



Planning & Development

208 Sanford Road, Wells, Maine 04090

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

Website: www.wellstown.org

Michael G. Livingston, Town Engineer/Planner

mlivingston@wellstown.org

Shannon L.M. Belanger, Assistant Planner

sbelanger@wellstown.org

Site Plan Amendment Application Memo

Date: September 22, 2022

To: Planning Board

From: Planning Office

Re: Moody Medical Center – Site Plan Amendment Application - Map 108, Lot 33-28

Ryan McCarthy of Tidewater Engineering & Surveying has submitted a site plan amendment application on behalf of the property owner, Lindsey Development Group, LLC for Moody Medical Center. The amendment application seeks to enlarge the property from 61,606 SF to 67,495 SF by obtaining land from abutting lots 33-15 and 33-27. The amendment also seeks re-approval for 2,766 SF of building area that was not constructed within 2 years of the 1988 site plan approval. Total area of the building to be 7,100 SF for Personal Service business use (medical clinic) and a 8 SF bulkhead. The applicant also seeks to make changes to parking spaces and the dumpster area. The property is located off 277 Post Road and is within the General Business District. The property is identified as Tax Map 108, Lot 33-28 and is "lot 26" in the Moody Country Estates Subdivision.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

- A. A new use is proposed on a lot;
- B. Resumption of a use on a property which has been discontinued for more than five years is proposed (See §145-12D regarding nonconforming uses.); or
- C. An existing use proposes to expand its gross floor area and/or land area. **YES - 2,766 + 28 SF in new building area is proposed for the Personal Service business use.**

§ 145-71. Reviewing authority. [Amended 4-19-1997]

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. [Amended 4-18-1998] The amendments sought requires Planning Board review.**
- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

- A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted a fee and escrow deposit.**
- B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.
- C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant.
[Amended 4-26-1996; 11-7-2000]

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
 - (2) 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 Subsection A. 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 Subsection A. **Procedure for site plan pre-application and application shall be followed.**
 - (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.
 - (4) Field changes to approved site plans. **[Added 4-18-1998] Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**
- I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**
- A. **Preapplication. [Amended 4-14-2000] ***
 - (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:
 - (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 8/31/22 the Code Officer determined the uses are permitted.**
 - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 8/31/22**

- [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
 - [2] Certify that said notices have been sent or delivered.
 - [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
 - [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received site plan amendment application on 9/12/22**
- (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 8/31/22; for the meeting on 9/12/22**
 - (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**
 - (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and Conclusion:

1. The Planning Board to review the site walk results
2. The Planning Board to consider the following completeness and compliance review comments:
 - a. Minor edits needed for note 3 regarding setback requirements and other dimensional requirements of the General Business District.
 - b. The subject parcel is lot 28, not 28A
 - c. The amendment also involves eliminating 4 previously approved but not constructed parking spaces.
 - d. The existing dumpster location abutting lot 33-15 is not permitted within a setback requirement. Dumpster area is required to be relocated so setbacks will be met. Dumpsters also required 6' tall solid fence or vegetation screening.
 - e. The prior approval included an entrance utilizing the curb cut on abutting lot 34 with dedicated right and left turn exit only lanes onto Route One on lot 33-28. Sight distances from the exit to be noted on the plan. Does an easement exist for this shared entrance on Route 1 across Lot 34?
 - f. Capacity letters from WSD and KKWWD will be needed for the 2,766 SF building addition that seeks re-approval
 - g. Glare Note to be added and any existing building mounted lighting if exists
 - h. Parking dimensional requirements and ADA signage to be added to the plan
 - i. Landscape buffers and existing landscaping to be added to the plan
 - j. Waiver of an erosion control plan to be considered by the Planning Board. The Town Engineer recommends granting the waiver based on the limited site disturbance and reference to adhering to BMP's.

- k. Waiver of a stormwater plan to be considered by the Planning Board. The Town Engineer recommends granting the waiver based on the limited site disturbance and the building addition was previously approved
 - l. An amendment to the abutting site plan approval on Map 108, Lot 34 is required to depict the lot line changes, lot coverage changes, parking changes and possible entrance changes.
3. The Planning Board to consider appointing the Planning Office as the completeness agent.
4. The Planning Board to consider if a public hearing is required.