



**Planning & Development**  
**208 Sanford Road, Wells, Maine 04090**

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon LM Belanger, Assistant Planner</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

**Memo**

Date: April 1, 2022

To: Planning Board

From: Planning Office

Re: High Coast LLC – Tax Map 40, Lot 3-4

**Site Walk Results**

Site Walk Date: 3/26/2022 Time: 9:00 AM

Conditions: Sunny 42°

Planning Board Members Present: Brian Toomey, Richard DeBold, Charles Anderson, and Brenda Durand

Property Owner: Steve Duplisea

Applicant: Shiloh Legere

Town Staff Present: Mike Livingston, PE

No abutters were present.

**Comments:**

- Nice existing building has been constructed on the property
- Entrance to 2<sup>nd</sup> floor can be secured
- Approximately 2 employees are anticipated for the proposed use
- One room to be for the office and one room for the assembly of product is proposed
- Applicant to review security measures with the Police Chief
  - First floor walls equal to a fence?
  - Cameras, alarm system and secure doors?
- Are opaque windows required for all windows or just the production room?
- Product comes pre-manufactured and gets packaged and shipped from this location.
- Site plan cannot be approved by the Planning Board without a sprinkler system until the June 14<sup>th</sup> Town Meeting and if the Land Use ordinance revision is approved by the voters.