



# Town of Wells, Maine Staff Review Committee

## FINDINGS OF FACTS & DECISIONS Site Plan Application for "12 Vera Lane" Page 1 of 16

### Article X Site Plan Approval

PROJECT INFORMATION	
<b>General:</b>	<p><b>Project Name:</b> 12 Vera Lane <b>Applicant:</b> Bud Angst, 110 Exchange St, 2<sup>nd</sup> Floor, Portland, ME 04101 <b>Landowner:</b> Jason &amp; Lee Talevi, PO Box 815, Wells, ME 04090 <b>Location:</b> 12 Vera Lane <b>Existing Use:</b> 2 One-Family Dwelling units, 1 Two-Family Dwelling, 1,196 SF vacant building, accessory garages and sheds for dwelling units</p> <p><b>Proposed Land Use:</b> (1) Two-Family Dwelling (Unit 3A and 3B); (1) One-Family Dwelling (unit 2); (1) Two-Family Dwelling (Unit A1a and A1b); 1,196 SF Business Office, Service, Personal Service, Retail, Contractor and/or Wholesale Business use; and a Standard Restaurant use (Unit A2) for 33 seats</p> <p><b>Tax Parcel ID:</b> Tax Map 117, Lot 51 <b>Zoning District:</b> General Business District and 250' Shoreland Overlay District <b>Art VII Performance Standards:</b> 145-48. Multifamily Development. <b>Design Engineer:</b> Bud Angst, 110 Exchange St, 2<sup>nd</sup> Floor, Portland, ME 04101 <b>Plan Submission Date:</b> 8/2/23</p>



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<b>Project Description:</b>	Bud Angst of Woodhull Maine has submitted a site plan application for the property owned by Jason & Lee Talevi located at 12 Vera Lane. The site plan application seeks approval to convert an existing one family dwelling into a two-family dwelling (Units A1a and A1b) and Standard Restaurant use (unit A2). One existing one-family dwelling (Unit 2) and a two-family dwelling (Unit 3A and 3B) along the easterly boundary of the property to remain unchanged. A total of 5 dwelling units means the property is considered a Multifamily Development per 145-48. A 1,196 SF building is proposed to become Business Office/ Contractor/ Service/ Personal Service/ Retail/ Wholesale use. Two existing garages on the property are accessory use to the dwelling units only. Three existing sheds on the property are also accessory use to the dwelling units only. Paved and gravel parking is proposed. The Standard Restaurant proposes 532 SF of building space with 2,078 SF deck/patio space outdoors. The Standard Restaurant to have a total of 33 seats (combination indoor/outdoor seats). The property is 6.45 acres in area. The property is served by public sewer and public water. Units 3A and 3B are served by on-site septic system. The property falls within the General Business and 250' Shoreland Overlay Districts. Tax Map 117, Lot 53.
<b>Completeness Determination:</b>	<b>To be determined</b>
<b>Public Hearing:</b>	Not Applicable
<b>Staff Review Mtg:</b>	9/6/23; 9/19/23

### PROJECT HISTORY

1. On 8/2/23 the applicant submitted a site plan application.
2. On 8/7/23 the Code Officer prepared an Article V determination and found the uses proposed to be permitted in the GB zone.
3. On 8/7/23 the Planning Office mailed notice to abutters of the use determination and of the 9/6/23 Staff Review Committee meeting.
4. On 8/11/23 the Planning Office prepared plan markups and Article V, VI, VII and completeness review checklists. A memo summarizing the review was also prepared.
5. On 8/15/23 the Staff Review Committee received the site plan application, conducted a workshop and continued the review for 60 days.
6. On 8/22/23 the applicant submitted a revised plan to the Planning Office for review.



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7. On 8/29/23 the Planning Office obtained information on bald eagles based on the abutter concern raised.
8. On 8/30/23 the Planning Office prepared plan markups and updated Article V, VI, VII and completeness review checklists.
9. On 9/1/23 the Planning Office obtained the Deed and letter of authorization from the applicant.
10. On 9/1/23 the Planning Office prepared a memo summarizing the review for the applicant and Staff Review Committee.
11. On 9/6/23 the Staff Review Committee conducted a workshop, waived a stormwater management plan, determined the Multifamily Development buffer is suitable based on existing/grandfathered conditions, voted to find screening for residential abutters suitable, and voted to continue the workshop for 60 days.
12. On 9/8/23 the applicant submitted a revised site plan to the Planning Office.
13. On 9/13/23 the Planning Office prepared updated Article V, VI, VII and completeness review checklists. A draft Findings of Fact & Decisions and plan markups were also prepared.
14. On 9/14/23 the Planning Office prepared a memo for the Staff Review Committee and applicant.
15. On \_\_\_\_ revised plans were provided to the Planning Office.
16. On 9/19/23 the Staff Review Committee voted to find Route One landscaping suitable as proposed, voted to find the application complete, voted to find the application compliant, and voted to approve and sign the Findings of Fact & Decisions and site plan.

### § 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



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<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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>This parcel has approximately 195' of street frontage along Route One. Site plan notes the minimum street frontage requirement of 100 feet. Parcel does not have multiple street frontages. No new curb cuts proposed onto Route One. Route One and Buffum Hill Road are identified.</p> <p>Site plan depicts on-site parking. Site plan notes parking along or within Route One is prohibited. All 90 degree parking spaces shall meet the dimensional standard of 9' x 18.5' with a 26' wide aisle. 2 handicap accessible spaces are required, 1 for each business. 2 are proposed. ADA compliant signs for handicap parking is required and are identified on the plan. Paved and gravel parking areas are depicted. Grass parking is not proposed.</p> <p>The property is within the Shoreland Overlay District. All parking is shown to meet the 75' setback from adjacent wetlands and high-water lines.</p> <p>Driveway width narrows to 16 feet. Widening the driveway is proposed to achieve 23'6" in width (approximately).</p> <p>Snow storage areas are depicted on the site plan. Traffic information is not necessary.</p> <p>5 dwellings on the property require a total of 10 spaces. Site plan notes parking requirement. 2 spaces are identified for each dwelling.</p>
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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
		<p>Business Office and Retail require 3.5 spaces per 1,000 SF of use which is a greater number than required for contractor or personal service business uses. <math>1,196 \text{ SF} \times 3.5/1,000 = 5</math> spaces required. 5 spaces are proposed, 1 of which is handicap accessible.</p> <p>33 seats require 11 parking spaces plus 2 spaces for employees for the proposed Standard Restaurant use. Total required parking is 13 spaces. 13 spaces proposed, 1 of which is handicap accessible.</p> <p>Sight distances are detailed on the plan. The Route One entrance sight distances are noted to exceed 350 feet in both directions. Route One speed limit is noted to be 35 MPH.</p>
<b>B.</b>	<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><b>BASED ON THE FOLLOWING, THE STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>The parcel is prohibited from emitting dust, fumes, vapors or gases at any point beyond its lot lines.</p>
<b>C.</b>	<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><b>BASED ON THE FOLLOWING, THE STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE 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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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<b>D.</b>	<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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Existing exterior lighting on the property identified.</p> <p>Proposed exterior lighting locations depicted on plan. Proposed lights to be string lights over the deck and patio areas.</p> <p>Light and glare note is provided on site plan, see note 2. Lighting shall not produce glare onto abutting lots or travel ways.</p>
<b>E.</b>	<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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Best Management Practices are proposed. The lot coverage change of 2,004 SF is not significant and will not result in impacts to stormwater.</p> <p>On 9/6/23 the Staff Review Committee waived a stormwater management plan for the property.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<b>F.</b>	<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>	<p><b>BASED ON THE FOLLOWING, THE STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Best Management Practices for soil erosion and sedimentation control are a condition of approval. See Erosion Control notes and details on the site plan.</p>
(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.	



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
(7)	During grading operations, methods of dust control shall be employed.	
(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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<b>§ 145-75. Criteria and Standards</b>	<b>Comments</b>
<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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>The 75' setback from the wetland is identified from RP zone of Map 117, Lot 50-exe and Map 117, Lot 49-exe.</p> <p>The General Business District dimensional requirements are noted on the plan, see note 15. 15' setbacks from lot lines shown. 40' setback shown from lot line abutting Route One.</p> <p>Parcel is within 200 feet of the Webhannet River. 200' setback is identified on the plan. All structures and parking lots shall be at least 200 feet from the high-water line of the Webhannet River.</p> <p>The property is a Multifamily Development, per 145-48. A 25' landscaped buffer is identified along all lot lines. <b><u>Unit 3A and 3B are located within the 25' wide buffer requirement and is non-conforming. Note addressing the non-conformity to be added to the site plan.</u></b></p> <p>Per 145-48 the 15' setback from the RA zone is required to be 45'. 45' setback is noted. <b><u>Unit 3A and 3B is non-conforming and a note addressing this non-conformity to be added to the plan.</u></b></p>



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§ 145-75. Criteria and Standards		Comments
		<p>A 15 foot wide landscaped buffer is required along Route 1. <b><u>The plan proposes two shade trees along Route 1. SRC to review and determine if suitable on 9/19/23.</u></b></p> <p>A 25' buffer/setback is required from all lot lines as the property is also a Multifamily Development per 145-48. 25' buffer is identified. SRC reviewed and determined suitable on 9/6/23.</p> <p>This commercial property has residential abutters to the south. The SRC reviewed the existing vegetation and determined on 9/6/23 that a suitable screen exists for dwellings within 200 feet.</p>
<b>H.</b>	<p><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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>No above or below ground fuel tanks are identified to exist. None are proposed at this time. See plan note 13. The storage of fuel shall be in compliance with NFPA standards.</p>



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<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><b>BASED ON THE FOLLOWING, THE STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Water quality standards shall be met.</p>



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§ 145-75. Criteria and Standards		Comments
<p><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>	<p><b>BASED ON THE FOLLOWING, THE STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Net area of the property is approximately noted as 238,933 SF.</p> <p>Existing lot coverage is noted to be 38,530 SF or 13.7%</p> <p>Proposed lot coverage is noted to be 40,534 SF or 14.4%</p> <p>The parcel is noted to be 280,980 SF in size. 65% maximum allowed GB zone lot coverage requirement noted on the plan.</p> <p>The area of the parcel within the Shoreland Overlay Zone is 244,209 SF. 40% lot coverage maximum is met as 14.8% is noted as lot coverage. (Lot created prior to 1994 and has more than 75% in the Shoreland Overlay zone).</p> <p>35% Open Space is required per 145-48. The plan identifies the Open Space area as the land area below the tree line and top of bank. This area is 103,478 SF and is <b>36.8%</b> of the total parcel area. See note 5.</p>	



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<b>§ 145-75. Criteria and Standards</b>		<b>Comments</b>
<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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>An on-site dumpster is proposed. The dumpster is required to meet setback requirements and be screened by a 6’ tall solid fence.</p> <p>Refuse shall be properly and timely disposed of in a safe manner.</p>
<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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Property served by public water. See capacity letter from KKWWD dated 8-4-3.</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 STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Unit 3A and 3B is an existing two-family dwelling unit and is connected to a septic system. The approximate leach field is noted on the plan.</p> <p>Property also served by public sewer. See capacity letter from WSD dated 8-2-23.</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 personal.	<p><b>BASED ON THE FOLLOWING, THE STAFF REVIEW COMMITTEE FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>The nearest fire hydrant is noted on the site plan to be approximately 717’ to the south.</p> <p>Parking along or within travel ways, aisles and driveways shall prohibited to maintain sufficient travel aisle for emergency vehicle access to all structures on the property. All structures exist.</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
  - (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.



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- (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 and 145-48. Condominium documents shall be filed with the Planning Office for review.
  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 prior to any issuance of a certificate of occupancy. §145-74E



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Dated at Wells, Maine this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Wells Staff Review Committee

By: \_\_\_\_\_

DRAFT