



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

SITE PLAN PREAPPLICATION - §145-74A

1. Project/Business Name CARRIAGE HOUSE MOTEL
2. Street Address (of project) 1404 POST ROAD (ROUTE 1), WELLS MAINE
3. Assessor's Tax Map Number(s): 129 Lot Number(s) : 14
4. Property Owner CARRIAGE HOUSE MOTEL, COTTAGES & SUITES, LLC.
MICHAEL POWERS - CONTACT
 Mailing Address: P.O. BOX 988, WELLS MAINE 04090
 Telephone: 402 - 999-6634 (MICHAEL POWERS) Fax: _____
 Email Address: engineersat@aol.com
5. Applicant (if different from owner): CHRIS CANNON AIA (ARCHITECT) & DOUG GAINES (CONTRACTOR)
 Mailing Address: BOX 201, CHATHAM MASSACHUSETTS 02633
 Telephone: 508-430-2200 (CHRIS CANNON) 207-604-4154 (DOUG GAINES)
 Email Address: CCANNON@ARCH33.COM DGAINES1128@GMAIL.COM
6. Agent/ Engineer/ Surveyor: Frank M Emery Surveyors
 Mailing Address: 95 Bourne Ave
Wells ME
 Telephone: 207-646-5363 Fax: _____
 Email: _____
7. All correspondence should be sent to: DOUG GAINES
 (specify one of the above)
8. Zoning District(s) of the property: GB
9. Shoreland Overlay District(s) on property: Yes _____ No

10. Land Use(s):

A. Existing Land Use(s): HOTEL / MOTEL

B. Proposed Land Uses(s): HOTEL / MOTEL

(See attached Land Use Table, pages 5-6 for Permitted Use Listing and correct Use terminology)

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
NOTE: ABUTS SOUTH END OF SEGMENT 1

15. Area of parcel: _____ Acres and/or 75,296.1 S.F. _____ SF (square feet)
(based on boundary plan, deed, Tax Assessor information)


16. EXISTING a) Total Gross Floor Area of All Structures _____ 16,771 SF

17. PROPOSED a) Total Gross Floor Area of All Structures _____ 21,599 SF

18. Number of Existing Parking Spaces: 34 Total Number of Parking Spaces as proposed: 46

19. Description of proposal: DEMOLISH REAR ONE STORY WING OF CARRIAGE HOUSE BUILDING. REPLACE W/ 2 STORY ADDITION ON EXPANDED FOOTPRINT. MEETING RM / ENTRY ADDITION W/ EXTENDED PORCH ON CARRIAGE HOUSE. DEMOLISH UNITS 1 & 2 AND REBUILD AWAY FROM LOTLINE. RELOCATE UNITS 8 & 9 AND ADD 6 UNIT ADDITION AT WEST END OF PROPERTY. DEMOLISH POOL AND PATIOS AND RELOCATE NEW POOL AND PATIO BETWEEN BUILDINGS 10-17 & 18-24. RECONFIGURE ROADS AND PARKING TO COMPLY WITH CURRENT PARKING STANDARDS. REMOVE SOUTH ACCESS ROAD TO PROPERTY AND RESTORE TO GRASS AND PLANTING. PLANT BUFFER TREES AS REQUIRED.

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

 R.A. (LN# - ARC5619) 07/21/2003
Signature of Applicant or Authorized Agent Date

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED AND PROCESSED FOR AN UPCOMING AGENDA.

Submitted Not Submitted Site Plan Submission shall include the following:

		Copies of a sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, and any other significant features and required in Chapter 145 Articles V, VI, VII, 145-77 and 145-75. (see below for plan copy details).
		An escrow deposit in the amount of \$40 to cover the initial costs of abutter notification and copying. (Planning Office recommends applicants permit the Planning Office to notify abutters on their behalf.)
		Proof of Right, Title and Interest (Deed, Purchase & Sale, Lease, Written permission from the property owner(s) or Association, etc)
		12 copies of the completed, signed and dated Pre-Application Form (all pages).
		A list of names and addresses of abutters to the proposed project. (see page 4 of this form). The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records or by using the WebGIS Abutter tool at https://www.axisgis.com/WellsME/

- ◆ 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 under the 'Government' drop down menu entitled 'Town Code & Charter.' Section 145-74A details the Preapplication procedures.
- ◆ The Code Enforcement Officer will determine the required Reviewing Authority for the application review. The Reviewing Authorities include the Code Enforcement Officer/ Town Planner, 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). All abutting property owners will be notified of the preapplication by the Planning Office.
- ◆ Contact the Planning Department at (207) 646-5187 with questions.

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

Copies of the site plan for Code Officer/Town Planner application to be provided as follows:

- 3 plans measuring 24" by 36 inches

**LISTING OF ABUTTERS TO A PROPOSED
SITE PLAN PREAPPLICATION**

Project Name: CARRIAGE HOUSE MOTEL

Street Address of Project: 1404 POST ROAD (ROUTE 1), WELLS MAINE

Map/ Lot# of Project: 129 /14

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. If an abutter is an Association notice is only required to be made to the president or management company of the Association. **Site Plan Preapplication notice is mailed by the Planning Office per 145-74A(1).**

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
GLENN D. VANDYKE	45 STUART STREET, WELLS ME. 04090	129	9-A
PETER E. BUCHAN ATTN: JOHN F BUCHAN	4 MOREY WAY, MILFORD MA. 01757	129	10
MICHAEL E. MCDERMOTT	P.O. BOX 399, WELLS ME. 04090	129	11
MICHAEL E. MCDERMOTT	P.O. BOX 399, WELLS ME. 04090	129	12
KONNER R SWEATT	132 TWOMBLY ROAD, SANFORD ME. 04073	129	13
LEE RICHEIMER	1416 POST ROAD, WELLS ME. 04090	129	14-1
TREAD LIGHTLY LLC	P.O. BOX 7149, SCARBOROUGH ME. 04074	129	14-2
KATHLEEN M THORNTON	P.O. BOX 881, WELLS ME. 04090	129	15-A
SAFE HAVEN HUMANE SOCIETY	P.O. BOX 91, WELLS ME. 04090	129	15-EXE

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

Signature of Applicant or Authorized Agent

Date

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						
Cemetery	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 & RY 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



Abutters List Report

Wells, ME
July 18, 2023

Subject Property:

Parcel Number: 0129-014
CAMA Number: 129-014
Property Address: 1404 POST RD

Mailing Address: CARRIAGE HOUSE MOTEL COTTAGES &
SUITES LLC
1404 POST RD
WELLS, ME 04090

Abutters:

Parcel Number: 0129-009-A
CAMA Number: 129-009-A
Property Address: 45 STEWART ST

Mailing Address: VANDYKE, GLENNA D
45 STUART ST
WELLS, ME 04090

Parcel Number: 0129-010
CAMA Number: 129-010
Property Address: 33 STEWART ST

Mailing Address: BUCHAN, PETER E
ATTN JOHN F BUCHAN 4 MOREY WAY
MILFORD, MA 01757

Parcel Number: 0129-011
CAMA Number: 129-011
Property Address: 25 STEWART ST

Mailing Address: MCDERMOTT, MICHAEL E
PO BOX 399
WELLS, ME 04090

Parcel Number: 0129-012
CAMA Number: 129-012
Property Address: 19 STEWART ST

Mailing Address: MCDERMOTT, MICHAEL E
PO BOX 399
WELLS, ME 04090

Parcel Number: 0129-013
CAMA Number: 129-013
Property Address: 3 STEWART ST

Mailing Address: SWEATT, KONNER R
132 TWOMBLEY RD
SANFORD, ME 04073

Parcel Number: 0129-014-1
CAMA Number: 129-014-1
Property Address: 1416 POST RD

Mailing Address: RICHEIMER, LEE
1416 POST RD
WELLS, ME 04090

Parcel Number: 0129-014-2
CAMA Number: 129-014-2
Property Address: 0 POST RD

Mailing Address: TREAD LIGHTLY LLC
PO BOX 7149
SCARBOROUGH, ME 04074

Parcel Number: 0129-015-A
CAMA Number: 129-015-A
Property Address: 1422 POST RD

Mailing Address: THORNTON, KATHLEEN M
PO BOX 881
WELLS, ME 04090

Parcel Number: 0129-015-EXE
CAMA Number: 129-015-EXE
Property Address: 1420 POST RD

Mailing Address: SAFE HAVEN HUMANE SOCIETY
PO BOX 91
WELLS, ME 04090



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7/18/2023

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