

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

Prepared By: Office of Planning & Development

Date of Review: 11-08-17; 11/21/17;
01/11/18

Company Name: Town of Wells

Article VII
Performance Standards

§ 145-52. Lodging Facilities. [Amended 4-12-2003]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Any lodging unit in a bed-and-breakfast or a hotel/motel that exceeds 470 square feet or a housekeeping or seasonal cottage that exceeds 600 square feet shall meet the density requirements for a dwelling unit located in the same district. [Amended 11-5-2013]	Y			No changes to unit sizes are proposed. Units are one-bedroom. See note 23.
(1)	A porch or deck may be attached to each lodging unit and shall not be included in the footprint of the lodging unit unless the porch is heated and/or insulated.	Y			No changes to porches or decks proposed. See note 23.
(2)	Any lodging unit existing on January 1, 1994, required to comply with any state or federal regulations for handicapped accessibility, may be enlarged beyond the maximum allowed footprint, provided that the expansion is the minimum area required to comply with the regulations.	Y			
B.	Kitchen facilities are permitted in the individual units in housekeeping cottage complexes and in hotel/motels.	Y			
C.	All motels, hotels and housekeeping cottages shall be connected to the public water and public sewer systems.	Y			Parcel served by public water and sewer.
D.	All lodging units, other than the unit occupied by the resident manager, shall be available to the traveling public and shall not be reserved for the exclusive use of the owner, his family and his friends.	Y			See note 21.

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		Yes	No	NA	Comments
E.	Lodging facility office. All lodging facilities constructed after May 1, 2007, regardless of the number of units, shall maintain an office on the licensed premises or within 150 feet of the lodging facility's site boundaries. Except as otherwise provided in § 150-83B(2), all lodging facilities constructed prior to May 1, 2007 having 10 or more units shall maintain an office on the licensed premises or within 150 feet of the lodging facility's site boundaries. Except as otherwise provided in § 150-83B(2), if a lodging facility constructed prior to May 1, 2007 has less than 10 units, the Selectmen may waive the office requirement if the Selectmen find: (1) that adequate provision has been made to enable the public to reach an innkeeper and/or rental manager after hours; and (2) that there is public telephone access either on-site, or, within 150 feet of the lodging facility's site boundaries. If granted, such a waiver shall be filed with the lodging facility's business license and shall remain in effect so long as all of the conditions upon which it was granted continue to be satisfied. This subsection does not apply to a seasonal cottage complex that is created by the conversion of a housekeeping cottage complex to a seasonal cottage complex, provided that a housekeeping cottage complex that had an office prior to conversion shall maintain the office. [Amended 4-27-2007]	Y			See note 20.
F.	Any nonconforming lodging facility that seeks site plan approval or an amendment to an approved site plan shall conform to the requirements of Subsections D and E(1).	Y			See notes 20 and 21.
G.	Seasonal cottage facility.			NA	No such use exists.
(1)	Kitchen facilities are permitted in the individual units of seasonal cottages.				
(2)	All seasonal cottages shall be connected to the public water and public sewer systems.				
(3)	All seasonal cottage units shall be available to the traveling public, but may be occupied by a single individual or group for a time period of up to six months.				
(4)	All seasonal cottages in a seasonal cottage complex shall be closed and water service to the units turned off between November 1 and April 30 of the following year.				

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		Yes	No	NA	Comments
H.	Housekeeping cottage complex conversion to seasonal cottage complex.			NA	No such use exists.
(1)	As of January 1, 2003 no seasonal cottage complexes exist.				
(2)	A housekeeping cottage complex existing on January 1, 2003, may be converted to a seasonal cottage complex by applying to the Staff Review Committee for a change of use, following the procedures and requirements of Article X, Site Plan Approval.				
	(a) A note shall be added to the plan that states "All units shall be closed and water service to the units shall be turned off from November 1 through April 30 of the following year."				
	(b) If the complex is held in a condominium form of ownership, a copy of the condominium documents must be supplied, a current list of owners and a letter from the board of directors requesting the change of use.				
(3)	Construction of new seasonal cottages or other buildings or additions to seasonal cottages, buildings or other structures begun after the conversion of a housekeeping cottage complex to a seasonal cottage complex must comply with the requirements of ' 145-52H, Seasonal cottage facility.				
I.	Hotel/motels shall meet the following criteria: [Added 11-5-2013]				
(1)	A minimum lot size: three acres of net area.	Y			This parcel is an existing non-conforming Hotel/Motel lodging facility consisting of 12 hotel/motel units and 6 dwelling units. The parcel size is only .86 acres or 37,350 SF.
(2)	A minimum of 20 hotel/motel units in a single building.	Y			The existing non-conforming Hotel/Motel building consists of 12 one-bedroom units.
(3)	A minimum buffer between any street right-of-way which meets or exceeds the following:	Y			

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			Yes	No	NA	Comments
	(a)	For a one-story building, a minimum setback of 40 feet;			NA	Building is not single story.
	(b)	For a two-story building, a minimum setback of 60 feet;	Y			The two-story hotel/motel building meets the minimum 60' setback from Route One. The office does not meet this setback requirement and is grandfathered as non-conforming.
	(c)	For a three-story building, a minimum setback of 80 feet;			NA	The Hotel/Motel building is not three stories. The office does not meet this setback requirement and is grandfathered as non-conforming.
	(d)	The buffer shall consist of trees, shrubs, plantings, grass, and mulch areas;	Y			The existing non-conforming Hotel/Motel facility has landscaping, plantings and grass along Route One. Minor changes for the new entrance to buffering are proposed (one shrub removal). Buffering at Rte. 1 surrounds the residential use versus hotel use. One shade tree is shown within the 15' wide landscaped buffer required per 145-38.
	(e)	Non-vegetated features such as access roads, walkways, and trolley stops may be allowed in the buffer;	Y			
	(f)	Two handicap-accessible parking spaces may be allowed in the buffer; and			NA	No handicap accessible parking within the buffer exists or is proposed.
	(g)	The buffer shall be approved by the Planning Board.			NA	No significant changes to the buffer are proposed. The changes are also more associated with the residential use at the Rte. 1 frontage.

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			Yes	No	NA	Comments
	(4)	There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines of natural or planted vegetation.	Y			<p>The existing non-conforming Hotel/Motel facility has approximately 2' to 6' or more in a buffer strip.</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> <p>The proposed pavilion shall meet the 25 foot setback. The use is accessory to the residential use as well as the hotel use.</p>
	(a)	The buffer shall create a visual screen to existing residential uses.	Y			<p>The parcel is grandfathered in its non-conforming state in regards to screening and buffering. No changes are proposed that increase the non-conformities.</p> <p>A 6' solid fence is proposed along the southerly lot line for the southerly abutter (Map 134, Lot 1).</p>
	(b)	An access road may be allowed to cross the buffer.	Y			Driveway entrance is allowed.
	(c)	The buffer shall be approved by the Planning Board.				<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>
	(5)	A hotel/motel office shall be provided.	Y			See note 20 which requires compliance with 145-52 and 150-83.

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		Yes	No	NA	Comments
(6)	Three-story buildings shall enclose all stairways.			NA	
(7)	All facilities shall be connected to public water and public sewer systems.	Y			The parcel is served by public water and public sewer.
(8)	All buildings shall be constructed with sprinkler systems.	Y			The existing non-conforming buildings are not believed to be constructed with sprinkler systems. The proposed pavilion use is accessory to the residential use as well as the hotel use. The building is not a dedicated hotel building and does not require sprinklers. See note 25.
(9)	Kitchen facilities are permitted in the hotel/motel units.	Y			
(10)	Only gas fireplaces shall be permitted.	Y			
(11)	Only one manager's dwelling unit may be permitted.			NA	None of the dwelling units are identified to be for a manager's dwelling.
(12)	The hotel/motel unit deck or enclosed porch shall not be insulated or climate controlled.	Y			No changes are proposed to hotel unit decks or porches.
J.	Bed-and-breakfast/small inns shall meet the following criteria: [Added 11-5-2013]			NA	
(1)	The dwelling unit, bed-and-breakfast/small inn room units, and common facilities shall be located within one building, except for accessory structures.				
(2)	The minimum lot size and minimum density shall meet the dimensional requirements of the zoning district for which the lot is located plus an additional 4,000 square feet per bed-and-breakfast/small inn room unit.				
(3)	A bed-and-breakfast/small inn office shall be provided.				