



TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS LEGAL NOTICE

MEETING AGENDA

MONDAY, July 28, 2025, 7:00 PM

LITTLEFIELD MEETING ROOM, WELLS TOWN HALL

208 SANFORD ROAD

7:00 P.M. **CALL TO ORDER & QUORUM DETERMINATION**

PUBLIC HEARING(S)

I. VARIANCE APPEAL

Property owner, Mary DiRico of 69 Batchelder Ln., further identified as Tax Assessor's Map 115 Lot 089- A- 1, is requesting a Variance to allow a portion of a 5x7 deck to encroach 2' into the 11.3' reduced side setback. The subject property resides within the Residential A District (RA). Land Use, Chapter 145 Article V § 145- 21.

Documents:

[2025-07-28 APPLICATION.PDF](#)

DELIBERATIONS

I. VARIANCE APPEAL

Property owner, Mary DiRico of 69 Batchelder Ln., further identified as Tax Assessor's Map 115 Lot 089- A- 1, is requesting a Variance to allow a portion of a 5x7 deck to encroach 2' into the 11.3' reduced side setback. The subject property resides within the Residential A District (RA). Land Use, Chapter 145 Article V § 145- 21.

MINUTES

Approval of Meeting Minutes for May 12th, 2025

Documents:

[ZBA MIN. 2025-05-12 \(DRAFT\).DOCX](#)

ADJOURN



TOWN OF WELLS ZONING BOARD

VARIANCE APPEAL PETITION

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

NAME OF APPELLANT: MARY P. DiRico PHONE: 973-223-1325

EMAIL ADDRESS: mmimie2002@aol.com

MAILING ADDRESS: 69 Batchelder Ln. Wells, Me 04090

CITY/TOWN

STATE

ZIP CODE

LOCATION OF PROPERTY: 69 Batchelder Ln Wells Me 04090

TAX MAP # 115 LOT# 089-A ZONE RA YEAR PURCHASED 2021

NAME OF OWNER _____ PHONE: _____
(IF DIFFERENT THEN APPELLANT)

EMAIL ADDRESS: _____

MAILING ADDRESS: _____

CITY/TOWN

STATE

ZIP CODE

MISLOCATED BUILDING APPEAL: To hear and decide upon appeal in specific cases where existing buildings are found to be in violation of the setback requirements and where such location of buildings will not be contrary to the public interest where an appeal should be granted. In order to grant a mislocated building appeal the Board must find that there was no willful or premeditated action (or gross negligence) to build within the setback.

JUSTIFICATION OF VARIANCE

The Wells Zoning Board of Appeals will decide your appeal based on your answers, responses and testimony to the four following questions. Please be very exact and as detailed as possible. Please use additional sheets of paper as needed.

[a] The land in question cannot yield a reasonable return (use) unless the variance is granted;

N/A

[b] The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

N/A

[c] The granting of a variance will not alter the essential character of the locality; and

see attached Letter

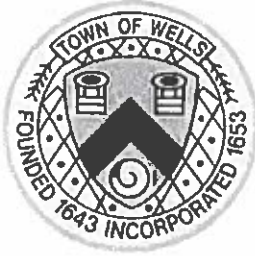
[d] The hardship is not the result of action taken by the appellant or prior owner.

N/A

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

Mary P. Dirico _____
Signature of Appellant Date

7-3-25



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]

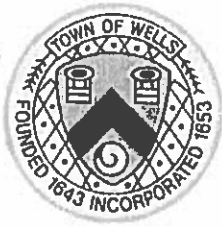
H. If the Zoning Board of Appeals shall deny an appeal, a second appeal of similar nature shall not be brought before the Board within one year from the date of denial by the Board of the first appeal, unless in the opinion of a majority of the Board substantial new evidence shall be brought forward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

July 3, 2025

Zoning Board of Appeals
Town of Wells, Maine

I would like to keep my 5 x 7 foot deck as is. I hired a contractor to build the deck. Went to the Town of Wells as noted in the letter from the code enforcement officer. We were told because the deck was not going to be attached to the building, we did not need a permit.

We now agree that the information was inaccurate. I went ahead and build the deck not knowing it did not meet the set back requirements. I had an awning installed which cost in excess of \$5,000. In order to correct this violation, we would have to remove two feet of from the deck, remove the footings and install new footings . This will create a financial hardship. I don't believe this deck in any way alters the essential character of the neighborhood.

Thank you in advance for your consideration of this matter.

Very truly yours,



Mary P. DiRico
69 Batchelder Lane
Wells, Maine
973-223-1325
mmimie2002@aol.com



TOWN OF WELLS

Wells, Maine

James Moulton
Code Enforcement Officer
jmoulton@wellstown.org

chase
3:00

March 20, 2025

Mary P. Dirico
Brianna O. Geagan
69 Batchelder Ln
Wells, ME 04090

Certified Mail: 7190 1698 6420 0074 5700
Regular Mail: March 20, 2025

u.s. site
septic tanks
steve

NOTICE OF VIOLATION / ORDER TO CORRECT

Dear Sir/Maam,

This Notice of Violation and Order to Correct is in reference to Violations on the property identified as 69 Batchelder Ln, Wells, ME ("Property") and further described by the Wells Assessor's Office as Tax Map 115 Lot 089-A. The property is located in the Residential A (RA) District. Land Use, Chapter § 145-21.

The Town of Wells Code Enforcement Office received a permit application request for your property on February 15, 2023. This permit request was for the construction of a 7'x5'x3' deck/balcony and the permit was requested by Northwoods Property Services LLC, owned by Christopher Michaud of Sanford, ME. A review of this application was conducted, and the findings were that the property only has a phase 1 building permit for the demolition of the old dwelling and a foundation slab. A phase 2 permit was never applied for for the new dwelling. For the deck to be attached to the home, this would require engineering from the manufacturer. On March 24, 2023, the phase 2 permit for the new dwelling will be worked on getting according to an email. However, a plot plan or survey is needed showing the deck in relationship with the property lines to ensure setbacks are met. On 05-23-2023 the phase 2 permit was issued today for the dwelling, but a survey/plot plan was still needed showing the deck in relationship with the property lines to ensure setbacks are met. The setbacks requirements were included in the e-mails for this property. On March 13, 2025, an email was received by Code Officer Jim Genereux (Plan Reviewer) from Christopher Michaud, stating we are no longer in need of this permit for this location for the deck. With this said, a return email was sent stating there was never a permit issued for the construction of this deck. If this deck is constructed, then it is a violation of the Land Use chapter 145-61 Building Permits Required. On March 14, 2025, at approximately 1:37pm, I went to 69 Batchelder Ln to see if this deck was constructed. I found that it was constructed on the back side of the dwelling. On March 18, 2025, this office received a survey for the property. Code Officer Jim Genereux reviewed the survey and found that this deck is in fact constructed within the setbacks of the property and this is a violation. This deck will need to either be made to compliance or removed completely.

NO
attach
?

ME

The following violations are on the property in accordance with the Town of Wells Ordinance, Chapter 145 Land Use.

§ 145-61 Building permits.

A. Building permits required. No building or other structure shall be erected, moved or enlarged in area (including gross floor area) or volume without a permit issued by the Code Enforcement Officer. No building permit shall be issued except in conformity with the provisions of this chapter, a valid plan approved by the appropriate reviewing

authority as determined by the Reviewing Authority Chart, or except after written order from the Zoning Board of Appeals. A building permit shall not be required for normal maintenance activities and alterations not requiring structural changes.

§ 145-10 Structure.

Anything constructed, assembled or erected having a fixed location uninterrupted for more than 10 days on or in the ground or in the water. Any attachment to a structure shall be considered to be part of the structure. The term "structure" shall not include signs; utility distribution lines; stone walls; fences; embankment retaining walls; culverts; fire cisterns; fire hydrants; mailboxes; vehicles registered for use on public ways; at-grade paving, such as sidewalks, patios, driveways, business, seasonal tents and parking lots; and other items located in the public right-of-way normally and customarily related to a road. The term "structure" shall not include picnic tables and other tables, chairs, benches and other seating, trash cans, bicycle racks and planters each of which can be transported by two or fewer persons without use of mechanical assistance. The term "structure" includes utility transmission lines. Exclusions from this definition may not negate the requirement for a building permit.

[Amended 4-28-1995; 6-4-1996; 11-5-2002; 11-2-2021]

The following violations are on the property in accordance with the 2015 International Building Code (Residential) (IRC): Section R105 Permits, Section R109 Inspections.

R105.1 Required

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure... shall first make application to the building official and obtain the required permit.

R109.4 Approval Required

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

Authority:

§ 145-60 Code Enforcement Officer.

It shall be the duty of the Code Enforcement Officer of the Town of Wells to enforce the provisions of this chapter. If the Code Enforcement Officer shall find that any of the provisions of this chapter are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order the discontinuance of illegal use of land, buildings or structures; the removal of illegal buildings or structures or of additions, alterations or structural changes thereto; the discontinuance of any illegal work being done; or he shall take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions.

The conditions on the property show a disregard to the Town of Wells Land Use Ordinance and Building Codes. Based on the foregoing, you are hereby ordered to complete the following steps by **April 30, 2025**.

- 1) Submit an application for permit now with the survey as to where the deck is actually located and the resized plan of it if you intend to keep a deck there.
- 2) With this application for permit, all fees for this must be submitted as well prior to obtaining the permit. The fee for doing work without permitting in this case is \$250.00. The permit fee's will be double permit fees.

-
- 3) If you do not wish to retain what is a conforming deck here, then this deck will need to be completely removed and the sliding door will need to be secured to not allow passage.
 - 4) Once and if a Permit is issued, this office shall be notified by the owner / contractor when the work is complete in order to determine an inspection date and time so this office can inspect and verify the work meets current codes.


These violations regarding the property will not be compliant until all applications are submitted, approved, and all inspections completed for each item and a certificate of occupancy issued where required.

If the above items are not brought into compliance as indicated above. In accordance with the Town Ordinance Chapter 145, Land Use, §145-63 Notice of violation; legal action and § 145-64 Violations and penalties; The Code Enforcement Officer will take this matter to the Board of Selectmen to take legal action against you in the Maine District Court or Maine Superior Court. If the Town of Wells is the prevailing party in the enforcement litigation, you may be liable for the Town's attorney's fees and costs, plus civil penalties. Pursuant to Title 30-A, Section 4452, Maine State Enforcement of Land Use Laws and Ordinances, Sub-Section 3 A. The minimum penalty for starting construction or undertaking a land use activity without a required permit is \$100.00, and the maximum penalty is up to \$2,500.00 per day, per violation. Each specific violation penalty is \$100.00, and the maximum is \$5,000.00. Which may be imposed by the court having jurisdiction.

Should you disagree with this notice of violation, you have a right to appeal within 31 days of this written notice to the Zoning Board of Appeals pursuant to 30-A M.R.S. § 2691(4), following the procedure set forth in § 145-69 of the Town Land Use Code. Failure to appeal the Notice and Order within 31 days may deprive you of your ability to contest the contents of this Notice and Order in any subsequent proceedings. However, filing an appeal does not relieve you of your responsibility to correct the violations or your liability for civil penalties.

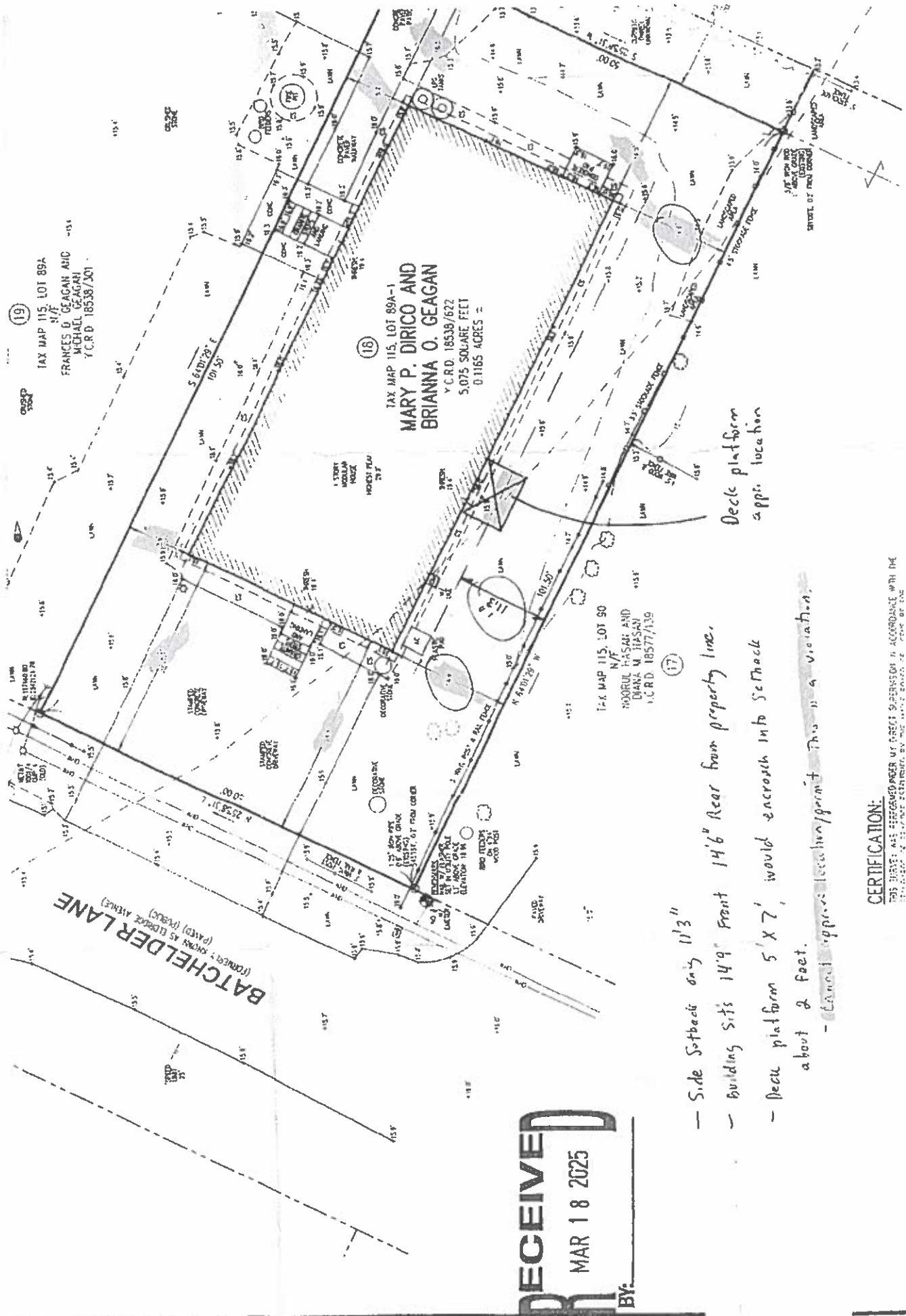
If you have any questions regarding this Notice of Violation and Order to Correct, please contact the Code Enforcement office at 207-646-5187.

Sincerely,



James Moulton
Code Enforcement Officer
Town of Wells
207-646-5187
jmoulton@wellstown.org

encl; photos
survey



19
TAX MAP 115, LOT 89A
FRANCES D. GEAGAN AND
MICHAEL GEAGAN
Y.C.R.D. 18538/201

16
TAX MAP 115, LOT 89A-1
MARY P. DIRICO AND
BRIANNA O. GEAGAN
Y.C.R.D. 18538/622
5,075 SQUARE FEET
0.1165 ACRES ±

17
TAX MAP 115, LOT 80
DEBORAH KASAH AND
DIANA M. HESAN
Y.C.R.D. 18577/139

BATCHELDER LANE
(FORMERLY KNOWN AS ELIZABETH AVENUE)
(PART) (PART)

Decal platform
app. location

RECEIVED
MAR 18 2025
BY: _____

- Side setback only 11'3"
- Building sits 14'9" Front 14'6" Rear from property line.
- Decal platform 5' X 7', would encroach into Setback about 2 feet.
- ~~Cancelled approval location/permit This is a violation.~~

CERTIFICATION:
THE SURVEY HAS BEEN PREPARED BY A LICENSED SURVEYOR IN ACCORDANCE WITH THE
PROVISIONS OF THE SURVEYING ACT AND THE SURVEYING REGULATIONS OF THE STATE OF CALIFORNIA.

2025 REAL ESTATE TAX BILL
Fiscal Year July 1, 2024 - June 30, 2025

TOWN OF WELLS
 208 SANFORD ROAD
 WELLS, ME 04090

Tax Rate \$ 6.08 per \$1,000

DUE DATE : UPON RECEIP
 INTEREST BEGINS AFTER : 05/14/2025
 FULL YEAR TAX AMOUNT : \$3,113.2
 PAYMENTS / ADJUSTMENTS : -\$1,556.6
 CURRENT YEAR PAST DUE : \$0.0
 INTEREST : \$0.0
 CURRENT INSTALLMENT TAX AMOUNT : \$1,556.6
 AMOUNT DUE : \$1,556.6

1088 1 AV 0.545 E0008X 1008 D14209970696 S2 P10770438 0001:0001



DIRICO, MARY P
 GEAGAN, BRIANNA O
 69 BATCHELDER LN
 WELLS ME 04090-3963

Payment made after 04/10/2025 may not reflect on this bill

TOWN HALL HOURS
 Mon thru Fri: 8am-4pm
 1st and 3rd Tuesdays of the month 8am-6pm

REMITTANCE INSTRUCTIONS
 Taxes may be paid by mail.
 Please include account number on checks.
 Please make check or money order payable to:
TOWN OF WELLS
PAYMENT PROCESSING CENTER
P.O. BOX 123
BRATTLEBORO, VT 05302-0123

ACCOUNT NUMBER :
 011508900ARE
 BILL NUMBER : 4649
 PARCEL : 0115/089-00A
 BOOK / PAGE : 18538/0622
 LOCATION :
 69 BATCHELDER LN

INTEREST AT 8.5% PER ANNUM CHARGED AFTER DUE DATE
NOTICE TO TAXPAYERS
 *This is the second installment of your property tax bill for the current fiscal year taxes that are due on or before May 14, 2025; interest will be charged at an annual rate of 8.5% starting May 15, 2025. Interest is calculated through April 30, 2025.
 *If you owe prior year taxes they are not included in this amount. Payments will be applied to the oldest balances. To determine past due amounts OR to receive information regarding payments and interest, please contact the Finance Office at (207) 646-5113.
 *If your bank pays your taxes, please forward this second installment bill to them.
 *If a receipt is desired, please send a self-addressed, stamped envelope.
 *If not for the State Aid to Education, Homestead and BETE Program Reimbursements and State Municipal Revenue Sharing your tax bill would have been 5.86% higher.
 *Annual Town Election Voting is scheduled for June 10, 2025 from 8AM to 8PM at the Wells Jr. High School Gymnasium.
 Please visit the Town of Wells website at WWW.WELLSTOWN.ORG or our Town Facebook Page **TOWN OF WELLS, MAINE** for important Town updates and announcements.

CURRENT BILLING INFORMATION

LAND VALUE	\$	259.51
BUILDING VALUE	\$	252.53
HOMESTEAD EXEMPTION	\$	
OTHER EXEMPTIONS	\$	
PERSONAL PROPERTY	\$	
TAXABLE VALUATION	\$	512.04

TAX RATE DISTRIBUTION

SCHOOL :	56.12%
COUNTY :	5.42%
MUNICIPAL :	38.46%
TOTAL :	100%

Remit This Portion With Your Payment To Ensure Proper Posting

2025 REAL ESTATE TAX BILL

TOWN OF WELLS, MAINE
Fiscal Year July 1, 2024 - June 30, 2025

SECOND INSTALLMENT

OWNERS NAME(S) : DIRICO, MARY P
 GEAGAN, BRIANNA O

ACCOUNT NUMBER : 011508900AR
 DUE DATE : UPON RECEIP
 INTEREST BEGINS AFTER : 05/14/2025
 AMOUNT DUE : \$1,556.6
 TOTAL SUBMITTED : _____

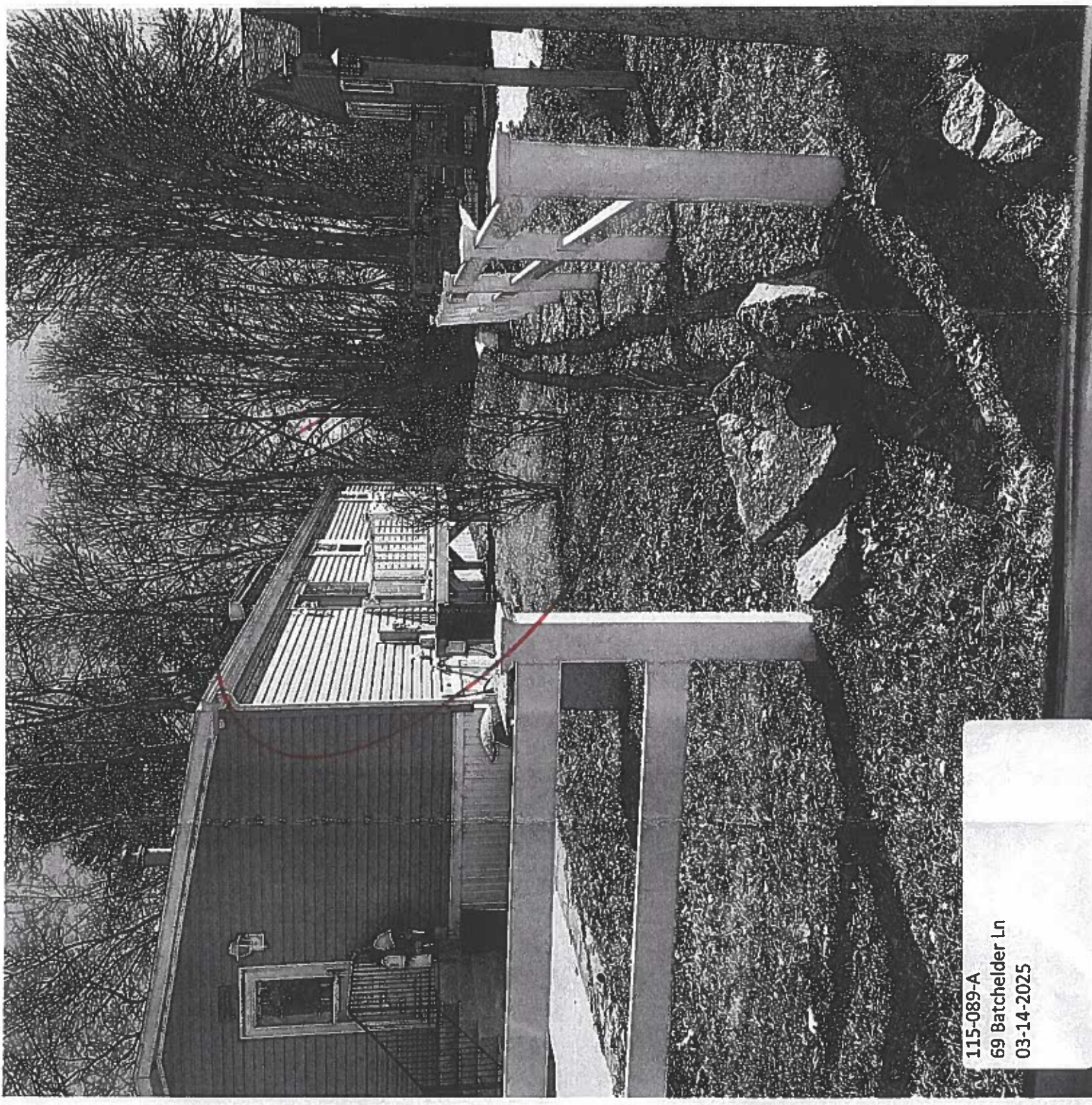
BILL NUMBER : 4649
 LOCATION : 69 BATCHELDER LN
 PARCEL : 0115/089-00A

*paid
 \$1,556.60*

DIRICO, MARY P
 GEAGAN, BRIANNA O
 69 BATCHELDER LN
 WELLS ME 04090-3963

TOWN OF WELLS
 PAYMENT PROCESSING CENTER
 P.O. BOX 123
 BRATTLEBORO, VT 05302-0123

00002082025500004649000001556604



115-089-A
69 Batchelder Ln
03-14-2025

CERTIFICATE OF ORIGIN FOR A MANUFACTURED HOME

CHAMPION HOME BUILDERS

DATE: 10/19/21 YEAR: 2022 INVOICE NO.: 007-A004969

SERIAL NO.: 007-000-H-A004969AB BRAND: ESSENTIALS DOUBLEWIDE SPECIAL

NO. WHEELS: 20 NO. AXLES: 10 SHIPPING WEIGHT: 60,000

SERIES OR MODEL: ESDSA26402 BASE DESCRIPTION: 28X64 3 BR 2 BATH F&R

DATE OF MANUFACTURE: 10/14/21 WIDTH: 26'8" LENGTH: 60'0"

Dirico

The undersigned Manufacturer hereby certifies that the new manufactured home described herein, the property of the manufacturer, has been transferred on the date set forth herein, subject to the terms and conditions of the invoice or other applicable agreement with the designated Distributor/Dealer.

Twin Town Homes, Inc.
Twin Town Homes, Inc.
804 MAIN STREET
OXFORD, ME 04270

The manufacturer certifies that a good and marketable title is being transferred and that no other valid manufacturer's certificate of origin is issued and outstanding on the manufactured home described herein.

Champion Home Builders, Inc.

Tyler Adkin

BY: _____
(SIGNATURE OF AUTHORIZED REPRESENTATIVE) 2561 Champion Drive (AGENT)
Claysburg, PA 16625

C 000452722

CITY - STATE

*Please keep in a safe place. This is non-replaceable.
Profit of ownership.*

DISTRIBUTOR - DEALER ASSIGNMENT NUMBER 1	<p>FOR VALUE RECEIVED, the undersigned hereby transfers this Statement of Origin and the manufactured home described therein to <u>Mary P. Durico</u> Address <u>69 Fitchelder Lane, Wells, Maine 04090</u> and certifies that the home is new and has not been registered in this or any other state; he also warrants the title of said manufactured home at time of delivery, subject to the liens and encumbrances, if any, as set out below:</p> <p>Amount of Lien _____ Date _____ To Whom Due _____ Address _____</p> <p>Dated <u>11/3/2021</u> at <u>Twin Town Homes, Inc</u> <u>804 Main St, Oxford, ME 04050</u> By <u>Dawn McBurn Office Mgr</u> <small>(Transferor or Firm Name)</small> <small>Sign Here</small> <small>Position</small></p> <p>Dealer License (Permit) No. <u>H90000004</u></p> <p>Before me personally appeared _____ who by me being duly sworn upon oath says that the statements set forth above are true and correct.</p> <p>Subscribed and sworn to before me this _____ day of _____</p> <p>Notary Seal _____ Notary Public for _____ County, State of _____ USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION</p>
DISTRIBUTOR - DEALER ASSIGNMENT NUMBER 2	<p>FOR VALUE RECEIVED, the undersigned hereby transfers this Statement of Origin and the manufactured home described therein to _____ Address _____ and certifies that the home is new and has not been registered in this or any other state; he also warrants the title of said manufactured home at time of delivery, subject to the liens and encumbrances, if any, as set out below:</p> <p>Amount of Lien _____ Date _____ To Whom Due _____ Address _____</p> <p>Dated _____ at _____ <small>(Transferor or Firm Name)</small> <small>Sign Here</small> <small>Position</small></p> <p>Dealer License (Permit) No. _____</p> <p>Before me personally appeared _____ who by me being duly sworn upon oath says that the statements set forth above are true and correct.</p> <p>Subscribed and sworn to before me this _____ day of _____</p> <p>Notary Seal _____ Notary Public for _____ County, State of _____ USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION</p>
DISTRIBUTOR - DEALER ASSIGNMENT NUMBER 3	<p>FOR VALUE RECEIVED, the undersigned hereby transfers this Statement of Origin and the manufactured home described therein to _____ Address _____ and certifies that the home is new and has not been registered in this or any other state; he also warrants the title of said manufactured home at time of delivery, subject to the liens and encumbrances, if any, as set out below:</p> <p>Amount of Lien _____ Date _____ To Whom Due _____ Address _____</p> <p>Dated _____ at _____ <small>(Transferor or Firm Name)</small> <small>Sign Here</small> <small>Position</small></p> <p>Dealer License (Permit) No. _____</p> <p>Before me personally appeared _____ who by me being duly sworn upon oath says that the statements set forth above are true and correct.</p> <p>Subscribed and sworn to before me this _____ day of _____</p> <p>Notary Seal _____ Notary Public for _____ County, State of _____ USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION</p>

Direct abutters:

- 1) **Noor and Diana Hasan**
61 Batchelder Lane
Wells, ME 04090
781-879-9829

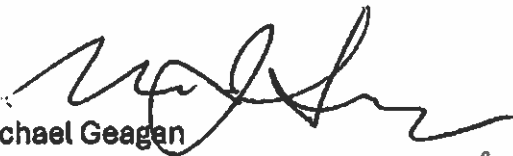
- 2) **Michael and Frances Geagan**
146 Kelleher Street
Marlboro, MA 01752
774-245-2590

- 3) **Town of Wells**

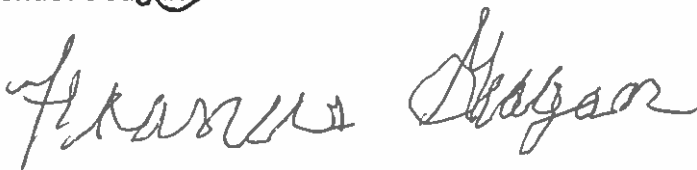
June 25, 2025

Town of Wells

We live at 73 Batchelder Lane in Wells and abut Mary Dirico 69 Batchelder Lane and have no objections to the deck that was built and the awning that has been installed.



Michael Geagan



Frances Geagan

Noor & Diana Hasan
61 Batchelder Lane
Wells, ME 04090

July 1, 2025

Zoning Board of Appeals
208 Sanford Road
Wells, ME 04090

To Whom it May Concern,

We are writing to express our full support for our neighbor, Mary Dirico, regarding the deck at their property located at 69 Batchelder Lane, Wells, ME.

As direct neighbors to Mary we want to confirm that their deck, as constructed, does not negatively impact our property or our enjoyment of our home in any way. We have not experienced any issues related to privacy, light obstruction, noise, or any other concerns that might typically arise with such a structure.

We appreciate Mary's consideration and are pleased with the aesthetic and functional addition to their home. We hope this letter clarifies our position and assists them in any ongoing discussions or processes.

Thank you for your time and consideration.

Sincerely,

Noor & Diana Hasan



TOWN OF WELLS, MAINE ZONING BOARD OF APPEALS

MEETING MINUTES OF MAY 12, 2025

MEETING 7:00 P.M.

Present: John McDermott, John Ardini, Bill Gosbee, Thomas Pulsifer, Jason Heft, Mary Midura and Michael Braniff.

Absent: Larry Duell

Staff: Code Enforcement Officer, Jodine Adams, Meeting Recorder Devon Bettinson

PUBLIC HEARING:

I. MISLOCATED BUILDING APPEAL – MAJESTIC REGENCY RESORT

Sam Patel, owner of Majestic Regency Resort located at 102 Post Road, further identified as Assessor's Tax Map 105 Lot 006, is requesting a Mislocated Building Appeal pursuant to Article IX Section §145-67. A. (5). The mislocated building appeal is for a 1,232sf structure held as a Community Hall for the Lodging Facility, which had been built within the required setbacks.

Mr. Gosbee read the jurisdiction ordinance. There were no conflicts of interest on the board.

Aaron Patel attended the meeting with Sam Patel. The owners of the property were unaware of the setbacks when purchasing the property in 2020. The building was built in 1997.

Mr. Pulsifer asked if there was a propane tank on the corner of the property. Mr. Patel responded that the propane tank listed on the plans is no longer on the property.

A representative of an abutting property commented that they have no objections to the appeal.

Mr. Pulsifer asked the Code Officer how far back the jurisdiction of the ordinance is. Ms. Adams responded that the jurisdiction is indefinite.

MOTION

Motion by Mr. Pulsifer to close the public hearing. Seconded by Mr. Ardini. **Passed unanimously**

DELIBERATIONS:

I. MISLOCATED BUILDING APPEAL – MAJESTIC REGENCY RESORT

Sam Patel, owner of Majestic Regency Resort located at 102 Post Road, further identified as Assessor's Tax Map 105 Lot 006, is requesting a Mislocated Building Appeal pursuant to Article IX Section §145-

67. A. (5). The mislocated building appeal is for a 1,232sf structure held as a Community Hall for the Lodging Facility, which had been built within the required setbacks.

Mr. Gosbee read the Finding of Facts for the Mislocated Building Appeal. One amendment to correct the dates from “June” to “May”. One amendment to correct the address on the second page to “102 Post Road”.

MOTION

Motion by Mr. Ardini to accept the Finding of Facts as amended. Seconded by Mr. McDermont. **Passed unanimously**

MOTION

Motion by Mr. Gosbee to accept the appeal. **Passed unanimously**

MINUTES: Approval of Meeting Minutes of February 3rd, 2025, March 10th, 2025 & April 9th, 2025.

February 3rd, 2025

The minutes were approved.

March 10th, 2025

Change “Excused” to “Absent”

The minutes were approved as amended

April 9th, 2025

Change “Excused” to “Absent”

The minutes were approved as amended

ADJOURN:

MOTION

Motion by Mr. Ardini to adjourn, Seconded by Mr. Heft. **Passed unanimously**

RESPECTFULLY SUBMITTED:

DATE:

Devon Bettinson, Meeting Recorder

ACCEPTED BY:

DATE:

Wilber Gosbee, Chairman