



**TOWN OF WELLS**  
**APPEAL OF PLANNING BOARD DECISION**  
**APPEAL PETITION §145-78. B.**  
**ARTICLE X, SITE PLAN APPROVAL**

**\*\*ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED\*\***

APPELLANT IS:  Applicant  Abutter  Other \_\_\_\_\_

NAME OF APPELLANT(S): \_\_\_\_\_ PHONE:(\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_ PHONE:(\_\_\_\_) \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/TOWN, STATE, ZIP CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

LOCATION OF APPELLANT'S PROPERTY: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOT# \_\_\_\_\_ ZONE \_\_\_\_\_ YEAR PURCHASED \_\_\_\_\_

NAME OF PROPERTY OWNER IF APPELLANT IS NOT THE OWNER:

\_\_\_\_\_  
\_\_\_\_\_

LOCATION OF PROPERTY PETITIONED: \_\_\_\_\_

OWNER OF PROPERTY PETITIONED: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOT # \_\_\_\_\_ ZONE \_\_\_\_\_

HAS A SITE PLAN BEEN APPROVED/ DENIED FOR THE PETITIONED PROPERTY?

APPROVED  DENIED

DATE APPROVED/ DENIED BY PLANNING BOARD: \_\_\_\_\_

DATE APPEAL RECEIVED BY CODE ENFORCEMENT OFFICE: \_\_\_\_\_

**This petition, for a Site Plan Appeal, is being requested for the following reason**

**(please check one):**

\_\_\_\_ An error in administrative procedure was made in the denial of the site plan application, per the Land Use Code, Article X

\_\_\_\_ An error in administrative procedure was made in the approval of the site plan application, per the Land Use Code, Article X

\_\_\_\_ The denial of the site plan application was based on a misinterpretation of the Land Use Code, Article X.

\_\_\_\_ The approval of the site plan application was based on a misinterpretation of the Land Use Code, Article X.

\_\_\_\_ There has been a failure to approve or deny the site plan application within reasonable time period.

\_\_\_\_ Other \_\_\_\_\_

**ARTICLE X Site Plan Approval,**

**§ 145-78 Appeals**

B. If the Planning Board disapproves an application or grants an approval that is objectionable to the applicant or to any abutting landowner or any aggrieved person who can demonstrate a direct negative impact or when it is claimed that the provisions of this chapter do not apply or that the true intent and meaning of this chapter have been misconstrued or wrongfully interpreted, the applicant, an abutting landowner or an aggrieved person may appeal the decision of the Planning Board as follows:

(1) Appeals involving administrative procedure or interpretation of this article may be heard and decided as detailed below:

(a) Appeals involving administrative procedure or interpretation of this article shall be from the decision of the Planning Board to the Wells Zoning Board of Appeals and from the Wells Zoning Board of Appeals to the Superior Court according to state law.

The procedure at the Zoning Board of Appeals shall be as follows: The appellant's case shall be heard first. To maintain an orderly procedure, each side shall proceed without interruption. Questions may be asked through the Chair. All persons at the hearing shall abide by the order of the Chair. The concurring vote of a majority of the members of the Zoning Board of Appeals present and voting shall be required to decide in favor of the applicant on any matter which the Zoning Board of Appeals is required to decide. The applicant shall have the burden of proof.

The Zoning Board of Appeals may modify or reverse a decision of the Planning Board only if it finds an error of law, misinterpretation of this Code or misapplication of the law to the facts. If the Zoning Board of Appeals modifies or reverses a decision of the Planning Board, the Zoning Board of Appeals shall remand with instructions for such

further action as may be necessary. Review by the Zoning Board of Appeals is limited to the record of the proceedings before the Planning Board and the Zoning Board of Appeals shall not receive or consider any evidence that was not presented to the Planning Board, but the Zoning Board of Appeals may receive and consider oral or written argument. If the Zoning Board of Appeals determines that the record of the Planning Board proceedings is not adequate, the Board of Appeals may remand the matter to the Planning Board for additional fact finding. **[Amended 4-12-2003]**

(b) When errors of administrative procedure are found by the Zoning Board of Appeals, the case shall be referred back to the Planning Board for rectification.

(c) When errors of interpretation are found, the Wells Zoning Board of Appeals may modify the interpretation or reverse the order of the Planning Board but may not alter the conditions attached by the reviewing authority. All changes in conditions, other than changes made by the granting of a variance, shall be made by the Planning Board in accordance with the Wells Zoning Board of Appeals' interpretation.

(2) Appeals involving conditions imposed by the Planning Board or a decision to deny approval shall be from the Planning Board to the Superior Court when such appeals do not involve administration procedures and interpretations. Questions concerning administrative procedures and interpretations may first be heard and decided by the Wells Zoning Board of Appeals as detailed above.

C. Any appeal of a decision of the reviewing authority shall be filed within 30 days of the decision.

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The undersigned requests that the Wells Planning Board consider the following appeal(s). Detailed specifications may be found in the Town Code available online at [www.wellstown.org](http://www.wellstown.org)

(Please check one or more):

**ARTICLE X, Site Plan Approval, § 145-70 to 145-73.**

(Specify code sections you are appealing under)

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**ARTICLE X, Site Plan Approval, § 145-74. Review and approval process.**

(Specify code sections you are appealing under)

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**ARTICLE X, Site Plan Approval, § 145-75. Criteria and standards.**

(Specify code sections you are appealing under)

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**ARTICLE X, Site Plan Approval, § 145-76. Design guidelines.**

(Specify code sections you are appealing under)

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**ARTICLE X, Site Plan Approval, § 145-77. Data Requirements.**

(Specify code sections you are appealing under)

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**OTHER (specify)**

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I certify that the information contained in this application, and its supplement, is true and correct.

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Signature of Appellant

Date





## TOWN OF WELLS APPLICATION PROCESS FOR THE ZONING BOARD OF APPEALS

**Twelve (12) separate packets of the following must be submitted to hold a place on the agenda:**

- a. Copy of Appeal application.
- b. Cover letter addressed to the Zoning Board of Appeals stating what you want to do.
- c. Plot plan showing the site and location of all structures, existing and proposed, in relation to the lot lines and, if applicable. Indicate parking. Lot size and setback dimensions must be shown.
- d. Floor plan, if applicable, showing dimensions of existing and proposed rooms and /or structures.
- e. Copy of the tax map (obtained in the Assessor's Office) with the property highlighted.
- f. Photos of property.
- g. Deed, sales agreement, lease or intent to lease.
- h. Owner, lessee, prospective purchase or legal representation must sign the application.
- i. A letter from the property owner giving permission to the application to represent the property if applicable.
- j. A list of all direct abutters located within 100 feet of the property, along with their mailing addresses.
- k. All plans must also be folded neatly with each packet and banded.

If additional information is needed to complete the packet for the Zoning Board of Appeals, you will be notified. Please make sure you include a contact phone number and email address on your cover letter. If we cannot contact you, the item may be tabled until the next regular meeting.

The application fee is \$200.00 with an Escrow of \$500 to appear before the Zoning Board of Appeals. Please note that the Escrow Deposits required throughout the application process is for direct reimbursable expenses such as postage costs, public notice advertising costs and copying.

You may apply for an appeal/permit at the Town Hall, Code Enforcement Office, Monday through Friday between 8:00 a.m. and 3:00 p.m. **If you choose to file on the deadline date, please note that applications are accepted only until noon on that day.**

You will be sent a email confirming the time and date of the scheduled meeting along with an Agenda.

## CHAPTER 145.LAND USE

### Article IX. Zoning Board of Appeals

#### §145-68. Considerations and conditions.

In hearing appeals under this chapter, the Zoning Board of Appeals shall consider the conformance of the proposed use and structures with the provisions of this chapter. In granting appeals under this chapter, the Zoning Board of Appeals may impose such reasonable conditions as it deems necessary to fulfill the intent and purpose of this chapter.

#### §145-69. Appeal procedure.

- A. In all cases, a person aggrieved by a decision of the Code Enforcement Officer shall file an appeal within 31 days after the issuance of the written decision from the Code Enforcement Officer. The appeal shall be filed with the Zoning Board of Appeals on forms to be approved by the Board, and the aggrieved person shall specifically set forth on the form the grounds for the appeal. A filing fee as established by the Board of Selectmen, following notice and a public hearing, shall accompany any appeal. The Board shall also be reimbursed for the cost of the notification of the abutters before the public hearing.
- B. Before taking action on any appeal, the Zoning Board of Appeals shall schedule a public hearing within 31 days of the filing of an appeal, and the hearing shall be publicly advertised 10 days before the specified date of such hearing. In the case of administrative appeals pursuant to § 145-67A (1), such hearing shall be held within 60 days of the filing of the appeal. The Zoning Board of Appeals shall notify by mail, at least 10 days before the hearing, the owners of lots butting the subject lot, of lots directly across a street or water body (less than 200 feet in width from the lot on which an appeal is taken and of lots located within 100 feet of the property lot on which the appeal is taken of the nature of the appeal and of the time and place of the public hearing thereon. [Amended 4-18-1998; 4-12-2003]
- C. For this section, the owners of a lot shall be considered to be the parties listed by the Assessor of taxes for the Town of Wells as those against whom taxes are assessed. Failure of any lot owner to receive a notice of public hearing shall not necessitate another hearing nor invalidate any action by the Zoning Board of Appeals.
- D. The Zoning Board of Appeals shall notify the Code Enforcement Officer, Board of Selectmen and Planning Board of the appeal at least 14 days before the hearing.
- E. Written notice of the decision of the Zoning Board of Appeals shall be sent to the appellant, his representative or agent, the Code Enforcement Officer, the Maine Department of Environmental protection (if the subject property is located within the Shoreland Overlay District or Resource Protection District), the Board of Selectmen and the planning Board within seven days of the decision. The decision shall be deemed rendered at the time the Board shall vote thereon.
- F. The Code Enforcement Officer or the designated assistant shall attend all hearings may present to the Zoning Board of Appeals all plans, photographs or other material needed to understand the appeal.
- G. The petitioner's case shall be heard first. To maintain an orderly procedure, each side shall proceed without interruption. Questions may be asked through the Chair. All persons at the hearing shall abide by the order of the Chairman. The concurring vote of a majority of the members of the Zoning Board of Appeals present and voting shall be required to reverse and order, requirement, decision, or determination of the Code Enforcement Officer, to grant a variance, to grant a mislocated building appeal, to permit roads and driveways in the Resource Protection District and in the Shoreland Overlay District, to permit additional off-premises business directional signs, or to decide in favor of the applicant on any matter

which the Zoning Board of Appeals is required to decide under this chapter. The applicant shall have the burden of proof. The Zoning Board of Appeals may modify or reverse a decision of the Code Enforcement Officer only if it finds an error of law, misinterpretation of this Code or misapplication of the law to the facts. If the Zoning Board of Appeals modifies or reverses a decision of the Code Enforcement Officer, the Zoning Board of Appeals shall remand with instructions for such further action as may be necessary. The Zoning Board of Appeals may receive and consider evidence and testimony and oral or written argument; however, the Chairperson may exclude any irrelevant or redundant testimony or other evidence. **[Amended 4-12-2003]**

H. If the Zoning Board of Appeals shall deny an appeal, a second appeal of similar nature shall not be brought before the Board within one year from the date of denial by the Board of the first appeal, unless in the opinion of a majority of the Board substantial new evidence shall be brought forward or unless the Board finds that an error, mistake or misunderstanding of facts has occurred.

I. Any appeals granted under the provisions of this chapter by the Zoning Board of Appeals shall expire if:

(1) The work or change involved is not started within one year of the date on which the appeal is granted and /or if the work or change is not substantially completed within two years of the date on which the appeal is granted unless otherwise specifically provided for by the Zoning Board of Appeals; and

(2) A certificate indicating the name of the current lot owner, identifying the lot by reference to the last recorded deed in its chain of title and indicating that a variance has been granted, including any conditions on the variance and the date the variance was granted, is not recorded at the York County Registry of Deeds within 90 days of the final written approval.

J. Appeal of Board's decision. Any decision of the zoning Board of Appeals may be appealed to Superior Court within 45 days after the decision is rendered according to the Maine Rules of Civil Procedure, Rule 80B.



## TOWN OF WELLS

### ZONING BOARD OF APPEALS

### MEETING PROCESS

- You or your representative must attend the Zoning Board meeting in order to present your case and to answer any questions the Board may have concerning your Appeal.
- Have a copy of your Appeal packet with you.
- First, the Chairperson will call the meeting to order and read/explain the Board procedures. Next, roll call of Board members present will take place.
- The meeting will then open to the first Appeal on the Agenda.
- The first Applicant will come forward to the small front table and give a verbal summary of what it is that they are appealing to the Board. You then may need to answer questions from the Board.
- The Public will have a chance to respond when the Chair first asks the public as to who would like to respond to the Appeal application. The Applicant will be able to respond after all the public comments.
- When the Board is satisfied that they have all the information they need to make a decision, the Chairperson will close the meeting to public comment and the Board will move on to the next appeal.
- The Board will then ask the next Applicant to come forward.
- The process continues until all appeals are heard. The Board will make a motion (usually in the affirmative) and then further discuss the issues involved.
- On rare occasion the Board may open the public portion again temporarily to ask another question to the applicant.
- After deliberations on each appeal, the Board will confirm which one of the members will write the Findings of Fact for the perspective appeals.
- Findings of Fact will be reviewed at the next regularly scheduled meeting (usually in two weeks) and a decision rendered at that time.
- The Chairperson will then proceed onto other business, approval of minutes and adjourn the meeting.
- At the next meeting, once the decisions have been rendered on these appeals, a copy of the Board's decision will be mailed to you. We will also include a building permit application if deemed necessary.
- The Building Permit Application will have to be filled out and returned to the Code Enforcement Office on the second floor of Town Hall, along with the appropriate fees as indicated on the permit application, along with the specifications of that particular permit application. Please note that all those specifications are your responsibility to bring with you, not the Town to copy and add into your submissions.
- Any submissions that were in your Appeal packet and are necessary for the building permit, but are missing, will be copied from the Appeal packet and billed to you at \$0.50 per page.
- The Building Permit Application will then be processed. It takes approximately 14 business days to approve the permit.
- You must call and schedule inspections as stated in your permit application packet.
- If a Certificate of Occupancy is necessary, you must call and schedule with us at 646-5187. Once the inspector is satisfied you have complied with all State and local regulations, a Certificate of Occupancy will be issued.