

Town of Wells, Maine Review Checklist
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Project Name/District: M&L Aggregate Recycling / Light Industrial District – Tax
 Map 41, Lot 13-1

Date of Review: 02/09/22; 02/23/22

Prepared By: Planning Office

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)	Adult business establishment. [Added 6-11-2019]			NA	
(2)	Agriculture, including wholesale greenhouses.			NA	
(3)	Business, contractor.	Y			7,800 SF buildings proposed (7,200 + 600 SF) are proposed as Business Contractor and Recycling Facility use.
(4)	Business, office.			NA	
(5)	Business, service.			NA	
(6)	Business, wholesale.			NA	Business Wholesale use proposed as well?
(7)	Manufacturing.			NA	
(8)	Medical marijuana cultivation and production facility. [Added 6-13-2017]			NA	
(9)	Motor vehicle rental.			NA	
(10)	Municipal facility.			NA	
(11)	Parking lot, commercial.			NA	
(12)	Public transportation shelter. [Added 11-6-2007]			NA	
(13)	Public utility facility.			NA	
(14)	Recreation, medium intensity commercial. [Added 6-11-2013⁽⁶⁾]			NA	

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	(15) Research and development facility.			NA	
	(16) Recycling facility.	Y*			7,800 SF buildings proposed (7,200 + 600 SF) are proposed as Business Contractor and Recycling Facility use. Note 1 to be revised. The Recycling Facility use also proposes 38,000 SF of waste handling area, and outdoor equipment storage and parking.
	(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. [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. 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. [Amended 6-11-2019]	Y			Waste handling, equipment storage and parking areas are accessory to the Recycling Facility/ contractor business use proposed. <u>Is limited incidental business retail also proposed? Recommend adding to note 1. Up to 1,500 SF accessory incidental retail use proposed?</u>
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			See plan note 3 on sheet 1.
	(2) Maximum density: none.			NA	See sheet 1, note 3: No dwellings permitted. Live/Work unit is not proposed.
	(3) Minimum street frontage per lot: 100 feet.	Y			200 feet along Willie Hill Road is noted on the plan as the proposed street frontage. 100 foot street frontage minimum requirement noted.

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(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2,500 square feet, whichever is greater.	Y			See plan note 3 on sheet 1. Maximum permitted lot coverage is 65%. Proposed lot coverage is noted to be 25.8%.
(5)	Maximum building height: 45 feet, not to exceed three stories. (See § 145-35l.)	Y			See note 3. The proposed buildings shall be one-story.
(6)	Setbacks. All structures shall be located at least: [Amended 4-12-2003]				
(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			This requirement is noted and depicted on sheet 1.
(b)	Twenty-five feet from the boundary of any cemetery.			NA	Parcels do not abut a known cemetery.
(c)	Forty feet from any lot line abutting any street right-of-way.	Y			This requirement is noted and depicted on sheet 1.
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, and 145-33, Shoreland Overlay District.				NA	No such sections apply.
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			See note 20 on sheet 1.
(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]	Y			See note 21 on sheet 1.

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(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 noted at this time. See note 3 on sheet 1.	