

TOWN OF WELLS
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046
 Website: www.wellstown.org

New	<input type="checkbox"/>
Amendment (follow 145-74A)	<input checked="" type="checkbox"/>
(Check One)	
For office use only	
Fees Paid	<input checked="" type="checkbox"/>

SITE PLAN APPLICATION – §145-74B/C/D/G

Received
3-16-20

1. Project/Business Name: Lafayette Wells Inc

2. Street Address (of project): 427 Mile Road Wells Beach

3. Assessor's Tax Map Number(s): 0122 Lot Number(s): 143

4. Property Owner: Lafayette Wells Inc

Mailing Address: PO Box 639

Wells Me 04090

Telephone: 207 646 2831 Fax: 207 646 6770

Email Address: [REDACTED]

5. Applicant (if different from owner): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

6. Agent (Engineer, Surveyor, etc): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

7. All correspondence should be sent to:
 (specify one of the above) owner

8. Zoning District(s) of the property: Beach Business

9. 75' or 250' Shoreland Overlay District(s) on property: Yes yes No _____

10. Is the parcel within the Sidewalk Development zone? Yes _____ No NO
 (Along Route One from Upper Landing Road to Public Library and along Route 109 from Route 1 to Interstate)

11. Land Use(s): (See attached Land Use Table, pages 11-12 for Permitted Use Listing and correct Use terminology)

All Existing Use(s): Restaurant

All Proposed Uses(s): Restaurant expansion to 2nd floor

12. 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

13. 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 _____

14. Is any part of parcel within a special flood hazard area as identified by FEMA? Yes _____ No

15. Area of parcel: .336869 Acres and/or _____ SF (square feet)
(based on boundary plan, deed, Tax Assessor information)

16. Lot Coverage: (see prior site plan, boundary plan, tax assessor records for information)
PRIOR APPROVED (if applicable)

a) Total Gross Floor Area of All Structures (based on approvals): 4551 SF

b) Total Area considered lot coverage: _____ SF 100% covered
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

EXISTING (current as-built conditions)

a) Total Gross Floor Area of All Structures (as-built): 4551 SF

b) Total Area considered lot coverage: _____ SF 100% covered
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

PROPOSED (Prior Approved (if applicable) + new or existing area identified on as-built + proposed)

a) Total Gross Floor Area of All Structures: 4551 SF

b) Total Area considered lot coverage: _____ SF 100% covered
(This includes structures, buildings, paved or gravel surfaces, anything not vegetated)

17. Number of Existing Parking Spaces: 22 Total Number of Parking Spaces as proposed: 22

18. Estimated Traffic Generation at peak hour: Existing _____ trips As proposed : _____
One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'. It is the responsibility of the applicant to seek a Traffic Movement Permit from Maine DOT if one is necessary (over 100 trips per peak hour).

19. Description of proposal: Build a bar in existing upstairs rooming space. Food would still be cooked in existing kitchen.

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

Signature of Applicant

3/6/26

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:

Submitted	Not Submitted	Site Plan Submission shall include the following:
		Copies of a site plan drawn in compliance of 145-77 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 page 4 for plan copy details).
		Application Fee (calculated by the Planning Office per the Fee Schedule) and 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 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.
- ◆ This application must be accompanied by the application fee and all information required by Chapter 145-75 and 77, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.
- ◆ The site plan checklist is provided to assist in gathering and presenting an application. The applicant is responsible for presenting information showing that all Land Use Ordinance standards will be met. The reviewing authority may require additional information to determine completeness and compliance.
- ◆ 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).
- ◆ Contact the Planning Department at (207) 646-5187 with questions.
- ◆ **Amendments to Approved Plans:** "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 145-74A. **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 145-74A. (The Planning Office is responsible for notifying abutters of the site plan amendment application).**



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SITE PLAN APPLICATION COMPLETENESS REVIEW CHECKLIST

(This Checklist **MUST** be submitted)

Project Name: Lafayette Wells Applicant: Lafayette Wells Inc

Checklist Prepared By: _____ Date: _____

Checklist Reviewed By: _____ Date: _____

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Site Plan Approval in Article 10 of Chapter 145 of the Land Use Ordinance.

Response (Please check applicable box)

Code Section	I. General	Included in Site Plan Submission	Pending Submission	Not Applicable	Applicant Requests Waiver
145-72	Completed Application form (Existing and proposed uses clearly defined per Land Use Permitted use chart, see pages 11-12)	✓			
145-73	Application Fee per Fee Schedule and Escrow Deposit	✓			
145-77.B	Documentation of right, title or interest in property (Deed, Purchase & Sale, Lease, or written permission from owner)	✓			
145-77.C	Site evaluation and system design if subsurface wastewater disposal system is to be utilized			✓	
145-77.D	Amount and type of materials to be stored outside of buildings			✓	
145-77.E	Statement of capacity and approval for connection from Wells Sanitary District if public sewage is to be utilized (call 207-646-5906)				
145-77.F	Statement of capacity and approval from KKW Water District if public water is to be utilized (call 207-985-3385)				
145-77.G	Traffic study (if required by PB)			✓	
145-77.H	Soil erosion and sedimentation plan			✓	
145-77.I	Stormwater Management Plan, prepared by a professional engineer (if applicable)			✓	
MRSA	HOA or Condominium documents (if applicable)			✓	
MRSA	Agreement for enforcement of handicapped parking (see page 9 of this form)	✓			
145-74	List of abutters (see page 7 of this form)	✓			
	II. Perimeter or Boundary Survey				
145-77.A.3	North point	✓			
145-77.A.3	Graphic scale	✓			
145-77.A.3	Parcel corners	✓			
145-77.A.3	Date of Survey	✓			
145-77.A.3	Total acreage of the property	✓			
145-77.A.3	Seal and signature of Surveyor	✓			
	III. Site Plan Data Requirements				
145-77.A	Scale of plan, 1"=40' or less (1"=20' preferred)	✓			
145-77.A.1	Name of development and name and address of applicant	✓			

145-77.A.2	Total floor area, ground coverage, and location of all existing and proposed buildings	✓			
145-77.A.4	All existing and proposed setback dimensions	✓			
145-77.A.5	Location, size and direction and intensity of outdoor lighting	NO changes			
145-77.A.5	Locations, size and design of signage	NO change			
145-77.A.6	Type, size and location of all incineration devices			✓	
145-77.A.7	Type, size and location of machinery that produces noise			✓	
145-77.A.8	Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground.				✓
145-77.A.9	Existing contours and proposed finish grade elevations				✓
145-77.A.10	Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas and the layouts thereof, together with the dimensions of parking spaces, driveway or aisle width, etc.				✓
145-77.A.11	Landscaped areas, fencing and size and type of plant material upon the premises				✓
145-77.A.12	Location of existing and proposed rights of way, easements				✓
145-77.A.13	The locations, names and widths of existing and proposed streets abutting or within the proposed project		N/A		
145-77.A.14	Property lot lines of all properties abutting and across the street from proposed development	✓			
145-77.A.15	Appropriate space for signature(s) of reviewing authority	✓			
Art V	Zoning and Shoreland Overlay district(s) in which property is located	✓			
Art VI	Speed limits on abutting streets		N/A		
Art VI	Sight distances along existing streets from entrances and exits	✓			
Art VI	Locations of access and exit of properties across abutting streets	✓			
Art VI	Location or type of refuse facilities and appropriate fencing	✓			
145-75	Standard Conditions of Approval Notes and Erosion Control Notes per 145-75.F				
145-75	Location of Fire Hydrants or distance to nearest Fire Hydrants; Knox Box identified	✓			
Art VI	Snow Storage Areas or form of snow removal	✓			
Art VI	Description of proposed and existing uses, sq. ft. of use area(s), and required parking calculations	✓			
145-75	Location of on-site fuel tanks and protective material for tanks	✓			
Code Section	III. Site Plan Data Requirements	Submitted By Applicant	To Be Submitted by Applicant	Not Applicable	Applicant Requests Waiver
Art V	Zoning dimensional requirements: Lot Size, Density, Setbacks, Street frontage, building height, lot coverage, Shore frontage	✓			
Art VII	Performance Standards noted (as applicable)	✓			
145-77	Seal and signature of designing engineer or person who prepared the plan	✓			
	Site Plan copies pre-folded (12 copies for PB, 8 copies for SRC, 3 copies for CEO/Planner)	✓			
	Digital submission of application materials				

**LISTING OF ABUTTERS TO A PROPOSED
SITE PLAN APPLICATION OR AMENDMENT**

Project Name: Lafayette Wells Inc

Street Address of Project: 427 Mile Rd

Map/ Lot# of Project: 0122 / 143

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.

New Site Plan Application Notice to abutters is to be mailed by the Applicant. (However, Planning Office recommends applicants permit the Planning Office to notify abutters on applicants behalf). If you permit the Planning Office to notify abutters on your behalf initial here.

Site Plan Amendment Application Notice to abutters is required to be mailed by the Planning Office.

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
Lafayette Wells Inc	393 Mile Rd POBox 639 Wells Me	122-92	92
Lafayette Wells Inc	POBox 639 Wells Me	122	144
Lafayette Wells Inc	POBox 639 Wells Me	122	145
Lafayette Wells Inc	POBox 639 Wells Me	122	146
Lafayette Wells Inc	POBox 639 Wells Me	122	141-A
Ledgebrook LLC	1865 North Berwick Rd Wells	122	146
Town of Wells	208 Sanford Rd Wells Me	122	092-B

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

[Signature]
Signature of Applicant

2/6/26
Date



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SITE PLAN APPLICATION NOTICE TO ABUTTERS

*This Site Plan Application Notice to Abutters is required to be mailed to abutters per §145-74B(1); §145-74C(5); and §145-74(2). The Site Plan Preapplication and Amendment Application Notice to Abutters is mailed by the Planning Office per §145-74A(1) & 145-74G(2). **If applicants wish to notify abutters instead of the allowing the Planning Office to do so, please use this form.***

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Site Plan Application with the Town of Wells Planning Office. The Site Plan Application and proposed plans are currently available for public inspection at the Wells Planning Office.

The Wells Code Enforcement Officer will determine the appropriate reviewing authority (Code Officer, Staff Review Committee, or Planning Board) to review and possibly approve this application. All Staff Review Committee and Planning Board meetings are open to the public for informational purposes. Only Planning Board **PUBLIC HEARINGS**, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Reviewing Authority at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit www.wellstown.org and click on the 'Agendas & Minutes' to view the upcoming meeting agendas.

Any decision made by the Code Officer, Staff Review Committee or Planning Board may be appealed within 30 days of that decision. Please refer to §145-78 of the Land Use Code for Appeal procedure requirements.

Applicant's Name: Lafayette Wells Inc Applicant's Signed Initials: [Signature]

Applicant's Mailing Address: Po Box 639 Wells Me 04090

Street Address of Project: 427 Hike Rd

Zoning and Shoreland Overlay District(s): Beach Business

Property Assessor's Tax Map(s): 122-143 Lot(s): 143

Description of Proposal: Build a bar in the kitchen upstairs of Forbes Restaurant



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AGREEMENT TO ENFORCE HANDICAPPED PARKING REGULATIONS ON PRIVATE PROPERTY

This Agreement is entered into this _____ day of _____, _____, by and between the Town of Wells (the "Town") and (the "Owner") to enforce handicapped parking regulations and laws applicable to the handicapped parking spaces in the parking lot located at _____ (the "Premises") as follows:

1. Owner hereby authorizes and permits the Wells Police Department and/or any deputized volunteer parking enforcement specialist if the Police Department establishes a volunteer parking enforcement program as authorized by Title 30-A, M.R.S.A. section 472 and 3009(D), to enter upon the Premises for the purpose of ensuring that parking spaces designated for the handicapped are used appropriately by handicapped persons. It shall be Owner's responsibility to clearly mark handicapped parking spaces by signs painted on the pavement and/or vertical standing signs such that the signs are visible under all weather conditions.
2. Owner and Town hereby agree that any vehicle or motorcycle, parked in a space, which does not bear a special registration plate or placard issued under Title 29 M.R.S.A. section 252, 252-A, or 252-C or a similar plate or placard issued by another state, shall be ticketed and cited for a forfeiture of not less than \$50.00, all as more fully set forth in Title 30-A M.R.S.A. section 3009(D) and the Town of Wells municipal Code Chapter 159.
3. The Town and its Police Department shall have the right but not the obligation to respond to any complaints about improper use of designated handicapped spaces on the Premises, whether initiated by Owner, its agents or others, and to monitor use of designated handicapped parking spaces, using personnel and other resources, as determined appropriate by the Wells Police Department. Nothing in this Agreement shall require or obligate the Town or its Police Department to allocate any particular level of personnel or resources to the enforcement of handicapped parking regulations or laws applicable to the Premises.
4. This agreement shall remain in full force and effect for five years, provided that either party may revoke the Agreement with 10 days written notice to the other party.

Owner/Applicant

Michael Pardue, Town Manager
Town of Wells

The following Standard Conditions of Approval must be included on every submitted site plan or referenced in a note on the Site Plan.

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.
 - (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 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 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 is 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 ensure 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

LAND USE CHART

Land Use	RA	RB	RD	RC	BB	GB	H	LI	QM	R	AP	RP	MHP	TC	CD
Adult Business Establishment								PR							
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					
Dormitory Housing															PR
Drug Abuse Shelter				PR-28		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									PR
Gasoline Service Station														PR	
Hotel / Motel					PR-14	PR-14								PR-14	
Housing, Congregate	PR			PR		PR									
Kennel										PR					
Lifecare Facility	PR					PR									
Livestock, domestic (small)	P			P		P				P	P				
Livestock, domestic (large)	P			P						P					
Manufacturing								PR							
Manuf-asphalt/concrete prod.									PR						
Marina							PR								
Medical Care Facility	PR-9			PR-9		PR									
Medical Marijuana Cultivation								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			
Poultry, domestic (small)	P	P	P	P	P	P				P	P				
Poultry, domestic (large)	P			P						P					
Private Non-Medical Inst.				PR		PR									
Public Gathering							P-23								
Public Transp. Shelter					PR	PR	PR	PR							PR
Public Utility Facility	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR-26	PR
Recreation Active	PR	PR	PR	PR	PR	PR	PR			PR	PR				PR
Recreation Camp															PR
Recreation-High Intensity					PR	PR									

12/15/2025

Site Plan/ Amendment Application Form

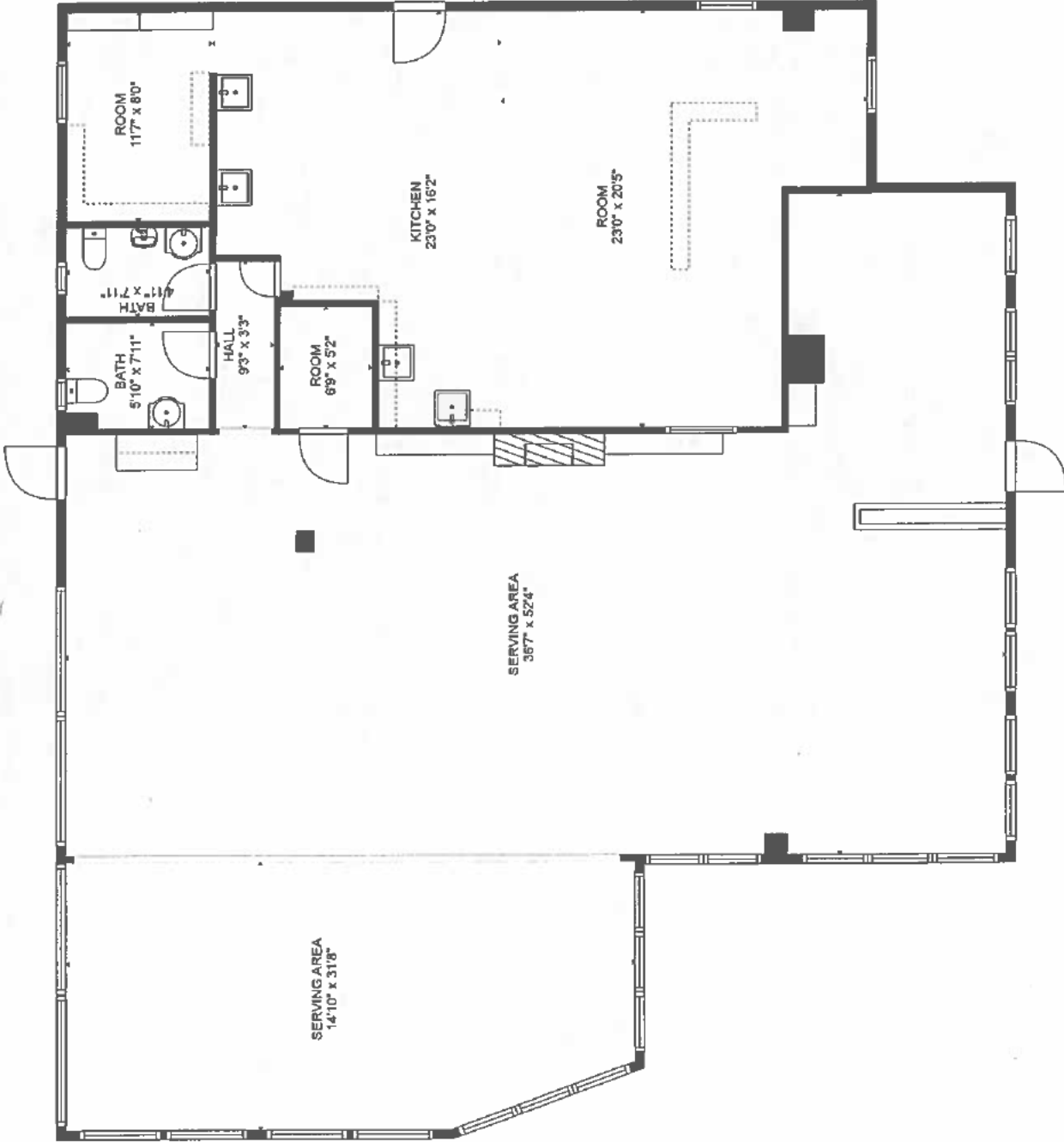
Recreation-Medium Intensity				PR		PR		PR						PR
Recreation-Low Intensity	PR				PR	PR	P-21			PR				PR
Recreation Passive	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12
Recycling Facility									PR					
Registered Marijuana Disp.								PR-27						
Research & Dev. Facility									PR					
Restaurant Standard				PR-20	PR	PR	PR	PR		PR-19				PR PR
Restaurant Fast Food					PR	PR		PR						PR PR
Sawmill								PR-3		PR				
School College														PR
School Public & Private	PR			PR		PR				PR				PR
School Vocational-Tech	PR-20							PR		PR-20				PR
Self Storage Facility								PR						PR
Shows (boat, craft, etc.)							P-23							
Store/Repair Mineral Ext Equip									PR					
Student Housing														PR
Tent & RV Park						PR-14				PR-14				
Timber Harvesting	P-12			P-12		P-12		P-12	P-12	P-12	P-13			P-12
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

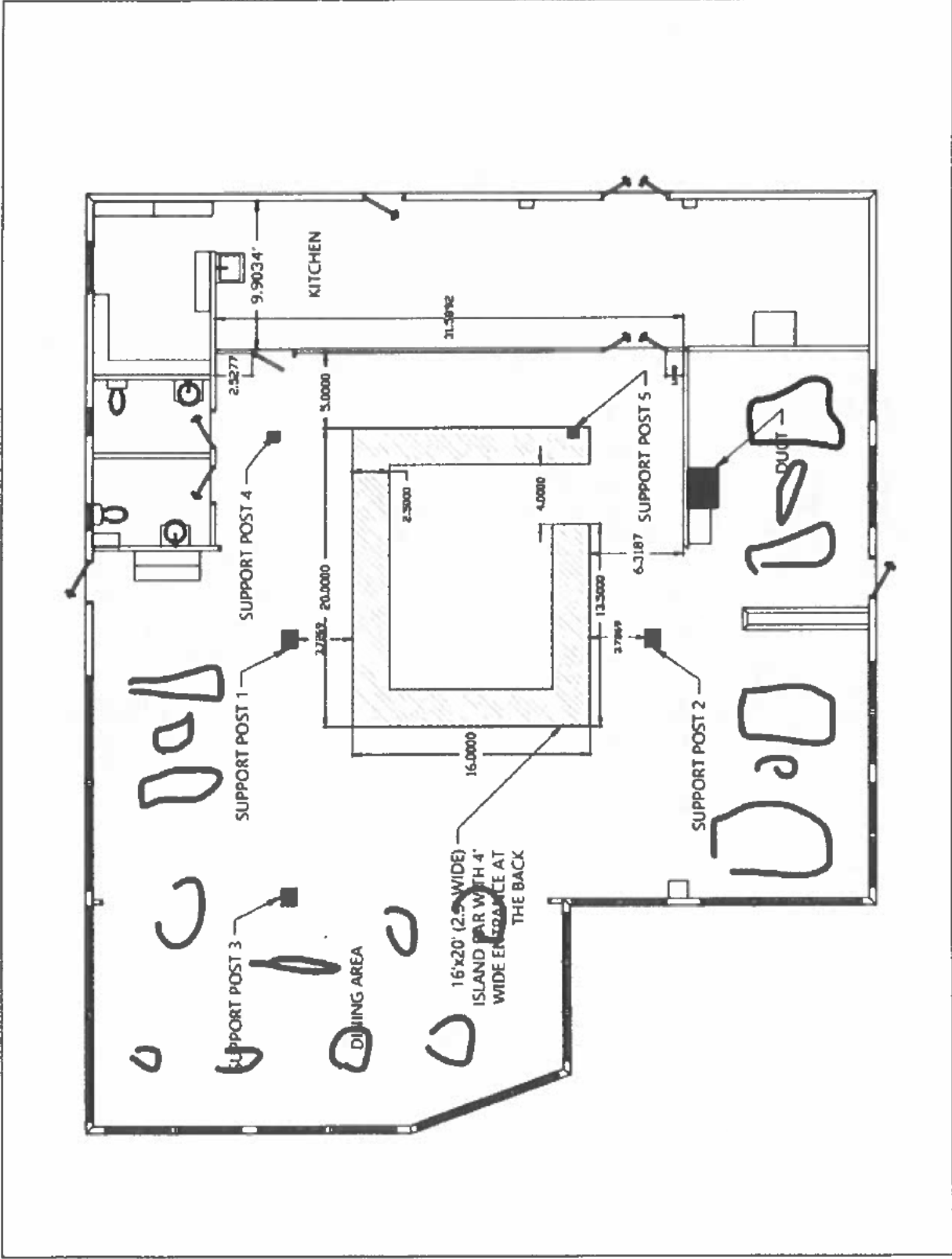
LAND USE TABLE

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
27. No more than 3 dispensaries allowed in Town of Wells
28. Must have frontage on Route One or within 150 feet of Route One



TOTAL: 2827 sq. ft
FLOOR 1: 2827 sq. ft
WALLS: 113 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





WARRANTY DEED

J n K Enterprises, LLC, a Maine limited liability company with a mailing address of P.O. Box 99, Wells, Maine 04090 ("Grantor"), for CONSIDERATION PAID, grants to **Lafayette Wells, Inc.**, a Maine corporation with a mailing address of 155 Littlefield Road, Bangor, Maine 04401 ("Grantee"), with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in the Town of Wells, York County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to J n K Enterprises, LLC by deed from Forbes Real Estate Partnership dated January 26, 2011, recorded in the York County Registry of Deeds in Book 16045, Page 739.

IN WITNESS WHEREOF, J n K Enterprises, LLC has caused this instrument to be executed by Karen F. Darling, its Member thereunto duly authorized, this 26th day of November, 2013.

WITNESS:

J N K ENTERPRISES, LLC

Name:

By: *Karen F. Darling*
Karen F. Darling
Its Member

State of Maine
County of York, ss.

November 26, 2013

PERSONALLY APPEARED the above-named Karen F. Darling, Member of J n K Enterprises, LLC as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,

[Signature]
Name: *Henry Grant*
Notary Public / Attorney at Law
~~Notary Commission Expires: _____~~

Maine R.E. Transfer Tax Paid

3pgs -> Bourque + Clegg (w)
P.O. Box 1068
Searsville, ME 04073

EXHIBIT A

Four certain lots or parcels of land with any buildings thereon situated in the Town of Wells, County of York and State of Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated at Wells Beach, so-called, in the Town of Wells in said County of York and State of Maine, bounded and described as follows: Beginning at Island Ledge Avenue, at the southeasterly corner of land now or formerly of Stanley F. Roberts; thence southeasterly by Island Ledge Avenue, fifty (50) feet to land formerly of Fred L. Downs; thence northeasterly by said land formerly of Fred L. Downs seventy-five (75) feet to land now or formerly of Island Ledge Casino Company; thence running northwesterly by said land now or formerly of Island Ledge Casino Company fifty (50) feet to a stake at land of Lot No. 5 and to the northeasterly corner of said Lot No. 5 on a certain plan of the Wells Beach Improvement Company; thence southwesterly by said Lot No. 5 and land now or formerly of Stanley F. Roberts to a stake which is the place of beginning. The foregoing lot or parcel of land, by metes and bounds, extends for a distance of fifty (50) feet along the first line set forth in the foregoing description, seventy-five (75) feet along the second line, fifty (50) feet along the third line, and seventy-five (75) feet along the fourth side, all said distances being approximate.

Also a certain lot or parcel of land situated at said Wells Beach, bounded and described as follows: Beginning at the beach at the southerly corner of land formerly belonging to one Haines, now or formerly owned by the Island Ledge Casino Company, thence running northwesterly to land of now or formerly of Vander W. and Marguerite L. Forbes, thence running in a southwesterly direction by land now or formerly of said Vander W. and Marguerite L. Forbes to Island Ledge Avenue, so-called, thence running along said Island Ledge Avenue in a southeasterly direction to the beach, thence running in a northeasterly direction along the beach to the place of beginning. This parcel is subject to the conditions and any rights to a roadway in the premises as the same may be found to exist.

Also a certain lot or parcel of land situated at said Wells Beach on the northwesterly side of Island Ledge Road, and more particularly bounded and described as follows: Beginning on the northwesterly side of said Island Ledge Road at the northeasterly corner of other land of said Forbes, and running thence North $48^{\circ} 14'$ West by said other land of said Forbes, and continuing the same course past said Forbes' land a distance of seventy-five (75) feet to a point; thence North $41^{\circ} 46'$ East a distance of fifty (50) feet, to another point; thence South $48^{\circ} 14'$ East a distance of 50.58 feet to said Island Ledge Road; thence South $15^{\circ} 35'$ West, by said Island Ledge Road, a distance of 55.78 feet, to the point of beginning. Being part and parcel of the Wells Beach Casino Property, so-called and the parcel marked "This lot conveyed to Vander W. Forbes" on a plan of property at Wells Beach, Maine, surveyed by E. E. Gallant dated April 23, 1953, filed in York Registry of Deeds, Plan Book 20, Page 25.

Together with any and all buildings on any of the foregoing described parcels of land.

The above three parcels being the same premises conveyed to Vander W. Forbes Jr. by Warranty Deed of Vander W. Forbes dated January 11, 1963 and recorded in the York County Registry of Deeds, Book 1537, Page 11.

Also a certain lot or parcel of land with the buildings thereon situated in the Town of Wells, County of York and State of Maine, and bounded and described as follows, to wit: Lot Number FIVE (5) as shown and delineated on a plan of lots filed in Plan Book 4, Page 67, in York County Registry of Deeds, adjoining Northerly side of Island Ledge Avenue with frontage of fifty (50) feet thereon, and extending to the division line by land formerly of Haines seventy-five (75) feet, subject to the following restrictions, to wit:

That no building shall be permanently located upon said lot herein conveyed within fourteen (14) feet from the outermost enclosed wall of said building or annex thereto, and no column of an open veranda or extension of any building shall be placed within eight (8) feet of such side line.