



# Town of Wells, Maine Planning Board

## FINDINGS OF FACTS & DECISIONS Site Plan Amendment Application for "Storage Depot" Page 1 of 15

### Chapter 145, Article X Site Plan Approval

PROJECT INFORMATION	
<b>General:</b>	<b>Project Name:</b> Storage Depot <b>Applicant:</b> Grahaneli Realty, LLC, PO Box 1269, Wells, ME 04090 <b>Landowner:</b> Grahaneli Realty, LLC, PO Box 1269, Wells, ME 04090 (Lot 11-1B) <b>Location:</b> Jamie Bradish, PO Box 1269, Wells, ME 04090 (Lot 11-1A and 11-2) <b>Existing Use:</b> 7,200 SF Business Contractor, Wholesale, Manufacturing and Warehousing use (Lot 11-1B) <b>Proposed Land Use:</b> Vacant (Lot 11-1A and 11-2) Lots 11-1A, 11-1B and 11-2 to be combined. 7,200 SF Business Contractor, Wholesale, Manufacturing and Warehousing use exists. 28,800 SF Self Storage Facility proposed. <b>Tax Parcel ID:</b> Tax Map 41, Lots 11-1A, 11-1B and 11-2 (to become Lot 11-1B) <b>Zoning District:</b> Light Industrial <b>Art VII Performance Standards:</b> None <b>Design Engineer:</b> Attar Engineering Inc. 1284 State Road, Eliot, ME 03093 <b>Plan Submission Date:</b> 7/19/2022



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<b>Project Description:</b>	<p>Attar Engineering Inc has submitted a site plan amendment application on behalf of the applicant, Grahaneli Realty LLC for property owned by Grahaneli Realty, LLC and Jamie Bradish. The Site Plan Amendment Application is to combine lots 11-1-A, 11-1-B, and 11-2 into one 5.6 acre parcel. The existing 7,200 SF Business Contractor, Wholesale, Manufacturing and Warehousing use is to remain. A Self Storage Facility resulting in 28,800 SF of new use on the property is proposed. The 5.6 acres property is located within the Light Industrial District. The parcel is served by on-site well and septic system. Tax Map 41, Lots 11-1-A, 11-1-B and 11-2. Lots to be merged and identified as Lot 11-1B.</p> <p>The parcels are part of the Central Industrial Park Subdivision. A separate subdivision amendment application is required to combine the 3 lots into 1 lot.</p>
<b>Completeness Determination:</b>	8/31/2022
<b>Public Hearing:</b>	9/12/2022
<b>Staff Review Mtg:</b>	8/9/2022

### PROJECT HISTORY

1. On 11/2/21 the applicant submitted a site plan pre-application and sketch to the Planning Office.
2. On 11/4/21 the Code Enforcement Office found the use proposed to be permitted.
3. On 11/4/21 the Planning Office mailed abutters notice of the site plan pre-application, CEO use determination and of the 11/15/21 Planning Board meeting.
4. On 11/9/21 the Planning Office prepared an Article V checklist and memo for the applicant and Planning Board.
5. On 11/15/21 the Planning Board received the site plan pre-application and scheduled a site walk for 12/4/21 at 9AM.
6. On 12/4/21 the Planning Board conducted a site walk of the property.
7. On 12/6/21 the Planning Office prepared a site walk results memo.
8. On 12/6/21 the Planning Board reported the results of the site walk.
9. On 7/19/22 the applicant submitted a site plan application and plan.
10. On 7/20/22 the Code Enforcement Office found the use proposed to be permitted and the Planning Office mailed abutters notice of the use determination, site plan application submission and of the 8/1/22 Planning Board meeting.



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11. On 7/29/22 the Planning Office prepared Article V, VI and draft completeness review checklists. Recommended plan markups were prepared for the applicant. A memo summarizing the review for the applicant and Planning Board was also prepared.
12. On 8/1/22 the Planning Board received the site plan amendment application, did not require a site walk, voted to permit the plan scale of sheet 1 to be 1” = 50 feet, voted to find additional traffic data as not necessary and continued the workshop for 60 days.
13. On 8/3/22 the applicant submitted a revised plan, stormwater management plan and MDEP permit applications.
14. On 8/9/22 the Staff Review Committee workshopped the site plan amendment for the Planning Board.
15. On 8/12/22 the Planning Office prepared updated Article V, VI and completeness review checklists.
16. On 8/15/22 the Planning Board conducted a workshop and voted to not require additional parking for the self storage facility use and voted to appoint the Planning Office as the completeness agent so that a public hearing could be scheduled once complete.
17. On 8/31/22 the applicant provided a revised site plan to the Planning Office.
18. On 8/31/22 the Planning Office found the application complete and schedule a public hearing for 9/12/22.
19. On 8/31/22 the Planning Office mailed abutters certified notice of the 9/12/22 public hearing.
20. On 9/7/22 the Planning Office prepared updated Article V, VI and completeness review checklists. A draft compliance checklist was also prepared.
21. On 9/12/22 the Planning Board conducted a public hearing and workshop. The workshop was continued to allow time for the MDEP permit approval.
22. On 9/19/22 the applicant provided the NAE Permit to the Planning Office and revised plans.
23. On 9/21/22 the Planning Office drafted updated Findings of Fact & Decisions.
24. On \_\_\_ the Planning Office received the MDEP Site Location permit approval.
25. On 9/26/22 the Planning Board conducted a workshop and \_\_\_\_\_.

### § 145-75. Criteria and Standards

The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.

### Comments

Comments	



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<b>§ 145-75. Criteria and Standards</b>	<b>Comments</b>
<p><b>A. Traffic.</b> The proposed development shall provide for safe access to and from public and private roads. Safe access shall be assured by providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.</p>	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>201.32 feet along Willie Hill Road is noted on the plan. 319.76 feet along Route 9 is noted on the plan. The property to have street frontage along Willie Hill Road and Route 9. The entrance to the property shall be restricted to Willie Hill Road. The former shared driveway easement/entrance onto Route 9 with abutting Lot 11-3 is being eliminated.</p> <p>Site plan note 4 states that parking along or within the North Berwick Road ROW and Willie Hill Road ROW is prohibited. Note 4 states 90 degree parking spaces shall be 9' x 18.5' in dimension. 12 spaces are required for the existing business (4 units) which requires 1 handicap accessible space. One ADA space exists. ADA compliant sign for the handicap parking is required and is identified on the plan. 7,200 SF existing contractor business have 4 business units to rent. 4 x 3 = 12 spaces are required.</p> <p>The CEO provided a parking recommendation for the Self-Storage Facility use finding that designated parking spaces are not required as parking would occur next to a storage unit to be loaded or unloaded on a temporary basis. The Planning Board reviewed this recommendation on 8/15/22 and voted to not require designated parking for the self storage facility use.</p> <p>Off-street parking provided. No off-site parking proposed. Snow storage areas are depicted on sheet 2. Areas that could be used for parking shall be on pavement.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
	<p><b>Traffic (continued).</b></p>	<p>The existing building is located less than 60 feet from Will Hill Road and parking for the property is located at the side or rear of the building. Note 4 states parking between the building and Willie Hill Road is prohibited.</p> <p>The proposed buildings near Route 9 are greater than 60 feet from Route 9.</p> <p>Sight distances onto Willie Hill Road are noted and are sufficient. Willie Hill Road speed limit is noted to be 25 MPH. Speed limit of North Berwick Road is noted to be 45 MPH.</p> <p>Application included an estimate of a peak hour generation of 6 to 15 trips. Planning Board voted to not required additional traffic data on 8/1/22.</p>
<b>B.</b>	<p><b>Dust, fumes, vapors and gases.</b> Emission of dust, dirt, fly ash, fumes, vapors or gases which could damage human health, animals, vegetation or property or which could soil or stain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission, shall be prohibited.</p>	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>The parcel is prohibited from emitting dust, fumes, vapors or gases at any point beyond its lots lines.</p>
<b>C.</b>	<p><b>Odor.</b> No land use or establishment shall be permitted to produce offensive or harmful odors perceptible beyond its lot lines, measured either at ground or habitable elevation.</p>	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>The parcel is prohibited from producing such odor at any point beyond its lot lines as measured at ground or habitable elevation.</p>



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§ 145-75. Criteria and Standards		Comments
D.	<p><b>Glare.</b> No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.</p>	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>See note 8 and 9. This parcel is prohibited from producing such glare onto abutting lots or street right of ways. All existing and proposed exterior lights shall be shielded and directional as to not produce such glare and comply with Land Use lighting provisions. Signage may be internally lit in compliance with 145-40.</p>
E.	<p><b>Stormwater runoff.</b> Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word “site plan” shall be substituted for “subdivision”). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. <b>[Amended 4-27-2007]</b></p>	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>The Town Engineer reviewed the stormwater management plan. See updated memo dated 9-21-2022, the plan meets Town requirements. Stormwater Management Plan submitted by Lew Chamberlain, PE of Attar Engineering dated May 31, 2022.</p> <p><b><u>MDEP Stormwater Permit application submitted and pending approval.</u></b></p> <p><b><u>Drainage easement benefiting Map 40, Lot 18 and Lot 11-1B is proposed. Easement language to be provided. Easement referenced in Note 25, To be depicted/labelled on sheet 2.</u></b></p> <p>The properties are part of the Central Industrial Park Subdivision, See plan dated 2-14-2005, Book 299, Page 9 and Central Industrial Park Subdivision Amendment #5 to merge the 3 lots into 1 parcel.</p> <p>Army Corps Permit approval NAE-2022-01695 dated 9/15/22 provided.</p>



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§ 145-75. Criteria and Standards		Comments
F.	<b>Erosion control.</b> Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: <b>[Amended 4-27-2007]</b>	<b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b>  Best Management Practices are a standard condition of approval. The Standard terms and conditions of the Town of Wells are on the site plan, sheet 1. Details and Notes provided on Sheet 3.
(1)	Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.	
(2)	The duration of exposure of the disturbed area shall be kept to a practical minimum.	
(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	
(4)	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.	
(5)	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.	
(6)	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.	
(7)	During grading operations, methods of dust control shall be employed.	



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
(8)	The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
(9)	The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
(10)	Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
(11)	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.	





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§ 145-75. Criteria and Standards	Comments
<p><b>G. Setbacks and screening.</b> Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.</p>	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>Light Industrial District setback requirements are noted on sheet 1, note 2. The existing and proposed buildings shall meet setback requirements (40’ from Willie Hill Road and Route 9; 25’ from lot lines; 25’ from the boundary of a cemetery).</p> <p>Existing fencing with gate shown. A optional 4’ to 6’ tall chain-link fence is proposed around the storage buildings. Existing fence is 6’ tall chainlink.</p> <p>The first 40 feet of the lot off Willie Hill Road has various plantings and a perennial bed. See note 12. On 9/12/22 the Planning Board determined that the 40’ wide buffer along Willie Hill Road remains suitable.</p> <p>A 40’ wide buffer along North Berwick Road (Route 9) is required. Shade trees, 2” diameter at breast height, are proposed and shall be planted every 30 feet on center. The buffer to also consist of grass and native wildflowers. On 9/12/22 the Planning Board determined that the proposed 40’ wide buffer along Route 9 shall be suitable.</p> <p>This commercial parcel abuts other commercial properties and therefore screening for residential abutters is not required.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<p><b>H.</b> <b>Explosive materials.</b> No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.</p>		<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>A 1,000 gallon above ground propane tank is identified on the property.</p> <p>The proposed self storage buildings shall not be heated.</p> <p>See plan note 18. Explosive materials shall be stored in compliance with NFPA standards.</p>
<p><b>I.</b> <b>Water quality.</b> All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.</p>		<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>No change proposed with regard to storage of fuels.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<b>J.</b>	<b>Preservation of landscape.</b> Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>Grade changes are proposed along Route 9 and for various stormwater pond/wetpond requirements. Tree clearing is proposed up to abutting lot lines. A 40’ wide landscaped buffer along Willie Hill Road shall be maintained and a 40’ landscaped buffer shall be installed and maintained.</p> <p>See note 3, 45.5% lot coverage is proposed with this application. A maximum of 65% lot coverage is permitted in the Light Industrial District.</p>
<b>K.</b>	<b>Refuse disposal.</b> The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>See plan note 24. The property is not served by an on-site dumpster. All refuse shall be disposed of in a safe and timely manner by all unit tentants.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<b>L.</b>	<b>Water supply.</b> The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>The property is not served by public water.</p> <p>The existing 7,200 SF building is served by an on-site drilled well.</p> <p>The proposed self-storage facility buildings shall not have water service. See note 5.</p> <p>The property fire protection is via a fire pond located across Willie Hill Road, see plan note 26 on sheet 1.</p>
<b>M.</b>	<b>Sewage disposal.</b> The applicant shall provide for the safe disposal of all wastewaters.	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>The property is not served by public sewer</p> <p>The existing 7,200 SF building is served by an on-site septic system.</p> <p>The proposed self-storage facility buildings shall not have sewer service. See note 5.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<b>N.</b>	<b>Fire safety.</b> The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.	<p><b>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</b></p> <p>See note 21. The self-storage facility shall posted a phone number and website for customer service.</p> <p>See note 22. A 30’ wide minimum paved or gravel access aisle shall be maintained around the outside of the storage buildings. This will provide suitable access for fire fighting equipment and personnel.</p> <p>The property fire protection is via a fire pond located across Willie Hill Road, see plan note 26 on sheet 1.</p>

**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 five years or more. §145-74F
2. Approval is conditioned upon compliance by the applicant with the Findings of Fact, plans and specifications, and reports which have been received and relied upon by the Town in connection with this development’s proposed compliance with Town Ordinances.
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 per the Reviewing Authority Chart. §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 denial of a site plan approval or denial of a building permit (§145-61.C.1, §145-74.J.), 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 §145-6, §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



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- (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 and/or Town Staff 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 or Staff Review Committee or Town Staff. §145-74G
  8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and a certificate of occupancy prior to occupancy. §145-61, §145-62
  9. It is the applicant's responsibility to contact Dig Safe prior to construction.
  10. It is the Owner/Tenant's/Homeowners or Condominium Association's/ Applicant's/-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 parcel(s). §150-4
  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. §145-74.1.4
  12. Prior to the pouring of a building footing/foundation, the location of each building to be constructed shall be located on the face of the earth and shall be marked and certified to by a surveyor or engineer with pins or stakes. The developer shall receive approval of each building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation. §145-74I
  13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be consistent with this site plan approval.
  14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the property to include buildings, roadways, drainage, screening and landscaped areas, and utility related construction work. §145-74I
  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. §145-74I
  16. All components, features, improvements and conditions of site plan approval shall be fully completed, per plan note 22, prior to any issuance of a certificate of occupancy. §145-74E



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### Special Conditions of Approval

1. All previous Conditions of Approval will remain in effect unless specifically amended by this application. The approval of this Amended Site Plan in no way negates the need for applicant compliance with all previously set Conditions of Approval.
2. Prior to any construction activity at the site, the applicant and selected contractor shall participate in a pre-construction conference with Town and other regulatory officials to review the project's construction considerations.
3. Prior to any construction on the site, the applicant will post a suitable cash financial guarantee with the Town of Wells. The work included in this cash financial guaranty shall include site stabilization (\$3,500 per acre of disturbed area) and an as-built plan. Any items not complete at the time of the first occupancy permit for the self-storage facility may be required to post an additional cash guarantee with the Town.
4. Cash escrow shall be provided to cover the costs for inspection services of the work associated with the improvements and drainage and erosion control measures beyond the limits of the road right of way. The form and amount of this cash escrow shall be deemed suitable by the Town Planner/ Engineer.

Dated at Wells, Maine this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Wells Planning Board

By: \_\_\_\_\_  
Charles Millian, Chairman