Notes:

1. Deed Reference:
a. Robert J. & Margaret M. Poulin to Noetic Enterprises, Inc. (Billy's Chowder House To Go) dated December 20, 1989 and recorded at the York County Registry of Deeds in book 5277 page 344.
b. Maurice A. Merrifield to Richard E. & Catherine M. Payeur dated November 5, 1977 and recorded at the York County Registry of Deeds in book 2291 page 130.
c. Richard E. & Catherine M. Payeur to Maurice A. Merrifield dated November 5, 1977 and recorded at the York County Registry of Deeds in book 2291 page 128.
d. Earl F. Adams to Central Maine Power Company & New England Telephone And Telegraph Company dated October 28, 1974 and recorded at the York County Registry of Deeds in book 2059 page 866.
e. Maurice A. Merrifield to Gary A. & Carleen G. McKague dated June 14, 1968 and recorded at the York County Registry of Deeds in book 1807 page 876.
f. George E. & Cecile T. Merrifield to Maurice A. Merrifield dated and recorded at the York County Registry of Deeds in book 1612 page 333.

2. Plan Reference:
a. "Standard Boundary Survey On Mile Road For Richard Varano" dated December 13, 1989, surveyed by Maine Land Surveyors, Inc. and recorded at the York County Registry of Deeds in plan book 190 page 15.
b. "Partial Division Of Property Of George E. & Cecile T. Merrifield" dated November, 1964, surveyed by G. Maynard Trafton and recorded at the York County Registry of Deeds in plan book 41 page 15.
c. "Plan Showing Revision Of Lots 13 & 14 & 4 Of Partial Division Of Property Of George E. & Cecile T. Merrifield" revision date December, 1969 original date November, 1964, surveyed by Emery S. Littlefield and recorded at the York County Registry of Deeds in plan book 51 page 9.
d. "Partial Division Of Property Of George E. & Cecile T. Merrifield" revision date September, 1984 (Lot No. 5), revision date December, 1969, original date November, 1964, surveyed by George E. Merrifield and recorded at the York County Registry of Deeds in plan book 132 page 12.
f. "Plan Of Land Island Ledge Road As Traveled" dated August 24, 1923 and surveyed by Libby & Johnson. (Unrecorded.)
e. "Building & Unit Location Plan Sea Marsh Condominiums Of Maurice A. Merrifield" dated August, 1986, surveyed by Thomas W. Bullard and recorded at the York County Registry of Deeds in plan book 164 page 1.

3. Basis of Bearings:
Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983, Unit Feet. Determined utilizing a Leica GS09 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).

4. Road Record:
Mile Road 4 rods wide (66'). See layout dated September 4, 1923 on file at the York County Commissioners Office in volume 27 page 163. See also Plan Reference 2f.

5. Certification:
The word "certify" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

6. Underground Utilities:
No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.

7. Abutter Lines:
The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.

8. Zoning Information:
General Business District & Within the 250' Shoreland Overlay District
Minimum Lot Size: 20,000 square feet
Minimum Frontage: 100.0' (169.41' On Mile Road)
Maximum Lot Coverage: 65% General Business, 20% Shoreland Overlay District
Maximum Building Height: 34.0' not to exceed 3 stories
Minimum Yard Dimensions:
Setback from street Right of Way: 25.0'
Lot Line: 15.0' (Existing grandfathered non-conformity 3.38' feet)

9. The Easterly Boundary Line of the surveyed premises is based on existing monuments shown on Plan Reference 2a & 2e, as well as notes shown on Plan Reference 2a which cites parole evidence supporting the concrete monuments having been set at the time that land was transferred between Payeur and Merrifield (See Deed Reference 1b & 1c.) this statement and the long-standing monumentation and occupation support this location. The approximate boundary line shown is based on Deed References 1b, 1c & 1e. A boundary line agreement is recommended to eliminate the discrepancy.

10. Property Information:
73 Mile Road, Wells, Maine
Lot Area: 32,997 square feet
Zoning Districts: General Business & 250' Shoreland Overlay per Zoning Map
served by municipal water and sewer districts

11. The purpose of this amended site plan is for approval of an increase in restaurant seating from 60 to 90 total seats (indoor or outdoor) based on a restricted use of the property to a standard restaurant and the current brewery use.
12. Owner: Lord & Harrington, LLC Bk 18914 Pg 462 — 2 Livewell Drive, Suite 201, Kennebunk, Maine 04043. Applicant: Lord & Harrington, LLC — 2 Livewell Drive, Suite 201, Kennebunk, Maine 04043
13. **Existing Uses:** Standard Restaurant, 90 seats within 4,982 SF building with accessory 924 SF patio/canopy dining area permitted. (Restaurant use open 11 am).
Business, Wholesale/ Retail with Manufacturing (7,300 SF) restricted to Brewery use Only, as currently operated.
Of the 7,300 SF building, 3,800 SF is accessory to the brewery use as storage/aging area.
14. **Proposed Uses:**
Standard Restaurant, 90 seats within 4,982 SF building with accessory 510SF deck/canopy dining area permitted. (Restaurant use open 11 am).
Business, Wholesale/ Retail with Manufacturing (7,300 SF) restricted to Brewery use Only, as currently operated.
Of the 7,300 SF building, 3,800 SF is accessory to the brewery use as storage/aging area.
15. Existing & Proposed Lot Coverage: No Change.

General Business Zone Land Area: 32,394 SF

Approved		Proposed		REVISED 2022	
Building:	8,887 SF	Building:	8,887 SF	BUILDING:	9,413 SF
Pavement:	11,470 SF	Pavement:	11,470 SF	PAVEMENT:	10,852 SF
Gravel:	0 SF	Gravel:	0 SF	GRAVEL:	0 SF
Total:	20,357 SF = 62.9%	Total:	20,357 SF = 62.9%	TOTAL:	20,265 SF = 62.5%

Shoreland Overlay Zone Land Area: 603 SF

Approved		Proposed	
Building:	0 SF	Building:	0 SF
Pavement:	181 SF	Pavement:	181 SF
Gravel:	0 SF	Gravel:	0 SF
Total:	181 SF or 30.02%	Total:	181 SF or 30.02%

16. Parking Requirements:
a. 90 seats / 3 + 90/20 (1 per 20 seats for employees) = 30 + 5 = 35 spaces required for the Standard Restaurant use (lunch and dinner only, 11 am or later)
b. Based on the Brewery retail sales occurring in the Restaurant, the Staff Review Committee has permitted the parking requirement for the 3,500 SF area of the Brewery building to be based on Wholesale/ Manufacturing use parking requirements of 145-39.
a. 1 space per 1,000 SF of the Brewery Manufacturing use (3,500 x 1) = 4 spaces required. Brewery operation is limited to (8am – 4pm) (3,800 SF storage/aging area only, not included)
Total required parking: 39 spaces with business operation hour restrictions.
Total approved parking: 25 paved patron spaces (2 of which are ADA accessible with ADA signage and 6 of which are grandfathered as non-conforming as they are less than 9' x 18.5' and have an aisle width less than 26') plus 7 grass parking spaces for employees only (seasonal, used May 1st to November 1st only).
See prior site plan approvals for previous reduction descriptions. On 4/5/22 the Staff Review Committee granted a reduction in parking to allow 25 year round paved spaces for patrons and 7 employee only seasonal grass spaces
Reduction based on the amount of pedestrian use on sidewalk and public transit availability in this area.
17. Landscaping: No Change
a. 5 arborvitae (5 ft tall min, 3 ft on center) shall be maintained around the compressor area.
b. 6 foot tall solid fence along the easterly line of occupation was repaired in 2017. This fence shall be maintained.
c. The shrubs and shade trees (6 ft tall with 3" diameter at breast height) shall be maintained as depicted along Mile Road and Wells Plaza.
d. Paved areas required to be removed, loamed and seeded were completed in 2017.
18. Any fences/ screening/buffering/ grass areas shall be maintained and replaced if removed or damaged.

19. All signs shall be in conformance with 145-40. Any sign lighting shall be directional to prevent glare onto abutting streets or abutting properties.
20. All lighting shall be directional and/or shielded to prevent glare onto streets or abutting properties.
21. On-street parking is prohibited. No parking signs along Mile Road are recommended.
22. Noise:
No outdoor music is allowed except as permitted by a special amusement permit approved by the board of selectmen. The parcel shall comply with the requirements of 145-45.
23. No waste materials or debris to be stored outside of roofed buildings on the property. All storage shall be enclosed within existing roofed buildings on the property.
24. The installation of a Knox Box is recommended. The Fire Department shall review the location of the Knox Box prior to installation.
25. This property is prohibited from generating loud and offensive noise after 10PM. To further mitigate noise impacts to abutters after 10PM, patrons and employees shall not congregate near abutting residential lot lines.
26. The doors, windows and garage doors to the Brewery shall be shut at all times except that they may be opened for a brief period so that Brewery products can transfer in and out of the Brewery.
27. A stone rip rap trench shall be installed to capture roof runoff. Minimum 3 foot in width, 18 inches in depth, stone size 4" to 6", with a geotextile liner.
28. The location of the Shoreland Overlay District, shown hereon, is based on a line 250 feet from elevation 8 that was downloaded from Maine GIS Web Site at URL http://megis.maine.gov/catalog/contours2ft_tiles.shtml.
29. Best management practices for soil erosion and sedimentation control are a condition of approval. See the Findings of fact and decisions associated with this site plan approval for all conditions of approval.

Notes: Continued

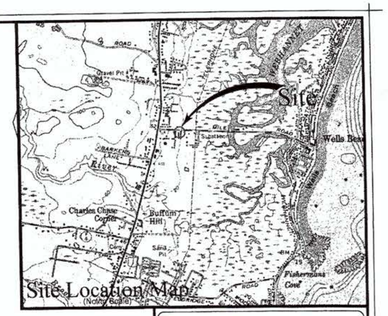
30. Delivery trucks are prohibited from parking within the street right of way.
31. Water, sewer and other utility connections to be installed from the existing building services.
32. Propane tanks shall meet NFPA & State standards
33. An area a minimum of 15 feet wide around the proposed and existing buildings shall remain clear of obstructions that would interfere with Fire department access.
34. The as built detail shown is based on information provided by Richard Varano and the Wells Planning Department. No field survey work was performed to verify locations of the as built detail shown.
35. The dumpster shall be maintained in the area depicted. It shall meet setback requirements and be fenced with 6' tall screening.
36. Physical barriers (bollards or jersey barriers or similar) shall be maintained along the edge of the outdoor dining/tent area adjacent to the parking lot. The tent/enclosure shall meet NFPA standards for fire retardancy and be used in accordance with the standards.
37. **Prior to occupancy of the restaurant the following shall be completed: No parking signs installed in grass area adjacent to the fire lane; fire lane stripping installed; 924 sf canopy removed; and parking lot spaces restrippped per the new layout.**

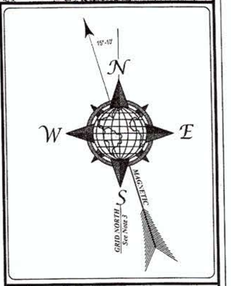
Misty Harbor Condominium
Book 3855 Page 308
Wells Tax Map 123 Lot 87

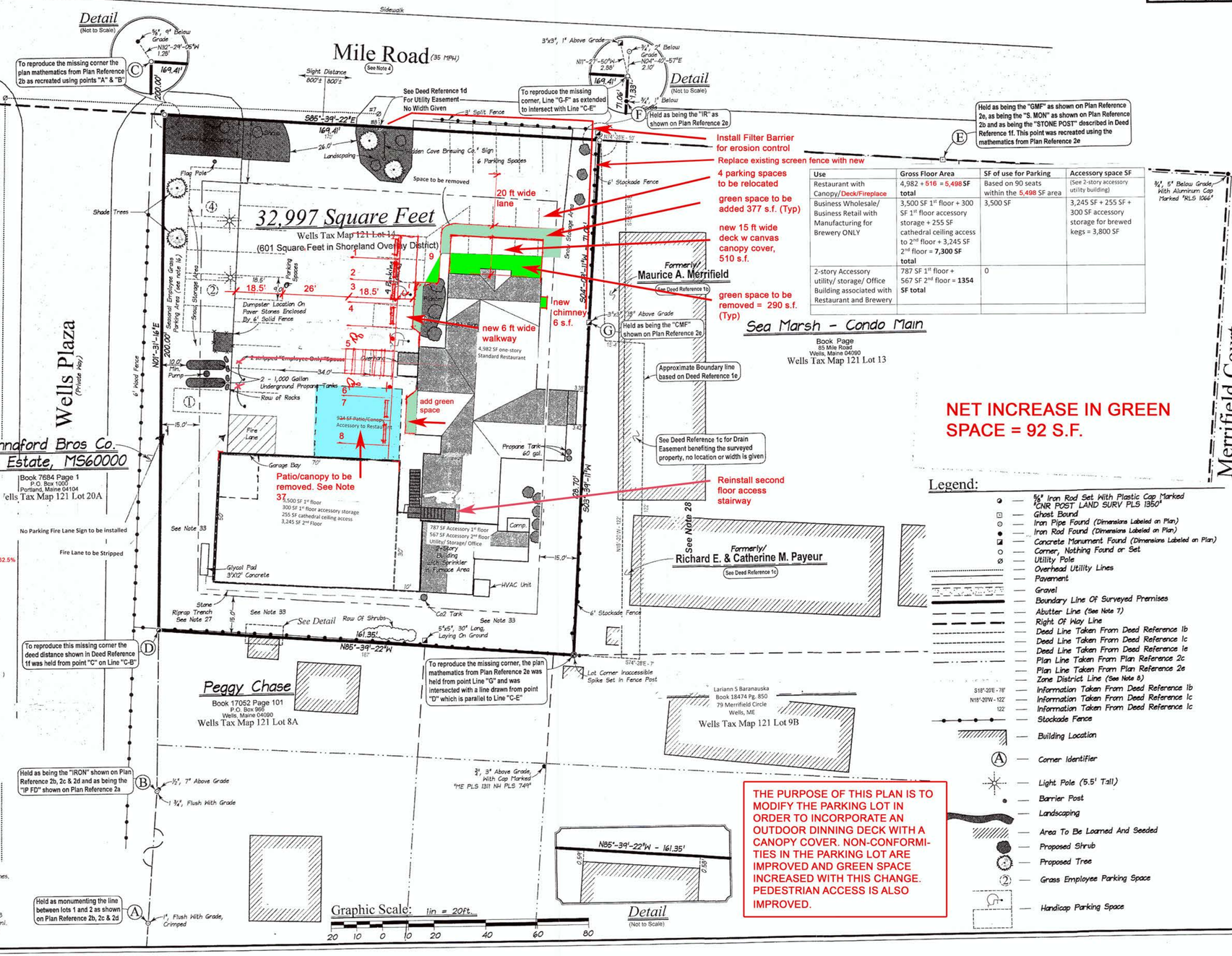
Wells Sanitary District Pumping Station Mile Road
Book Page
197 Eldridge Road
Wells, Maine 04090
Wells Tax Map 123 Lot 88A-EXE

Fire Hydrant 330'±

WELLS STAFF REVIEW COMMITTEE
APPROVAL DATE_____







Use	Gross Floor Area	SF of use for Parking	Accessory space SF
Restaurant with Canopy/Deck/Fireplace	4,982 + 516 = 5,498 SF total	Based on 90 seats within the 5,498 SF area	(See 2-story accessory utility building)
Business Wholesale/ Business Retail with Manufacturing for Brewery ONLY	3,500 SF 1st floor + 300 SF 1st floor accessory storage + 255 SF cathedral ceiling access to 2nd floor + 3,245 SF 2nd floor = 7,300 SF total	3,500 SF	3,245 SF + 255 SF + 300 SF accessory storage for brewed kegs = 3,800 SF
2-story Accessory utility/ storage/ Office Building associated with Restaurant and Brewery	787 SF 1st floor + 567 SF 2nd floor = 1354 SF total	0	

NET INCREASE IN GREEN SPACE = 92 S.F.

THE PURPOSE OF THIS PLAN IS TO MODIFY THE PARKING LOT IN ORDER TO INCORPORATE AN OUTDOOR DINNING DECK WITH A CANOPY COVER. NON-CONFORMITIES IN THE PARKING LOT ARE IMPROVED AND GREEN SPACE INCREASED WITH THIS CHANGE. PEDESTRIAN ACCESS IS ALSO IMPROVED.

Legend:
- ⅝" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
- Ghost Bound
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Concrete Monument Found (Dimensions Labeled on Plan)
- Corner, Nothing Found or Set
- Utility Pole
- Overhead Utility Lines
- Pavement
- Gravel
- Boundary Line Of Surveyed Premises
- Abutter Line (See Note 7)
- Right Of Way Line
- Deed Line Taken From Deed Reference 1b
- Deed Line Taken From Deed Reference 1c
- Deed Line Taken From Deed Reference 1e
- Plan Line Taken From Plan Reference 2c
- Plan Line Taken From Plan Reference 2e
- Zone District Line (See Note 8)
- S18°-20'E - 76' — Information Taken From Deed Reference 1b
- N18°-20'W - 122' — Information Taken From Deed Reference 1c
- 122' — Information Taken From Deed Reference 1e
- Stockade Fence
- Building Location
- A — Corner Identifier
- Light Pole (5.5' Tall)
- Barrier Post
- Landscaping
- Area To Be Loamed And Seeded
- Proposed Shrub
- Proposed Tree
- 2 — Grass Employee Parking Space
- Handicap Parking Space

Hannaford Bros Co. Real Estate, MS60000
Book 7684 Page 1
P.O. Box 1000
Portland, Maine 04104
Wells Tax Map 121 Lot 20A

No Parking Fire Lane Sign to be installed
Fire Lane to be Stripped

Amended Site Plan of
Batson Fish Camp
Prepared For
Lord & Harrington, LLC
2 Livewell Drive, Suite 201
Kennebunk, Maine
Property Located On
73 Mile Road
In
Wells, Maine
Scale: 1in. = 20ft.

PLAN REVISIONS, SHOWN IN COLOR, ARE PREPARED FOR:
LORD & HARRINGTON, LLC
2 LIVEWELL DRIVE
SUITE 201
KENNEBUNK, ME 04043

PLAN CHANGES ARE PREPARED BY:
SEBAGO TECHNICS, INC.
75 JOHN ROBERTS ROAD,
SUITE 4A
SOUTH PORTLAND, ME 04106

MARCH 22, 2022
Revised 4/19/2022

SHEET 1