

**An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells  
to Clarify When Site Plan Approval Will be Required in Circumstances Involving  
Resumptions of Discontinued Uses**

**NOTE:** Proposed additions to existing Code sections are underlined.  
Proposed deletions of existing Code sections are ~~crossed out~~.  
Other sections of the Ordinance are unchanged.

**The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Clarify When Site Plan Approval Will be Required in Circumstances Involving Resumptions of Discontinued Uses” to read as follows:**

**Part 1:** Section 145-70, entitled “Applicability” is hereby amended as follows:

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

- A. A new use is proposed on a lot;
- B. Resumption of a use on a property which has been discontinued for ~~at least~~ more than two ~~five~~ years is proposed (see 145-12.D regarding nonconforming uses); or
- C. An existing use proposes to expand its gross floor area and/or land area.

**Part 2:** Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

\_\_\_\_\_  
Karl Ekstedt

\_\_\_\_\_  
Christopher Chase

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Richard Clark

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Robert Foley

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Timothy Roche