

Town of Wells, Maine Review Checklist
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Project Name/District: Footbridge North Resort / General Business District - Tax Map 134, Lot 2

Prepared By: Office of Planning & Development

Date of Review: 11-09-17; 11/21/17; 01/11/18

Company Name: Town of Wells

Article VII
Performance Standards

§ 145-48. Multifamily Developments. [Amended 11-6-2001]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Multifamily developments are allowed subject to the following performance standards in addition to the requirements of the districts in which the developments are located:	Y			
(1)	A landscaped buffer at least 25 feet in width along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets.	Y			<p>A 25' wide landscaped buffer along all lot boundaries does not exist. This is an existing non-conforming Lodging Facility and Multifamily Development that is grandfathered. The proposed pavilion shall be a minimum of 25 feet from the property line. Driveway access (new entrance) is allowed to cross the buffer to connect to Rte. 1.</p> <p>A concrete pad and paved area are pre-existing and installed prior to the last site plan approval behind Building 1 and 2. These areas are grandfathered in the vegetated buffer.</p> <p>A dumpster was mislocated within this buffer and shall be removed prior to the issuance of a building permit.</p>
(2)	No more than six dwelling units may be in any building.	Y			Building 1 has 5 dwelling units. Building 2 has 1 dwelling unit. Building 3 is a Lodging Facility consisting of 12 hotel/motel units.
(3)	Buildings shall be separated by at least 30 feet.	Y*			All buildings on this parcel were constructed in the 1980's and are now considered non-conforming with regard to building separation. The pavilion proposed shall meet (over 70 feet) the 30 foot building separation.

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		Yes	No	NA	Comments
B.	On any lot divided by a zoning district boundary line, the lot coverage for any portion of the lot lying within a specific zoning district shall not exceed the permitted lot coverage for that district.			NA	The parcel is not divided by a zoning district boundary.
C.	In any multifamily development abutting a residential use in a residential zoning district, the setback shall be equal to at least three times the required structure setback or 25 feet, whichever is greater (e.g., required fifteen-foot setback x 3 = 45 feet). Said setback shall include a minimum twenty-five-foot width of visual screening abutting the single-family residential use. Said visual screening shall consist of a continuous boarder of shrubbery at least six feet in height, trees or, if required by the Planning Board, solid fencing six feet in height. Said multifamily development shall be screened from the view of any dwelling unit located within 200 feet of the multifamily development's boundaries. Said visual screening shall be owned in fee, managed and maintained by the owner or by an association of the owners of the development.			NA	Parcel is not in a residential zoning district.