



ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

Mr. Michael Livingston, Town Engineer
Town of Wells
208 Sanford Road
Wells, Maine 04090

September 14, 2021
Project No.: C171-21

**RE: Site Plan Pre-Application
Commercial Development
2229 Post Road (Tax Map 147, Lot 13)**

Dear Mr. Livingston:

On behalf of R & L Properties, LLC, I have enclosed a Site Plan Pre-Application form, sketch plan and supporting documentation for the above referenced project.

The applicant is proposing to construct a commercial facility at the above referenced address consisting of two buildings, paved parking areas and associated infrastructure improvements. Proposed uses are a total of 12 contractor space units and two dwelling units.

The project will be served by public water and sewer systems, Kennebunk, Kennebunkport and Wells Water District and Wells Sanitary District, respectively.

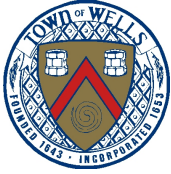
We look forward to discussing this project at the next available Planning Board meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;

Lewis Chamberlain, PE

cc: R&L Properties, LLC

C171-21_WELLSPREAPP_COVER.doc



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

SITE PLAN PREAPPLICATION - §145-74A

1. Project/Business Name _____
2. Street Address (of project) 2229 Post Road _____
3. Assessor's Tax Map Number(s): 147 Lot Number(s) : 13
4. Property Owner R & L Properties, LLC _____
Mailing Address: 241 Webhannet Drive _____
Wells, ME 04090 _____
Telephone: 603-387-6300 Fax: _____
Email Address: shellilachance@gmail.com _____
5. Applicant (if different from owner): _____
Mailing Address: _____

Telephone: _____ Fax: _____
Email Address: _____
6. Agent/ Engineer/ Surveyor: Lewis Chamberlain, P.E., Attar Engineering, Inc. _____
Mailing Address: 1284 State Road _____
Eliot, ME 03903 _____
Telephone: 207-439-6023 Fax: _____
Email: lew@attarengineering.com _____
7. All correspondence should be sent to: Engineer _____
(specify one of the above)
8. Zoning District(s) of the property: GB _____
9. Shoreland Overlay District(s) on property: Yes _____ No

10. Land Use(s):

A. Existing Land Use(s): Former dwelling unit

B. Proposed Land Uses(s): Contractor spaces; 2 dwelling units
(See attached Land Use Table, pages 5-6 for Permitted Use Listing and correct Use terminology)

11. What legal interest does applicant have in the property?

Ownership Option _____ Purchase & Sales Contract _____ Other _____
Documentation of right, title or interest must accompany the application

12. Is any part of parcel within 200 feet from high-water line of the Merriland River, Webhannet River, Ogunquit River, Ell Pond, or the Branch Brook? Yes _____ No

13. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes _____ No

14. Is the parcel within the Sidewalk Development zone? Yes _____ No

15. Area of parcel: 1.4 Acres and/or _____ SF (square feet)
(based on boundary plan, deed, Tax Assessor information)


16. EXISTING a) Total Gross Floor Area of All Structures 0 SF

17. PROPOSED a) Total Gross Floor Area of All Structures 11,840 SF

18. Number of Existing Parking Spaces: 0 Total Number of Parking Spaces as proposed: 40

19. Description of proposal: Construct two buildings with a total of twelve contractor units and two dwelling units. Construct associated parking and utility infrastructure.

CERTIFICATION. To the best of my knowledge, all information submitted on this site plan and with my application is true and correct.

, Agent 9/14/21
Signature of Applicant or Authorized Agent Date

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED AND PROCESSED FOR AN UPCOMING AGENDA.

Submitted	Not Submitted	Site Plan Submission shall include the following:
✓		Copies of a sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, and any other significant features and required in Chapter 145 Articles V, VI, VII, 145-77 and 145-75. (see below for plan copy details).
✓		An escrow deposit in the amount of \$40 to cover the initial costs of abutter notification and copying. (Planning Office recommends applicants permit the Planning Office to notify abutters on their behalf.)
✓		Proof of Right, Title and Interest (Deed, Purchase & Sale, Lease, Written permission from the property owner(s) or Association, etc)
✓		12 copies of the completed, signed and dated Pre-Application Form (all pages).
✓		A list of names and addresses of abutters to the proposed project. (see page 4 of this form). The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records or by using the WebGIS Abutter tool at https://www.axisgis.com/WellsME/

- ◆ See the Land Use Ordinance, Chapter 145 of the Town Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Wells Town Code is online at www.wellstown.org under the ‘Government’ drop down menu entitled ‘Town Code & Charter.’ Section 145-74A details the Preapplication procedures.
- ◆ The Code Enforcement Officer will determine the required Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer/ Town Planner, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s). All abutting property owners will be notified of the preapplication by the Planning Office.
- ◆ Contact the Planning Department at (207) 646-5187 with questions.

Plan Copies to be provided

Copies of the site plan for Planning Board applications to be provided in 1 of the following ways:

- 3 plans measuring 24" by 36 inches plus 9 plans measuring 11" by 17 inches; or
- 12 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Staff Review Committee applications to be provided in 1 of the following ways:

- 3 plans measuring 24" by 36 inches plus 5 plans measuring 11" by 17 inches; or
- 8 plans measuring 24" by 36 inches. Please have plans pre-folded.

Copies of the site plan for Code Officer/Town Planner application to be provided as follows:

- 3 plans measuring 24" by 36 inches

Town of Wells

Permitted Land Use (***For Reference Only*****)**

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHPC	TC
Agriculture	P-1	P-1	P-1	P-1		P-1		P-4	P	P	P-1			
Animal Husbandry	PR-11									P				
Aquaculture							P-2					PR		
Bank				PR		PR								PR-24
B & B / Small Inn				PR	PR-14	PR-14					PR-14			
Bus Depot														PR
Business Contractor				PR		PR		PR						
Business Office				PR	PR	PR		PR	PR-18					PR
Business Personal Service				PR	PR	PR								PR-20
Business Retail				PR-15	PR	PR-6								
Business Service				PR	PR	PR		PR						PR-20
Business Wholesale				PR		PR-17		PR						
Cemetery	P-7			P-7		P-7				P-7				
Church	PR			PR		PR				PR				
Club				PR		PR				PR				
Concerts							P-23							
Congregate Care Facility	PR			PR		PR				PR				
Convenience Store														PR
Day Care Home	PR	PR	PR	PR	PR	PR				PR				
Day Care Cent/Nursery Sch				PR	PR	PR				PR				
Drug Abuse Shelter				PR		PR								
Dwelling - 1 Family	P-14	P	P	P-14	P-14	P-14				P-14	P-14			
Dwelling - 2 Family	P	P		P	P	P				P	P-14			
Dwelling -Multifamily	P-14			P-14		P-14				P-14				
Elderly Housing	PR			PR		PR								
Estuarine/Marine Ed							PR			P-22				
Fairs/ Bazaars							P-23							
Freestanding Res. Detox				PR		PR								
Function Hall				PR-10	PR	PR								
Gasoline Service Station														PR
Hotel / Motel					PR-14	PR-14								PR-14
Housing, Congregate	PR			PR		PR								
Kennel											PR			
Lifecare Facility	PR					PR								
Manufacturing								PR						
Manuf-asphalt/concrete prod.									PR					
Marina							PR							
Medical Care Facility	PR-9			PR-9		PR								
Mineral Extraction									PR-8	PR-14	PR-14			
Mobile Home Park													PR-20	
Motor Vehicle Rental								PR						PR
Municipal Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-25
Museum	PR-5			PR	PR	PR				PR-5				
Neighborhood Conv Store				PR-16	PR	PR				PR				
Nursing Home	PR			PR		PR								
Parking Lot -Commercial					PR	PR		PR						PR
Piers, Docks, Wharves												P		
Private Non-Medical Inst.				PR		PR								
Public Gathering							P-23							
Public Transp. Shelter					PR	PR	PR	PR						
Public Utility Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-26
Recreation Active	PR	PR	PR	PR	PR	PR	PR			PR	PR			
Recreation-High Intensity					PR	PR								
Recreation-Medium Intensity				PR		PR		PR						

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHP	TC
Recreation-Low Intensity	PR				PR	PR	P-21			PR				
Recreation Passive	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12		
Recycling Facility								PR						
Registered Marijuana Disp.				PR		PR								
Research & Dev. Facility								PR						
Restaurant Standard				PR-20	PR	PR	PR	PR		PR-19				PR
Restaurant Fast Food					PR	PR		PR						PR
Sawmill						PR-3				PR				
School Public & Private	PR			PR		PR				PR				
School Voc-Tech	PR-20							PR		PR-20				
Self Storage Facility								PR						PR
Shows(boat, craft, etc.)							P-23							
Standalone Reg. Marijuana D.				PR		PR								
Store/Repair Min.Ext.Equip									PR					
Tent & RV Park						PR-14				PR-14				
Timber Harvesting	P-12			P-12		P-12		P-12	P-12	P-12	P-13			
Transmission Tower/Radio								PR		PR	PR			
Transportation Facility						PR		PR						PR
Truck Terminal								PR						
Warehousing								PR						
Wildlife Habitat Management												P-20		

P-Permitted with Use Permit

PR-Permitted with Site Plan Approval

LAND USE TABLE

1. Limited to the raising of crops and plants out of doors, review is required with any structure
2. Any structures require site plan approval
3. Producing less than 100,000 board feet of lumber per year
4. Wholesale greenhouses require site plan approval
5. Occupying less than 5,000 sq. ft. of floor area
6. Includes the manufacturing of goods offered for sale on premises
7. Cemeteries containing buildings and/or structures and having an area larger than 20,000 sq. ft. requires site plan approval
8. Includes the manufacturing of asphalt and concrete products, repair facilities and offices related to mineral extraction use
9. Excludes hospitals
10. Without commercial type cooking facilities
11. On lots larger than 25 acres
12. No use permit required
13. No use permit required but site plan approval is required within 250' of Branch Brook
14. See Article 7 - Performance Standards
15. Including products manufactured on site
16. Excluding the sale of motor vehicle fuels and including a restaurant area not exceeding 15 seats
17. Having a gross floor area of less than 5,000 sq. ft.
18. For a mineral extraction use
19. Containing less than 75 seats
20. See Article 5 - District Regulations
21. Limited to uses requiring access to water
22. Facilities located east of U.S. Route 1
23. With approval of Selectmen and CEO
24. Including ATMs
25. Related to providing services to the traveling public
26. Not including Electrical Generation Facilities



Abutters List Report

Wells, ME
September 13, 2021

Subject Property:

Parcel Number: 0147-013
CAMA Number: 147-013
Property Address: 2229 POST RD

Mailing Address: HARRINGTON, DANIEL J HARRINGTON,
LEAH E
96 MILLBROOK FARM DR
WELLS, ME 04090

Abutters:

Parcel Number: 0147-007
CAMA Number: 147-007
Property Address: 2208 POST RD

Mailing Address: DANIELS, COREY W
PO BOX 609
WELLS, ME 04090

Parcel Number: 0147-008
CAMA Number: 147-008
Property Address: 2224 POST RD

Mailing Address: GUERRIERI, NICOLE
45 BRIGHTON RD
ANDOVER, NJ 07821

Parcel Number: 0147-009
CAMA Number: 147-009
Property Address: 2232 POST RD

Mailing Address: HALL - TRUSTEE, JONATHAN P COLE'S
CORNER REALTY TRUST
PO BOX 339
WELLS, ME 04090

Parcel Number: 0147-009-1
CAMA Number: 147-009-1
Property Address: 2244 POST RD

Mailing Address: COLES CORNER GIFT SHOP LLC
284 LOG CABIN RD
ARUNDEL, ME 04046

Parcel Number: 0147-011
CAMA Number: 147-011
Property Address: 2265 POST RD

Mailing Address: 2265 POST RD LLC
104 ELMERE RD
WELLS, ME 04090

Parcel Number: 0147-014
CAMA Number: 147-014
Property Address: 32 LAUDHOLM FARM RD

Mailing Address: PAPANDREA - TRUSTEES, F R & J
PAPANDREA FAMILY REVOC TRUST
42 LAUDHOLM FARM RD
WELLS, ME 04090

Parcel Number: 0147-018
CAMA Number: 147-018
Property Address: 39 LAUDHOLM FARM RD

Mailing Address: SPILLER, WILLIAM F
85 SPILLER FARM LN
WELLS, ME 04090

Parcel Number: 0147-019
CAMA Number: 147-019
Property Address: 23 LAUDHOLM FARM RD

Mailing Address: FITCH - TRUSTEE, WENDY C FITCH
REVOC REAL ESTATE TRUST, WENDY C
19 LAUDHOLM FARM RD
WELLS, ME 04090

Parcel Number: 0147-021
CAMA Number: 147-021
Property Address: 2203 POST RD

Mailing Address: SHAIKH LLC
2203 POST RD
WELLS, ME 04090



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/13/2021

Page 1 of 1

Return to:
R & L Properties, LLC
241 Webhannet Drive
Wells, Maine 04090

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Daniel J. Harrington**, of 92 Millbrooke Farm Drive, Wells, Maine 04090 and **Leah E. Harrington**, of 46 Boston Road, Westford, Massachusetts 01886, for consideration paid grants to **R & L Properties, LLC**, a Maine Corporation, with a mailing address of 241 Webhannet Drive, Wells, Maine 04090, with **WARRANTY COVENANTS**:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Daniel J. Harrington and Leah E. Harrington, by virtue of deed from Robert E. Allen, Wilma A. Baggesen and G. Elizabeth (Betty) Hanson, Trustees of The Marion M. Allen Trust, dated May 18, 2011 and recorded in the York County Registry of Deeds in Book 16098, Page 852.

Executed this 15th day of April, 2021.



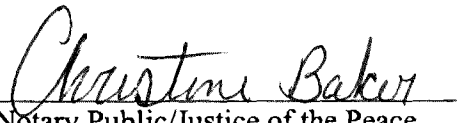
Daniel J. Harrington

State of Maine
County of York

April 15, 2021

Then personally appeared before me on this 15th day of April, 2021, the said Daniel J. Harrington and acknowledged the foregoing to be his voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration: 9/28/2024



Maine R.E. Transfer Tax Paid

Executed this 13th day of April, 2021.

Leah E. Harrington
Leah E. Harrington

State of Massachusetts
County of Middlesex

April 13th, 2021

Then personally appeared before me on this 13 day of April, 2021, the said Leah E. Harrington and acknowledged the foregoing to be her voluntary act and deed.

An. Ganthimathi
Notary Public/Justice of the Peace
Commission expiration:

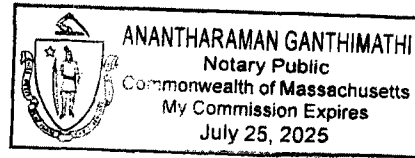


Exhibit A - Property Description

2229 Post Road
Wells, Maine

A certain lot or parcel of land, together with the buildings thereon, situated in Wells in the County of York and State of Maine, and lying on the easterly side of U. S. Highway, Route Number One and bounded and described as follows, to wit: Beginning at an iron pipe driven into the ground in the easterly sideline of said U. S. Highway, Route Number One, which point is located by measuring one hundred twenty-eight (128) feet in a southwesterly direction from the southwesterly corner of the foundation of the house located in land formerly of Ralph A. Dodge and Yvette A. Dodge and more recently of Cornelius and Mabel McCarthy; thence running southwesterly along the easterly sideline of said U. S. Highway, Route Number One, one hundred sixty-two (162) feet, more or less, to an iron pipe driven into the ground in the northerly sideline of the Laudholm Road, so called; thence turning and running southeasterly along the northerly sideline of said Laudholm Road to a stone post driven into the ground at land formerly of Wilbur Seavey, now or formerly supposed to be or have been owned by John L. Alheim; thence turning and running northeasterly by and along land formerly of Wilbur Seavey, now land supposed to be owned or have been owned by said John L. Alheim, one hundred seventy-two (172) feet to an iron pipe driven into the ground at land formerly of Ralph A. and Yvette A. Dodge, more recently of Cornelius and Mabel McCarthy; thence turning and running at a right angle with the last mentioned bound and running in a northwesterly direction, four hundred and seventy-seven (477) feet on a straight line that passes ninety-nine (99) feet southwesterly and measured from the southwesterly corner of the foundation of the house first above mentioned and located on land now of said. McCarthy to the place of beginning.

EXCEPTING and RESERVING, however, from the above described premises the following:

EXCEPTED PARCEL 1

A certain lot or parcel of land situated in Wells in the County of York and State of Maine, and lying on the easterly side of U. S. Highway Route Number One, but not adjacent thereto, being however, northerly of and adjacent to Laudholm Road, so called, and being bounded and described as follows:

Beginning at a stone monument set in the ground on the northerly sideline of said Laudholm Road and at the most westerly corner of land now or formerly of John L. Alheim; thence running northeasterly by and along the northwesterly sideline of land now or formerly of said John L. Alheim one hundred seventy-two (172) feet to land formerly of Ralph A. and Yvette A. Dodge, more recently of Cornelius and Mabel McCarthy, now or formerly of Socrates Toton et ux to an iron pipe set in the ground; thence turning and running northwesterly by and along the southwesterly sideline of land of said Socrates Toton et ux one hundred (100) feet to an iron pipe driven into the ground at land now or formerly of Lester E. Allen and Marion M. Allen; thence turning and running southwesterly by and along land of said Allen on a line parallel with the boundary line first hereinabove set forth and one hundred (100) feet distant therefrom in all its

mf BC

parts to its intersection with the northerly sideline of said Laudholm Road; thence turning and running southeasterly by and along the northerly sideline of said Laudholm Road one hundred (100) feet to the point of beginning.

Being the same premises conveyed to Francis A. Eppich and Erdine Barbara Eppich by deed of Lester E. Allen and Marion M. Allen dated August 5, 1966, and recorded in the York County Registry of Deeds in Book 1730, Page 101.

EXCEPTED PARCEL 2

A certain lot or parcel of land situated in the Town of Wells in the County of York and State of Maine, lying on the northeasterly side of Laudholm Farm Road, and being bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Francis Eppich et ux at an iron pipe driven in the ground on the northeasterly sideline of said Laudholm Farm Road; thence running northeasterly by and along the northwesterly sideline of land now or formerly of said Francis Eppich et ux one hundred seventy-two (172) feet, more or less, to an iron pipe driven into the ground at land formerly of Ralph A. and Yvette A. Dodge, now or formerly of Socrates Toton; thence turning and running northwesterly by and along land now or formerly of said Socrates Toton one hundred (100) feet to land now or formerly of Lester E. Allen and Marion M. Allen at another iron pipe driven in the ground; thence turning and running southwesterly by and along land of said Allen on a line parallel to the boundary line first hereinabove set forth, and one hundred (100) feet distant therefrom in all its parts, one hundred seventy-two (172) feet, more or less, to the northeasterly sideline of said Laudholm Farm Road; thence turning and running southeasterly by and along the northeasterly sideline of said Laudholm Farm Road, one hundred (100) feet to land now or formerly of Francis Eppich et ux, and the point of beginning.

Being the same premises conveyed to Wayne H. Odell and Hazel E. Odell by deed of Lester E. Allen and Marion M. Allen dated September 22, 1971, and recorded in the York County Registry of Deeds in Book 1922, Page 404.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY WOODARD & CURRAN

REVISED & REPRINTED BY

CAI Technologies
Precision Mapping, Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

LEGEND

RECORD DIMENSION 100'

SUBDIVISION LOT NO. ②

WATER

RIGHT OF WAY/ACCESS

COMMON OWNERSHIP

BUILDING

SCALE: 1" = 100'

REVISD TO: APRIL 1, 2018

PROPERTY MAPS

WELLS

YORK COUNTY
MAINE

INDEX DIAGRAM

GN

MAP NO.

147

Contd Map 148

P/O 148/2-2

P/O 148-1.EXE

P/O 148-1.EXE

P/O 148-2-1

P/O 150-32.EXE

P/O 150-33

P/O 150-1

P/O 65-19

P/O 65-17

P/O 65-18A

P/O 65/12-3

P/O 65-2

P/O 65-7

P/O 144-1

P/O 144-8