

**Town of Wells , Maine Review Checklist**  
**Page 1 of 2**

Project Name/District: Town of Wells - Fire Substation and Public Works Garage - AMD#6 - Tax Map 40, Lot 9EXE/ Rural, Resource Protection, 250' Shoreland Overlay Districts

Date of Review: 01-10-19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article V District Regulations**

**A. Purpose.**

The purpose of the Resource Protection District is to protect and preserve fragile environmental areas from intrusions which would upset their ecological systems or create potential public health or safety problems.

<b>§ 145-32. Resource Protection District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:			<b>NA</b>	The portion of this property located within the Resource Protection District is very small and is not proposed to be developed.
	(1) Recreation, passive.				
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:			<b>NA</b>	The portion of this property located within the Resource Protection District is very small and is not proposed to be developed.
	(1) Aquaculture.				
	(2) Municipal facility.				
	(3) Public utility facility.				
	(4) Piers, docks and wharves.				
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served.			<b>NA</b>	The portion of this property located within the Resource Protection District is very small and is not proposed to be developed.
E.	Uses prohibited.			<b>NA</b>	The portion of this property located within the Resource Protection District is very small and is not proposed to be developed.
	(1) Except as permitted in § 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C, D and G are prohibited within this district. <b>[Amended 11-2-1999]</b>				

**Town of Wells , Maine Review Checklist**  
**Page 2 of 2**

Project Name/District: Town of Wells - Fire Substation and Public Works Garage - AMD#6 - Tax Map 40, Lot 9EXE/ Rural, Resource Protection, 250' Shoreland Overlay Districts

Date of Review: 01-10-19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-32. Resource Protection District.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
(2)	New roads and driveways are prohibited unless approved by the Zoning Board of Appeals upon a finding that no reasonable alternative route or location is available outside the district. <b>[Amended 4-28-1995]</b>				
F.	Dimensional requirements: none, except as may be required by the Planning Board for the protection of the public health and safety and as provided in Subsection G below. <b>[Amended 11-2-1999]</b>			<b>NA</b>	The portion of this property located within the Resource Protection District is very small and is not proposed to be developed.
Note: See also §§ 145-13, Nonconforming structures, and 145-14, Nonconforming lots.					
G.	Preexisting use: a principal or accessory use that was legally in existence on January 1, 1994, and on July 1, 1999, is a permitted use, not a nonconforming use. Any such business use shall be regulated in accordance with all of the provisions of § 145-25, Beach Business District, and § 145-33, Shoreland Overlay District. Any such residential use shall be regulated in accordance with all of the provisions of § 145-21, Residential A District, and § 145-33, Shoreland Overlay District. <b>[Added 11-2-1999]</b>			<b>NA</b>	The portion of this property located within the Resource Protection District is very small and is not proposed to be developed.