>Are the proposed buildings to be single-story?</b>
(6)	Setbacks. All structures shall be located at least: <b>[Amended 4-12-2003]</b>				
(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*			Note 7 to be revised. 25 foot setback from lot lines is required <b><u>(side and rear setbacks are not correct)</u></b>
(b)	Twenty-five feet from the boundary of any cemetery.	Y			The parcel does not abut a known cemetery.
(c)	Forty feet from any lot line abutting any street right-of-way.		N		<b><u>A 40' setback from Willie Hill Road is required, not 35 feet.</u></b>
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.	Y*			<b><u>To be noted on the site plan.</u></b>
(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. <b>[Amended 4-28-1995]</b>			NA	
(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. <b>[Added 6-9-2015]</b>			NA	No such use proposed nor does one exist.