



# ATTAR

ENGINEERING, INC

CIVIL ♦ STRUCTURAL ♦ MARINE

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

July 18, 2022  
Project No.: C180-21

**RE: Site Plan Application - Storage Depot  
Subdivision Plan Amendment Application – Central Industrial Park  
Willie Hill Road (Tax Map 41, Lots 11-1A, 11-1B and 11-2)**

Dear Mr. Livingston:

On behalf of Grahaneli Realty, LLC, I have enclosed a Site Plan Application, Subdivision Plan Amendment Application, plan set and supporting documentation for the above referenced project.

The applicant is proposing to construct a self-storage facility at the above referenced address.

Three existing lots of the Central Industrial Park Subdivision will be combined to result in a single lot of approximately 5.6 acres. Existing commercial development on Lot 11-1B will be incorporated with the new development on Lots 11-1A and 11-2.

A Wetpond is proposed to be constructed to manage quantity and treatment of stormwater runoff from existing and newly developed areas, to include off-site overflow from Lot 40-18 (Molly Corporation) and Lot 40-2 (Ocean Graphics).

Chapter 500 (Stormwater Management) and Natural Resources Protection Act (NRPA) Tier 1 permits are anticipated to be required from the Maine Department of Environmental Protection (MDEP).

The project will be served by a private subsurface wastewater disposal system and private water supply well.

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: Grahaneli Realty, LLC

C180-21\_WELLSAPP\_COVER.doc

**Grahaneli Realty, LLC**

**P.O. Box 1269  
Wells, ME 04090**

Ms. Alison Sirois  
Department of Environmental Protection  
312 Canco Road  
Portland, Maine 04103

February 28, 2022

Mr. Mike Livingston, Town Planner / Engineer  
Town of Wells  
208 Sanford Road  
Wells, ME 04090

Dear Ms. Sirois and Mr. Livingston:

Please be informed that personnel from Attar Engineering, Inc. (Lewis Chamberlain, P.E., or other Attar staff) will be acting as my agents for the Maine Department of Environmental Protection permitting and Town of Wells Site Plan application for the self-storage facility on Willie Hill Road, Wells, Maine.

Please contact me if I can provide any additional information.

Sincerely,



Jamie Bradish  
Grahaneli Realty, LLC

cc: Attar Engineering, Inc.



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

New	<input checked="" type="checkbox"/>
Amendment	<input type="checkbox"/>
(follow 145-74A)	
(Check One)	

For office use only
Fees Paid _____

**SITE PLAN APPLICATION – §145-74B/C/D/G**

1. Project/Business Name: Storage Depot
2. Street Address (of project): 76 Willie Hill Road
3. Assessor's Tax Map Number(s): 41 Lot Number(s): 11-1A, 11-B, 11-2
4. Property Owner: Grahaneli Realty, LLC; Jamie A. Bradish  
Mailing Address: P.O. Box 1269  
Wells, ME 04090  
Telephone: (207) 646-5906 Fax: \_\_\_\_\_  
Email Address: jbradish@molleytrolley.com
5. Applicant (if different from owner): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
6. Agent (Engineer, Surveyor, etc): Lewis Chamberlain, P.E., Attar Engineering, Inc.  
Mailing Address: 1284 State Road  
Eliot, ME 03903  
Telephone: 207 439-6023 Fax: \_\_\_\_\_  
Email Address: lew@attarengineering.com
7. All correspondence should be sent to: Engineer  
(specify one of the above)
8. Zoning District(s) of the property: LI
9. 75' or 250' Shoreland Overlay District(s) on property: Yes \_\_\_\_\_ No X

10. Land Use(s): Existing : Commercial uses per approved site plan.  
Proposed: Existing uses, new self-storage.  
(See attached Land Use Table, pages 11 -12 for Permitted Use Listing)

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: 5.6 Acres and/or \_\_\_\_\_ SF (square feet)  
(based on boundary plan, deed, Tax Assessor information)

16. Lot Coverage: (see prior site plan, boundary plan, tax assessor records for information)  
PRIOR APPROVED (if applicable)

a) Total Gross Floor Area of All Structures (based on approvals): 7,200 SF

b) Total Area considered lot coverage: 38,624 SF  
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

EXISTING (current as-built conditions)

a) Total Gross Floor Area of All Structures (as-built): 7,200 SF

b) Total Area considered lot coverage: 38,624 SF  
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

PROPOSED (Prior Approved (if applicable) + new or existing area identified on as-built + proposed)

a) Total Gross Floor Area of All Structures: 36,000 SF

b) Total Area considered lot coverage: 112,117 SF  
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

17. Number of Existing Parking Spaces: 15 Total Number of Parking Spaces as proposed: 12

18. Estimated Traffic Generation at peak hour: Existing 6 trips As proposed : <15  
*One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).*

19. Description of proposal: Add self-storage buildings to an existing commercial site.

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

**Lewis Chamberlain** Digitally signed by Lewis Chamberlain  
DN: cn=Lewis Chamberlain, o, ou,  
email=lew@attarengineering.com, c  
Date: 2022.07.18 07:58:06 -04'00' **Agent**

**7/18/22**

Signature of Applicant

Date

- ◆ 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](http://www.wellstown.org). Follow link to the 'Document Center' then 'Town Code.' Section 145-74B, C, D, G details the Site Plan and Site Plan Amendment procedures.
- ◆ This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.
- ◆ The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.
- ◆ The Code Enforcement Officer will determine the appropriate Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer, 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).
- ◆ Contact the Planning Department at (207) 646-5187 with questions.
- ◆ **Amendments to Approved Plans:** "Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in 145-74A. **Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**



**TOWN OF WELLS**  
**Office of Planning & Development**  
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**SITE PLAN APPLICATION COMPLETENESS REVIEW CHECKLIST**  
*(This Checklist MUST be submitted)*

**Project Name:** Storage Depot **Applicant:** Grahaneli Realty, LLC  
**Checklist Prepared By:** lsc **Date:** 7/18/22  
**Checklist Reviewed By:** lsc **Date:** 7/18/22

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Site Plan Approval in Article 10 of Chapter 145 of the Land Use Ordinance.

**Response (Please check applicable box)**

<b>Code Section</b>	<b>I. General</b>	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
145-72	Completed Application form (12 copies for PB or 8 copies for SRC)	X			
145-73	FEE \$150 SRC, \$150 AMENDMENT, \$300 PB or \$.10 sq. ft. whichever is greater, made payable to the "Town of Wells" (See Planning Office on how to calculate)	X			
145-77.B	Documentation of right, title or interest in property (Deed, Purchase & Sale, Lease, or written permission from owner)	X			
145-77.C	Site evaluation and system design if subsurface wastewater disposal system is to be utilized	X			
145-77.D	Amount and type of materials to be stored outside of buildings	X			
145-77.E	Statement of capacity and approval for connection from Wells Sanitary District if public sewage is to be utilized (call 207-646-5906)			X	
145-77.F	Statement of capacity and approval from KKW Water District if public water is to be utilized (call 207-985-3385)			X	
145-77.G	Traffic study (if required by PB)			X	
145-77.H	Soil erosion and sedimentation plan	X			
145-77.I	Stormwater Management Plan, prepared by a professional engineer (if applicable)	X			
MRSA	HOA or Condominium documents (if applicable)			X	
MRSA	Agreement for enforcement of handicapped parking (see page 9 of this form)	X			
145-74	List of abutters (see page 7 of this form)	X			
	<b>II. Perimeter or Boundary Survey</b>				
145-77.A.3	North point	X			
145-77.A.3	Graphic scale	X			
145-77.A.3	Parcel corners	X			
145-77.A.3	Date of Survey	X			
145-77.A.3	Total acreage of the property	X			
145-77.A.3	Seal and signature of Surveyor	X			

<b>Code Section</b>	<b>III. Site Plan Data Requirements</b>	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
145-77.A	Scale of plan, 1"=40' or less (1"=20' preferred)	X			
145-77.A.1	Name of development and name and address of applicant	X			
145-77.A.2	Total floor area, ground coverage, and location of all existing and proposed buildings	X			
145-77.A.4	All existing and proposed setback dimensions	X			
145-77.A.5	Location, size and direction and intensity of outdoor lighting	X			
145-77.A.5	Locations, size and design of signage	X			
145-77.A.6	Type, size and location of all incineration devices			X	
145-77.A.7	Type, size and location of machinery that produces noise			X	
145-77.A.8	Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground.	X			
145-77.A.9	Existing contours and proposed finish grade elevations	X			
145-77.A.10	Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas and the layouts thereof, together with the dimensions of parking spaces, driveway or aisle width, etc.	X			
145-77.A.11	Landscaped areas, fencing and size and type of plant material upon the premises	X			
145-77.A.12	Location of existing and proposed rights of way, easements	X			
145-77.A.13	The locations, names and widths of existing and proposed streets abutting or within the proposed project	X			
145-77.A.14	Property lot lines of all properties abutting and across the street from proposed development	X			
145-77.A.15	Appropriate space for signature(s) of reviewing authority	X			
Art V	Zoning and Shoreland Overlay district(s) in which property is located	X			
Art VI	Speed limits on abutting streets	X			
Art VI	Sight distances along existing streets from entrances and exits	X			
Art VI	Locations of access and exit of properties across abutting streets	X			
Art VI	Location or type of refuse facilities and appropriate fencing	X			
145-75	Standard Conditions of Approval Notes and Erosion Control Notes per 145-75.F	X			
145-75	Location of Fire Hydrants or distance to nearest Fire Hydrants	X			
Art VI	Snow Storage Areas or form of snow removal	X			
Art VI	Description of proposed and existing uses, sq. ft. of use area(s), and required parking calculations	X			
145-75	Location of on-site fuel tanks and protective material for tanks			X	

<b>Code Section</b>	<b>III. Site Plan Data Requirements</b>	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
Art V	Required Street frontage distance	X			
Art V	Building Height	X			
145-75	Knox Box area	X			
145-77	Seal and signature of designing engineer or person who prepared the plan	X			
	Site Plan copies pre-folded (12 copies for PB, 8 copies for SRC, 3 copies for CEO/Planner)	X			
	PDF version of site plan (via email or CD)	X			

**Number of 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 26 inches plus 5 plans measuring 11" by 17 inches; or  
8 plans measuring 24" by 36 inches. Please have plans pre-folded.



**LISTING OF ABUTTERS TO A PROPOSED  
SITE PLAN PREAPPLICATION, APPLICATION OR AMENDMENT**

Project Name: Storage Depot

Street Address of Project: 76 Willie Hill Road

Map/ Lot# of Project: M41, L11-1A, 11-1B & 11-2

This form is used to list the names, addresses, and tax map/lot numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan preapplications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preapplication abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Town Tax Assessor's records.

New Site Plan Application Notice to abutters is required to be mailed by the Applicant. (However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.

ISC

Site Plan **Amendment** Application Notice to abutters is required to be mailed by the Planning Office.

Please list all abutters below or attach additional sheets if necessary.

**Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project**

Name	Address	Tax Map	Lot
	(See attached list)		

**I hereby certify that the abutter information provided with this pre-application or application is complete and accurate as of this date, and represents all abutters to the subject property as defined by the Town of Wells.**

**Lewis Chamberlain**  
Signature of Applicant

Digitally signed by Lewis Chamberlain  
DN: cn=Lewis Chamberlain, o, ou,  
email=lew@attarengineering.com, c=US  
Date: 2022.07.18 07:58:28 -0400

**7/18/22**  
Date



**TOWN OF WELLS**  
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**SITE PLAN APPLICATION NOTICE TO ABUTTERS**

*This Site Plan Application Notice to Abutters is required to be mailed to abutters per §145-74B(1); §145-74C(5); and §145-74(2). The Site Plan Preapplication and Amendment Application Notice to Abutters is mailed by the Planning Office per §145-74A(1) & 145-74G(2). **If applicants wish to notify abutters instead of the allowing the Planning Office to do so, please use this form.***

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Site Plan Application with the Town of Wells Planning Office. The Site Plan Application and proposed plans are currently available for public inspection at the Wells Planning Office.

The Wells Code Enforcement Officer will determine the appropriate reviewing authority (Code Officer, Staff Review Committee, or Planning Board) to review and possibly approve this application. All Staff Review Committee and Planning Board meetings are open to the public for informational purposes. Only Planning Board PUBLIC HEARINGS, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Reviewing Authority at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit [www.wellstown.org](http://www.wellstown.org) and click on the 'Agendas & Minutes' to view the upcoming meeting agendas.

Any decision made by the Code Officer, Staff Review Committee or Planning Board may be appealed within 30 days of that decision. Please refer to §145-78 of the Land Use Code for Appeal procedure requirements.

Applicant's Name: Grahaneli Realty, LLC Applicant's Signed Initials: LSC

Applicant's Mailing Address: P.O. Box 1269, Wells, ME 04090

Street Address of Project: 76 Willie Hill Road

Zoning and Shoreland Overlay District(s): Light Industrial (LI)

Property Assessor's Tax Map(s): 41 Lot(s): 11-1A, 11-1B and 11-2

Description of Proposal:

Add self-storage buildings to an existing commercial site.



# TOWN OF WELLS

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-2935

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

## AGREEMENT TO ENFORCE HANDICAPPED PARKING REGULATIONS ON PRIVATE PROPERTY

This Agreement is entered into this 18th day of July, 2022, by and between the Town of Wells (the "Town") and (the "Owner") to enforce handicapped parking regulations and laws applicable to the handicapped parking spaces in the parking lot located at 76 Willie Hill Road, Tax Map 41, Lots 11-1A, 11-1B and 11-2 (the "Premises") as follows:

1. Owner hereby authorizes and permits the Wells Police Department and/or any deputized volunteer parking enforcement specialist if the Police Department establishes a volunteer parking enforcement program as authorized by Title 30-A, M.R.S.A. section 472 and 3009(D), to enter upon the Premises for the purpose of ensuring that parking spaces designated for the handicapped are used appropriately by handicapped persons. It shall be Owner's responsibility to clearly mark handicapped parking spaces by signs painted on the pavement and/or vertical standing signs such that the signs are visible under all weather conditions.
2. Owner and Town hereby agree that any vehicle or motorcycle, parked in a space, which does not bear a special registration plate or placard issued under Title 29 M.R.S.A. section 252, 252-A, or 252-C or a similar plate or placard issued by another state, shall be ticketed and cited for a forfeiture of not less than \$50.00, all as more fully set forth in Title 30-A M.R.S.A. section 3009(D) and the Town of Wells municipal Code Chapter 159.
3. The Town and its Police Department shall have the right but not the obligation to respond to any complaints about improper use of designated handicapped spaces on the Premises, whether initiated by Owner, its agents or others, and to monitor use of designated handicapped parking spaces, using personnel and other resources, as determined appropriate by the Wells Police Department. Nothing in this Agreement shall require or obligate the Town or its Police Department to allocate any particular level of personnel or resources to the enforcement of handicapped parking regulations or laws applicable to the Premises.
4. This agreement shall remain in full force and effect for five years, provided that either party may revoke the Agreement with 10 days written notice to the other party.

Lewis Chamberlain, Agent

Digitally signed by Lewis Chamberlain  
DN: cn=Lewis Chamberlain, o.ou,  
email=lewis@attarengineering.com,  
c=US  
Date: 2022.07.18 07:59:02 -04'00'

Owner/Applicant

Jonathan Carter, Town Manager  
Town of Wells

*The following Standard Conditions of Approval must be included on every submitted site plan or referenced in a note on the Site Plan.*

**Standard Conditions of Approval**

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for two years or more. [§145-74F]
2. Approval is conditioned upon compliance by the applicant with the plans and specifications which have been received by the Town in connection with this development proposal.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan. [§145-74G(1)(b)]
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64. [§145-79A]
5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-64. [§145-79B]
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
  - (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
  - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
  - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
  - (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
  - (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
  - (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
  - (g) During grading operations, methods of dust control shall be employed.
  - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
  - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
  - (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
  - (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board and/or Staff Review Committee.
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and use permits prior to occupancy.
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the owner/Homeowners Association/applicant/developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this subdivision/site plan parcel(s).
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change.
12. Prior to the pouring of a building footing/foundation, the location of each cottage and/or building to be constructed shall be located on the face of the earth and shall be marked with surveyor pins or stakes. The developer shall receive approval of each cottage and/or building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation.
13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be presented to the Town for review and approval by the Town Attorney. No use permit shall be issued until the Town Attorney has indicated approval of the condominium documents.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer.
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy.

**Town of Vells**

**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						
Cemetary	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



# TOWN OF WELLS, ME

208 Sanford Road, PO Box 398

Wells, Maine, 04090

Phone: 207-646-5187, Fax: 646-5188

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

Amendment    
(Revision involves only  
modifications to plan- no  
new lots or road proposed)

New \_\_\_\_\_

For Office Use Only

Fee Paid \_\_\_\_\_

## FINAL SUBDIVISION APPLICATION - §202-9

1. Project/Subdivision Name: Central Industrial Park
2. Property Owner: Grahaneli Realty, LLC  
Mailing Address: P.O. Box 1799, Wells, ME 04090  
  
Telephone: (207) 646-5908 Fax: \_\_\_\_\_  
Email Address: jbradish@molleytrolley.com
3. Applicant/Agent (if different from owner): see #4  
Mailing Address: \_\_\_\_\_  
  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
4. Engineer or Surveyor who prepared plan: Lewis Chamberlain, PE; James Wright, PLS  
Mailing Address: Attar Engineering, Inc.  
1284 State Road, Eliot, ME 03903  
Telephone: (207) 439-6023 Fax: \_\_\_\_\_  
Email Address: lew@attarengineering.com
5. All correspondence should be sent to: Engineer  
(specify one of the above)
6. Assessor's Tax Map Number: 41 Lot Number: \_\_\_\_\_<sup>11-1A, 11-1B, 11-2</sup> (of land to be divided)
7. Is applicant a Maine-licensed corporation?  Yes  No (if yes, attach copy of license)

8. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)?  
ownership.

9. What interest does the applicant have in any abutting property?  
ownership of Tax Map 41, Lot 18

10. Location of Property:  
Street Address (approx.) 76 Willie Hill Road  
Book \_\_\_\_\_ Page \_\_\_\_\_ (From County Registry of Deeds)  
B16772 P287; B17190 p538; B17190 P540

11. Current Zoning and Shoreland Overlay of property: Light Industrial (LI)

12. Is any portion of the property within 250 feet of the high water mark of a pond, river or salt-water body?                      Yes                      No

13. Total Acreage: 14.54                      Acreage to be developed: 5.66

14. Indicate the nature of any restrictive covenants to be place in the deeds:  
None.

15. Has this land been part of a prior approved subdivision?                      Yes                      No  
Or other divisions within the past 5 Years?                      Yes                      No  
If so, please describe and/or list the Map and Lot numbers of all 'out-sale' lots:

16. Identify existing use(s) of land, (farmland, woodlot, etc.)  
Lots 11-1A and 11-2: vacant land  
Lot 11-1B: commercial development

17. Does the parcel include any water bodies?                      Yes                      No

18. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency?                      Yes                      No

19. Number of lots or dwelling units existing: \_\_\_\_\_ and  
Number of lots or dwelling units proposed: \_\_\_\_\_.

20. Does this development require extension of public infrastructure?                      Yes                      No  
If yes, which type of structure?  
roads                      storm drainage                      sidewalks  
water lines                      fire protection equipment                      sewer  
If other, please state \_\_\_\_\_



21. Estimated cost for infrastructure improvements: \$ n/a

22. Identify method of water supply to the proposed development:

individual wells connection to public water system  
central well w/ distribution lines If other, please state alternative \_\_\_\_\_

23. Identify method of sewage disposal to the proposed development:

individual septic tanks central on site disposal with distribution lines  
connection to public sewer system If other, please state alternative \_\_\_\_\_

24. Identify method of fire protection for the proposed development:

hydrants connected to the public water system  
dry hydrants located on an existing pond or water body  
existing fire pond  
If other, please state alternative (for example, individual sprinklers) \_\_\_\_\_

25. Does the applicant intend to request waivers of any of the subdivision submission requirements? Yes  No

If yes, list them and state the reasons for the request:

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

Lewis Chamberlain

Digitally signed by Lewis Chamberlain  
DN: cn=Lewis Chamberlain, o, ou, email=lwc@attarengineering.com, c=US  
Date: 2022.07.18 09:00:48 -0400

7/18/22

Signature of Applicant

Date

- ◆ Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.
- ◆ The entire Wells Town Code is on the town website [www.wellstown.org](http://www.wellstown.org). Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), the Streets and Sidewalks Ordinance (Chapter 201), and the Residential Growth Management Ordinance (Chapter 175).

**THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE AMENDMENT FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED.**

- ◆ To be submitted with a subdivision amendment application form (See §202-10)

Submitted	Not Submitted	Subdivision Amendment form shall be accompanied by
x		A copy of the approved plan, as well as 11 copies of the proposed revisions.
x		Supporting information to allow the Board to make a determination that the proposed revisions meet the standards of chapter 202 standards and criteria
x		A revised plan indicating that it is the revision of a previously approved and recorded plan and shall show the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds.
x		Evidence that all owners of abutting property were notified of the application if new lots or dwelling units are proposed to be created



# TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-2935

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

## FINAL SUBDIVISION/ AMENDMENT APPLICATION COMPLETENESS REVIEW CHECKLIST

*(This Checklist MUST be submitted)*

**Project Name:** Central Industrial Park **Applicant:** Grahaneli Realty, LLC

**Checklist Prepared By:** lsc **Date:** 7/18/22

**Checklist Reviewed By:** lsc **Date:** 7/18/22

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Subdivision Approval in Chapter 202 of the Subdivision of Land Ordinance.

### Response (Please check applicable box)

Code Section	I. General	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9A.1	An application for final approval has been submitted within 6 months after approval of the preliminary plan. The final plan approximates the layout shown on the preliminary plan.	X			
202-9A.6.a	Maine Department of Environmental Protection approval under the Site Location of Development Act and the Natural Resources of Protection Act	X			
202-9A.6.b	The KKWWD approval, if the district's water service is to be used			X	
202-9A.6.c	Maine Department of Human Services approval, if the subdivider proposes to provide a central water supply system.			X	
202-9A.6.d	The Wells Sanitary District approval, if the public sewage disposal system is to be used.			X	
202-9A.6.e	Maine Department of Human Services approval, if a centralized or shared subsurface sewage disposal system(s) is to be utilized.			X	
202-9A.6.f	An Army Corps of Engineers dredge and fill permit			x	
202-9A.6.g	NPDES permit for stormwater discharges			x	

<b>Code Section</b>	<b>II. Final Subdivision Submission Requirements</b>	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.1	Proposed name of subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	X			
202-9B.2	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each corner.	<b>X</b>			
202-9B.3	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	X			
202-9B.4	Indication of type of sewage disposal to be used in the subdivision. A written statement from Wells Sanitary District must be submitted indicating approval of the subdivider's sewage design.	X			
202-9B.5.a	A written statement from KKWWD shall be submitted indicating that the district has reviewed and approval the water system design.			X	
202-9B.5.a	A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.		X		
202-9B.5.b.1	When the subdivision is not served by KKWWD, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination. The results of primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination, shall be submitted.				
202-9B.5.b.2	When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two- family dwellings, evidence of adequate groundwater quantity shall be required.				
202-9B.6	The date the plan was prepared	x			
202-9B.6	North Point (Identified or Magnetic or True)	x			
202-9B.6	Graphic map scale	x			
202-9B.6	Names and addresses of the record owner, subdivider and individual or company who or which prepared the plan	X			
202-9B.7	The location of any zoning boundaries affecting the subdivision.	<b>X</b>			
202-9B.8	The location and size of existing and proposed sewers, water mains, culverts, and drainageways on or adjacent to the property to be subdivided.	X			

<b>Code Section</b>	<b>II. Final Subdivision Submission Requirements</b>	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.9	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	X			
202-9B.9	Plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground.	X			
202-9B.9	The length of all straight lines, the deflection of angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	X			
202-9B.10	The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.	X			
202-9B.11	All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			X	
202-9B.11	Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted				
202-9B.11	If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.				
202-9B.12	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots	n/a			
202-9B.12 202-9B.12.a	A separate list of construction and maintenance items, with both capital and annual operating cost estimates that must be financed by the municipality or quasi-municipal districts. These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.				
202-9B.12.b	The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.				
202-9B.13	If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year flood elevation shall be delineated on the plan.				

<b>Code Section</b>	<b>II. Final Subdivision Submission Requirements</b>	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-9B.14	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991.	X			
202-9B.15	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site.	X			
202-9B.16	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1.) five or more lots or dwelling units created within any five-year period; or 2.) any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan:				
202-9B.16.a	A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006			X	
202-9B.16.b	A long-term maintenance plan for all phosphorus control measures			X	
202-9B.16.c	The contour lines shown on the plan shall be at an interval of no less than five feet			X	
202-9B.16.d	Areas with sustained slopes greater than 25% covering more than one acre shall be delineated			X	

**LISTING OF ABUTTERS TO A PROPOSED FINAL SUBDIVISION APPLICATION**

Project Name: Central Industrial Park

Street Address of Project: 76 Willie Hill Road

Map/ Lot # of Project: Map 41, Lots 11-1A, 11-1B and 11-2

Final Subdivision applications are to be accompanied by a current list of names and addresses of abutters to the proposed project. Abutter information shall be obtained by the applicant from the Town Tax Assessor’s records. [*Abutter is defined as “A person who owns adjacent land or land across a street right-of-way from the subject lot”*]

It is the responsibility of the Planning Office to notify abutters of a NEW Final subdivision application.

It is the responsibility of the applicant to notify abutters of a Final Subdivision AMENDMENT application.

**Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project**

Name	Address	Tax Map	Lot
	See attached list.		

**I hereby certify that this is a current and accurate listing of all abutters to this proposed subdivision.**

**Lewis Chamberlain**  
Digitally signed by Lewis Chamberlain  
 DN: cn=Lewis Chamberlain, o, ou, email=lew@attarengineering.com, c=US  
 Date: 2022.07.18 08:01:11 -04'00'  
 Signature of Applicant

7/18/22  
 Date

*Attach extra pages as necessary*



# TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-2935

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

## FINAL SUBDIVISION AMENDMENT APPLICATION ABUTTER NOTIFICATION

*This Final Subdivision Amendment Application Notice to abutters is required to be **mailed by the applicant** to all abutters and to the Wells Planning Department at P.O. Box 398, Wells, ME 04090 per §202-6.*

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Final Subdivision Amendment Application with the Town of Wells Planning Office. The Subdivision Application and proposed plans are currently available for public inspection at the Wells Planning Office. This abutter notification is required by the Wells Subdivision of Land Ordinance for all subdivision pre-applications and if new lots or dwellings units would be created through a subdivision amendment.

Planning Board meetings are open to the public for informational purposes. Only Planning Board **PUBLIC HEARINGS**, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Planning Board at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit [www.wellstown.org](http://www.wellstown.org) and click on the 'Meeting Calendar' to view the upcoming meeting agendas. "An aggrieved party may appeal any decision of the Board under [the regulations of chapter 202] to York County Superior Court." §202-15

Property Owner (of land to be divided): Grahaneli Realty, LLC

Owner's Mailing Address: P.O. Box 1799, Wells, ME 04090

Applicant's Name: same as owner

Applicant's Mailing Address: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Assessor's Tax Map Number: 41 Lot Number : 11-1A; 11-1B; 11-2 (of land to be divided)

Subdivision Location (street address): 76 Willie Hill Road

Acres to be subdivided: 5.6 Number of proposed lots or dwelling units: 1

Zoning District(s): Light Industrial (LI)

Description of Proposal: combine lots 11-1A, 11-1B and 11-2 into one lot.





# Assessors Office, Town of Wells

P.O. Box 398, Wells ME 04090-0398  
(207) 646-6081, Fax: (207) 646-2935

## ROAD NAME REQUEST FORM

In order to comply with the Enhanced E911 requirement that street names be as clear and distinct as possible for emergency dispatch, it is necessary to have new street names approved by the E911 Coordinator prior to subdivision approval. Extra steps and charges may be eliminated during the approval process if the street names don't have to be changed mid-stream.

Please use one form for each street under consideration, and allow a few days for this process. List at least three names to be considered. They should not look like or sound like existing street names. For the present time, the list of street names (actual and reserved) are available in the Assessor's Office. In the near future, we will have a list on our website for your convenience. [www.wellstown.org](http://www.wellstown.org)

NAME OF PROPOSED SUBDIVISION: Central Industrial Park

LOCATION OF PROPOSED SUBDIVISION : 76 Willie Hill Road

MAP(s)/LOT(s)#: M41, L11-1A, 11-1B and 11-2

Desired Road Names to be Considered:

1. The project does not include any existing or proposed roads.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Contact Name of Development: Lewis Chamberlain, PE

Contact Phone: (207) 439-6023 Email: lew@attarengineering.com

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### *Office Use Only*

STREET NAME APPROVED: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Keeley Lambert, E911 Coordinator