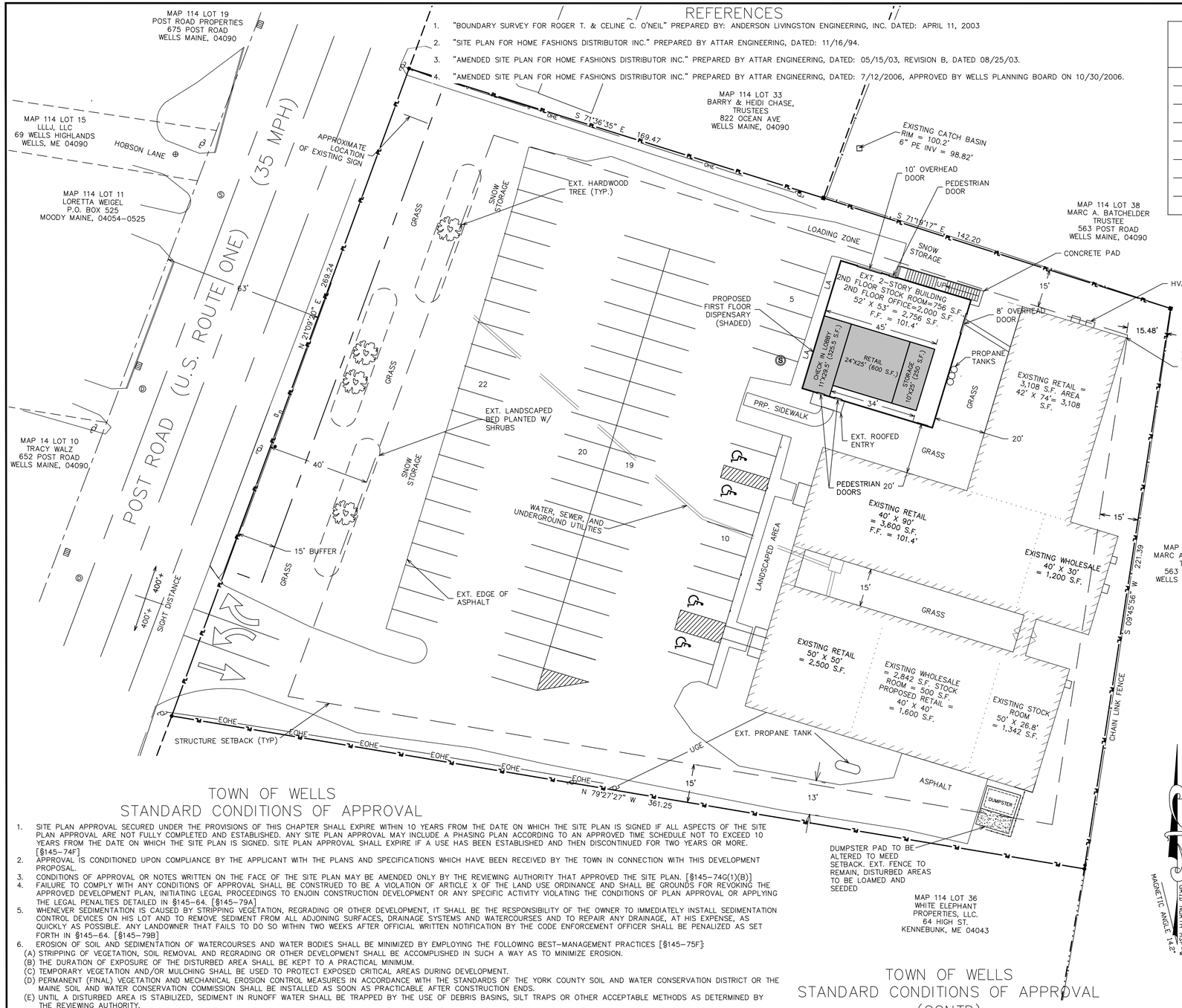
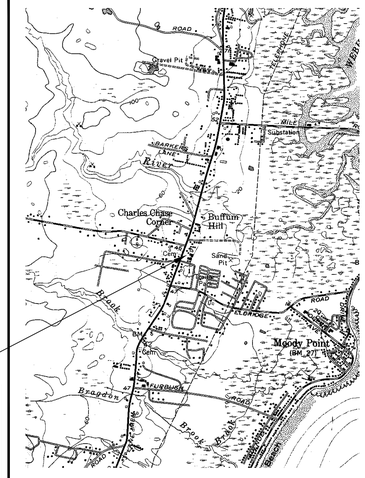


REFERENCES

1. "BOUNDARY SURVEY FOR ROGER T. & CELINE C. O'NEIL" PREPARED BY: ANDERSON LIVINGSTON ENGINEERING, INC. DATED: APRIL 11, 2003
2. "SITE PLAN FOR HOME FASHIONS DISTRIBUTOR INC." PREPARED BY ATTAR ENGINEERING, DATED: 11/16/94.
3. "AMENDED SITE PLAN FOR HOME FASHIONS DISTRIBUTOR INC." PREPARED BY ATTAR ENGINEERING, DATED: 05/15/03, REVISION B, DATED 08/25/03.
4. "AMENDED SITE PLAN FOR HOME FASHIONS DISTRIBUTOR INC." PREPARED BY ATTAR ENGINEERING, DATED: 7/12/2006, APPROVED BY WELLS PLANNING BOARD ON 10/30/2006.

TOWN OF WELLS PLANNING BOARD	DATE



LOCATION MAP

APPROX. SCALE: 1" = 2,000'

LEGEND

PROPERTY LINE	
EXISTING CONTOUR	XXX
PROPOSED CONTOUR	XXX
SILTATION FENCE	x
EXISTING OVER HEAD ELECTRIC	EOHE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE SITE PLAN "HOME FASHIONS DISTRIBUTOR, INC." (REFERENCE 4) APPROVED BY THE WELLS PLANNING BOARD ON 10/30/2006. THE PLAN IS AMENDED AS FOLLOWS:
   *A MARIJUANA DISPENSARY WILL BE LOCATED IN A PORTION OF THE FIRST LEVEL OF THE EXISTING TWO STORY BUILDING IN THE NORTHERN PORTION OF THE PARCEL. DISPENSARY AREA IS 1,175 S.F. OF THE TOTAL 5,512 S.F. OF THE BUILDING.
2. THIS PLAN REPRESENTS AN AMENDMENT TO A SITE PLAN PREVIOUSLY APPROVED BY THE WELLS PLANNING BOARD ON 10/30/2006 AND IS DESCRIBED IN REFERENCE 4. THE CHANGES PROPOSED FOR THE CURRENT AMENDMENT ARE SUMMARIZED AS FOLLOWS:
   UPDATED EXISTING CONDITIONS AND REVISED IMPERVIOUS AREA
   IMPERVIOUS PAVEMENT AND NON-CONFORMING PORTION OF CONCRETE PAD REMOVED
   SIDEWALK ADDED
3. BOUNDARY INFORMATION WAS TAKEN FROM REFERENCE 1 AND EXISTING CONDITIONS SURVEYED ON 3/13/23
4. THE PARCEL IS IDENTIFIED ON THE TOWN OF WELLS TAX ASSESSOR'S AS MAP 114 LOT 35 THE PARCEL IS LOCATED IN THE GENERAL BUSINESS (GB) ZONE AND IS 81,958 S.F.± IN AREA (1.881 ACRES±).
5. LOT REQUIREMENTS FOR THE GENERAL BUSINESS ZONE ARE AS FOLLOWS: LOT SIZE – 20,000 S.F. MINIMUM STREET FRONTAGE – 100', SIDE AND REAR SETBACK – 15', FRONT SETBACK – 40'.
6. THE PROPOSED LOT COVERAGE IS AS FOLLOWS:
   BUILDINGS EXISTING = 17,016 S.F.
   PARKING AREA, WALKWAYS, & CONCRETE PADS EXISTING = 35,354 S.F.
   PROPOSED REMOVAL = -213 S.F. (DUMPSTER)
   PROPOSED ADDITIONAL= 179 S.F. (WALKWAY TO DISPENSARY)
   NET IMPERVIOUS AREA OF 52,336 S.F. OR 63.9% WITH 65% ALLOWED.
7. EXISTING AND PROPOSED USE AREAS FOLLOW:
   WHOLESALE EXISTING = 1,200 S.F.
   RETAIL EXISTING = 13,564 S.F.
   OFFICE EXISTING = 2,000 S.F.
   STOCK ROOM EXISTING = 1,880 S.F. PROPOSED = 2,498 S.F.
   TOTAL FLOOR AREA = 16,586 S.F. = 19,262 S.F.
8. REQUIRED PARKING IS CALCULATED AS FOLLOWS: BUSINESS WHOLESALE REQUIRES 1 SPACE PER 800 S.F. OF FLOOR AREA (1,200 S.F./ 800 S.F. = 2 SPACES), BUSINESS RETAIL REQUIRES 1 SPACE PER 200 S.F. (10,808 S.F./ 200 = 55 SPACES), BUSINESS OFFICE REQUIRES 3.5 SPACES PER 1,000 S.F. (2,000 S.F./ (1,000/3.5) = 7 SPACES), STOCK ROOM AREA REQUIRES NO ADDITIONAL SPACES. THE PROPOSED MARIJUANA DISPENSARY REQUIRES ONE SPACE PER EMPLOYEE ON THE TWO LARGEST SHIFTS COMBINED (3 EMPLOYEES X 2 = 6 SPACES)
   THE TOTAL REQUIRED SPACES IS 70, 4 OF WHICH ARE ADA ACCESSIBLE SPACES. A TOTAL OF 76 SPACES ARE PROVIDED.
9. THE SITE SHALL BE SERVICED BY MUNICIPAL WATER, SEWER, AND OVERHEAD UTILITIES.
10. REGISTERED MARIJUANA DISPENSARIES MUST MEET ALL OF THE STANDARDS AND CONDITIONS IMPOSED BY THE MAINE DEPARMTNET OF HEALTH AND HUMAN SERVICES ISSUED UYNDER THE AEGIS OF THE MAINE MEDICAL USE OF MARIJUANA PROGRAM.
11. THE MEDICAL MARIJUANA DISPENSARY SHALL BE PROTECTED BY THE USE OF FIRE SUPPRESSION SPRINKLER SYSTEMS, OR OTHER EFFECTIVE FIRE SUPPRESSION SYSTEM THAT MAY BE APPROVED BY THE CHIEF OF THE WELLS FIRE DEPARTMENT.
12. THE DISPENSARY SHALL HAVE A KNOX-BOX OR SHALL PROVIDE THE FIRE DEPARTMENT WITH THE NECESSARY INFORMATION TO ALLOW ENTRY BY FIRE DEPARTMENT PERSONNEL IN THE EVENT OF AN EMERGENCY AT THE LOCATION.
13. THE HOURS OF OPERATION FOR ANY MEDICAL MARIJUANA DISPENSARY, INCLUDING THE HOURS THAT A PERSON OTHER THAN STAFF OF THE FACILITY MAY BE PRESENT AT A CULTIVATION FACILITY, SHALL BE LIMITED. NO SALES OR DISPENSING MATERIALS MAY TAKE PLACE PIOR TO 7:00 A.M. NOR LATER THGAN 8:00 P.M. ON ANY DAY.
14. FIRE SUPPRESSION – APPLICANT WILL INSTALL A SPRINKLER SYSTEM OR OTHER FIRE SUPPRESSION SYSTEM WITHIN THE DISPENSARY AS RECOMMENDED BY THE CHIEF OF THE WELLS FIRE DEPARTMENT. APPLICANT UNDERSTANDS THAT THIS IS A CONDITION OF THE PERMIT AND THAT THE RECOMMENDED SUPPRESSION SYSTEM WILL NEED TO BE INSTALLED BEFORE OPERATING AS A DISPENSARY. WE REQUEST THAT THE TOWN PLANNER OR CODE ENFORCEMENT OFFICER SERVE AS COMPLETENESS AGENT FOR THE PLANNING BOARD.
15. EMERGENCY ACCESS – APPLICANT WILL INSTALL A KNOX-BOX OR PROVIDE THE FIRE DEPARTMENT WITH THE NECESSARY INFORMATION TO ALLOW ENTRY BY FIRE DEPARTMENT PERSONNEL IN THE EVENT OF AN EMERGENCY. APPLICANT WILL CONSULT WITH THE FIRE CHIEF AND FOLLOW ANY RECOMMENDATION PERTAINING TO KNOX-BOX LOCATION AND/OR NECESSARY INFORMATION FOR EMERGENCY ENTRANCE. APPLICANT UNDERSTANDS THAT THIS IS A CONDITION OF THE PERMIT AND THAT THE KNOX-BOX OR EMERGENCY ENTRY INFORMATION WILL BE INSTALLED OR SUBMITTED TO THE FIRE CHIEF'S SATISFACTION BEFORE OPERATING AS A DISPENSARY. WE REQUEST THAT THE TOWN PLANNER OR CODE OFFICER SERVE AS THE COMPLETENESS AGENT FOR THE PLANNING BOARD.
16. SECURITY – A WRITTEN SECURITY PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD WITH THE APPLICATION.
17. SIGNAGE – SIGNS FOR A MEDICAL MARIJUANA DISPENSARY OR CULTIVATION FACILITY MAY NOT CONTAIN ANY VISUAL DEPICTION OF MARIJUANA OR MARIJUANA PARAPHERNALIA. A DESIGN FOR THE SIGNAGE SHALL BE SUBMITTED TO THE PLANNING BOARD WITH THE APPLICATION.

TOWN OF WELLS 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.

TOWN OF WELLS STANDARD CONDITIONS OF APPROVAL (CONTD)

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 PER NOTE 22 PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GRAPHIC SCALE

0 20 40 60 80 (FEET)

OWNER OF RECORD: STRADA POSTALE, LLC
79 BOW STREET
FREEPORT, MAINE 04090

APPLICANT: MARKS ORGANIX
134 STATE ROAD
KITTERY, MAINE 03904

NO.	DESCRIPTION	DATE
	REVISIONS	

STATE OF MAINE
KENNETH A WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

AMENDED SITE PLAN
MARK'S ORGANIX
655 POST ROAD, WELLS, MAINE 04090

FOR: MARK'S ORGANIX
134 STATE ROAD
KITTERY, MAINE 03904

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: WRP
DATE: 03/21/23		REVISION : DATE -:-
JOB NO: 23027	CAD: 655 POST ROAD BASE	SHEET 1 OF 1