



Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: January 8, 2019

To: Board of Selectmen

From: Planning & Code Enforcement Offices

Re: Ordinance Change Proposal – Exempt Utility Structures from meeting dimensional requirements

Proposal: Allow Utility Structures to be exempt from zoning dimensional requirements.

Reasons:

Most Towns allow utility infrastructure facilities to be exempt from setback or lot dimensional requirements. Several existing utility structures such as sewer pump stations, communication facilities, and water system facilities are located on small nonconforming parcels of land and do not meet setbacks. The following ordinance changes would make existing structures and lots conforming and allow future infrastructure to be installed more cost effectively.

Proposed Ordinance Changes:

§145-35. General Regulations.

B. All lots (except lots being merged with an abutting parcel or a lot being created solely for the placement of a public utility facility) and structures shall comply with dimensional requirements specified for the district in which they are located, except those considered nonconforming. Where a single lot of record contains more than one principal structure, the lot may not be divided in a way which would create a parcel or parcels which do not conform to the requirements of this chapter for lot size, setbacks or street frontage.

[Amended 4-19-1997]

P. A public utility facility (except a treatment plant or a solar electricity generation facility) shall not be subject to structure setbacks and lot coverage requirements as set forth in Article V.