

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 VII Performance Standards

§ 145-56. Restoration of Recycling Facilities. [Added 4-28-1995]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	All recycling facility operators, except the Town of Wells, under ' 145-28G(2) shall provide one of the following performance, guaranties in an amount adequate to cover the total decommissioning costs and/or all site restoration improvements, taking into account the time span of the restoration schedule and the inflation rate:	Y*			See plan note 21 on sheet 1. <u>It is recommended note 21 be revised to: Prior to the conveyance of the property (after the establishment of the Recycling Facility use) a Phase 1 and Phase 2 Environmental Site Assessment (ESA) shall be completed for the property and provided to the Town of Wells Planning Office.</u> <u>A note is also recommended stating any change to the type of materials accepted by the recycling facility and any change to the MDEP permit approvals for the property shall require review by the Wells Planning Board.</u> <u>The site plan to note how the facility shall operate (types of materials to be recycled, types of operation to occur (crushing, grinding), and types of materials not to be accepted by the facility).</u>
(1)	Either a certified check payable to the Town or a savings account or certificate of deposit naming the Town as owner for the establishment of an escrow account; or				<u>Escrow check is an acceptable form of payment.</u>
(2)	A performance bond payable to the Town issued by a surety company approved by the municipal officers or Town Manager.				<u>Performance Bond may be considered.</u>
B.	The conditions and amount of the performance guaranty shall be determined by the Planning Board with the advice of the Town Engineer, Road Commissioner, municipal officers and/or Town Attorney.	Y			See plan note 21 on sheet 1.