

Town of Wells Parking and Traffic Committee

February 2020



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Introduction and Background

The Wells Parking and Traffic Committee was established as an ad hoc, advisory Parking and Traffic Committee to review and recommend parking and traffic control changes in the coastal areas of Wells (Drakes Island, Wells Beach and Moody Beach). The purpose of the committee was to review the seasonal coastal parking and high traffic areas from Route One to the ocean regarding 1) adequate handicap parking and locations; 2) parking lot design and functionality; 3) traffic congestion abatement ideas and pedestrian – vehicle safety concerns and recommendations including signage and pavement marking; 4) overnight parking issues on public beach roads; and 5) Chapter 212 (Vehicles and Traffic) and Chapter 201 (Sidewalks) amendment recommendations.

The Committee consisted of 9 members from multiple geographic areas of Town appointed by the Board of Selectmen. The Town Manager, Police Department and Town Planner /Engineer worked with the committee, as well as a Board of Selectmen liaison representative. The Town also contracted with Gorrill Palmer Engineers for consulting services.

Members and Participants of the Parking and Traffic Committee were the following:

NAME	Representation Area
Richard Trachimowicz	Drakes Island
Katy Kelly	Lodging-Lafayette
Jackie Carter	Route 1 Business
Lorraine Cullen	Webhannet Dr
David MacKenzie	Wells Beach
Linda Wagner	Moody Beach
Elaine Televi	Campground
Richard Clark	West of Turnpike Rep
Betsy DiCapua	Facilitator- Mile Road
Karl Ekstedt	Selectmen Liaison
Jonathan Carter	Town Manager
Mike Livingston	Town Engineer / Planner
Jo Ann Putnam	Police Chief
Gerald Congdon	Captain/Police Dept.
Marianne Goodine	Meeting Recorder
Randy Dunton	Traffic Engineer/Gorrill Palmer
Jodie Sanborn	Finance Director
Sally Stewart	Parking Enforcement

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Meetings were held over a 5 month period with a 90% attendance rate on August 14, 2019, September 3, 2019, October 29, 2019, December 10, 2019, January 14, 2020, January 28, 2020 and February 11, 2020.

Meeting Discussions and Decisions

August 14, 2019

Introductions and List of goals generated:

- Review of existing ordinances
- Overnight Parking
- Signage
- Review of existing sidewalks
- Review of Trolley system
- Review of current roadside rights-of-way (where the actual boundaries are located). Is there a safe border for pedestrians?
- Review of beach rights-of-way
- Determining where we can establish drop-off spots
- Review of existing crosswalks
- Review of current handicap spots
- Review of current speed limits on beach roads
- Determining an ordinance for non-traditional motorized items (skateboards, etc.)
- Review of Town's position on Moody Beach
- Review of where accidents occur in Wells
- Determining maximum parking spaces in beach lots and areas

September 3, 2019

Possible Solutions List Generated

Roadway

Traffic Patterns

Better Signage

Traffic Calming devices

More/better/improved striping

Turning Lanes

Bike Paths

Seasonal speed limits

Traffic lights-better timing/coordination

Parking in tight areas restricted to golf carts, scooters and motorcycles

Parking

Drop-off areas

Shuttles

Handicapped parking

Striping of parking areas

Spaces for golf carts, scooters

Determining what is full capacity of beach and parking

Resident only parking area

More/better/ improved signage

Parking garage

Education on status of lots, rules

Metered parking in all public areas
hourly, daily, veteran's rates

Government

Ordinances- better/clearer

Collaboration with Ogunquit

Creation of Information Officer

Financial analysis of impact on taxpayers

Education

Information on parking
Utilizing Chamber of Commerce
Creation of Information Officer
Ordinance regarding beach tents, etc.

Marking of public right of ways on streets
Review/ refinement of temp. parking
for contractors, etc.

Harbor Use

Water taxi to beaches
Marina parking -better utilization

Information/Technology

Utilize Internet more effectively
Social Media – Facebook, Instagram, Twitter
Parking Systems

Enforcement

Enforce existing ordinances
No skateboarding & roller blading
Enforce no trespassing
Develop ways to attract police officers
Develop alternatives for summer police shortages
Development of Community Service Officers
Clarifying parking ordinances
Improvement in signage

Traffic

Investigate Rte. 1 timing issue of traffic lights
Evaluate Rte. 1 traffic congestion and effect on beach roads
Education of use of turning lanes

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October 29, 2019

Review and discussion of preliminary plans produced by Gorrill Palmer for the following: End of Drakes Island Road; Drakes island Jetty Lot; Gross Lot; Harbor Park Lots; Traffic direction of Riverside Drive; Gold Ribbon Drive Lot; Webhannet Drive roadside parking; Casino Square Lot; Eastern Shore Lot; Bourne Avenue Beach Access ways.

Randy Dunton of Gorrill Palmer was given direction by the Committee to evaluate each parking lot to provide layouts based on meeting Town Ordinances, safety and maximizing the number of parking spaces. The Committee reviewed each plan provided with regard to parking space layouts, handicapped parking, drop off areas, bike and moped use, RV parking, possible signage, restrictions on loading/unloading at beach access ways, reserved parking for lifeguards and police.

December 10, 2019

Review and discussion of revised plans and other information produced by Gorrill Palmer for the following: End of Drakes Island Road; Drakes island Jetty Lot; Gross Lot; Harbor Park Lots; Traffic direction of Riverside Drive; Gold Ribbon Drive Lot; Webhannet Drive roadside parking; Casino Square Lot; Eastern Shore Lot; Bourne Avenue Beach Access ways; Atlantic Avenue lane, shoulder widths and pedestrian walkways.

Through Committee consensus the following decisions were made:

End of Drakes Island Road: All handicapped spaces and a bike rack should be proposed, see Figure # 1 in Appendix.

Drakes Island Jetty Lot: spaces layout decided on, handicapped spaces and loading area determined, addition of a bike rack and attendants and lifeguard spaces, see Figure # 2 in Appendix.

Gross Lot: Revised layout was reviewed, bike racks, attendant space and moped spaces discussed. Additional changes to be done, see Figure # 3 in Appendix.

Harbor Lots: Majority of parking OK as is. Area near playground and platform should be improved to maximize parking but also prevent grass encroachments and erosion, see Figure # 4 in Appendix.

Riverside Drive: Recommendation is to make the road one-way only. Striping and signage will be necessary. The Committee approved the plan as prepared, see Figures # 5A and 5B in Appendix.

Atlantic Avenue: Data on lane widths, shoulders and the 16 public ways to the beach was presented and discussed. The Committee recommendation is to eventually create a consistent marking of the travel lanes and pedestrian walking shoulders by restriping the entire roadway. The best method to accomplish this would be to repave the roadway and stripe. Signage and crosswalk delineators on both sides of the roadway at the beach access ways were also recommended. See Table of Atlantic Avenue Lane Dimensions in the Appendix.

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Ocean Avenue: More signage and the creation of physical barriers at each beach access way were recommended similar to the following:



Gold Ribbon Drive: Plan options were reviewed and revising access to Gold Ribbon Drive discussed as well as bike rack potential, construction challenges, walkway to the beach stairs. See Figure # 6 in Appendix.

Casino Square: Plan review resulted in recommendations for defining the trolley stop, Police and lifeguard spaces and potential drop off area. See Figure # 7 in Appendix.

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Eastern Shore: Plan to be done depicting reserved parking area for the Marina use. See Figure # 8 in Appendix.

Webhannet Drive: Issues with utility pole locations, pedestrian walking area, lane widths and retaining walls discussed. A plan to be prepared for review. See Figure # 9 in Appendix.

January 14, 2020

As a function of the Committee Parking policies and rates were to be reviewed and recommendations made. Information was provided at the Committee's request.

Jodie Sanborn, Finance Director, reviewed fee structure, history and projections of Beach Revenues, see Parking Data in the Appendix. In 2015, Mile Rd and Crescent Beach were \$2.50/hr. Other lots (Drakes Island-Jetty & Gross Lot, Eastern Shore) in season rates were \$16/day; \$8/half-day. In 2016, Hourly rate changed to \$3.00/hr.; in-season all day parking \$20; and half-day rate \$12. In 2019, rate was switched to \$3.00/hr. all day in all lots. Committee consensus was to go with increasing 2020 hourly rate from \$3 to \$4/hr. based on neighboring town parking rates and the previous year's decreases in revenue. The Committee also recommended that the metered lot time be extended from 5 pm to 8 pm due to police

and management costs of the beach use after the 5 pm time. The 2020 Beach Parking Policies changes located in the Appendix were drafted after this meeting.

Final plans of the parking lots were reviewed and approved as is or with minor changes. The proposed improvements were recommended by consensus of the Committee to be pursued by the Town.

The Wayfinder signs project was reviewed and discussed.

January 28, 2020

Webhannet Drive plans were presented by Randy Dunton. Lane widths and obstructions along the roadway versus parking and walkway widths create safety issues which need to be considered. Several options were discussed and addition plan revisions and option discussed.

Parking Ordinances were discussed with the Police Department representatives. The ordinances need to be consistent. Skateboarding was discussed as well as vehicle encroachments into travel ways of roads and pedestrian walking areas, RV parking, Contractor parking, no parking areas and fines. See draft Ordinances in the Appendix.

Education of the public through brochures and fact sheets were discussed: Town website, parking lot attendants, Lodging facility managers, potential information coordinator position, etc.

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February 11, 2020

Several plans of Webhannet Drive were produced by Gorrill Palmer and reviewed by the Committee. The Committee recommended Figure # 13(See Appendix Figure # 9) to be pursued by the Town to restripe the travel lanes and defined parking and no parking areas along Webhannet Drive due to safety concerns raised by the Traffic consultant and Committee members. Inconsistent lane widths and existing deadly fixed objects (poles and retaining walls) create an unsafe condition which needs to be addressed.

Overnight parking along Webhannet Drive was also discussed at length. The recommendation of the Committee was to have the Town restripe and provide signage to be consistent with Figure # 9 and keep the parking restrictions in this area the same as currently enforced. After a year of use the area should be evaluated and the Board of Selectmen consider if a limitations such as 2 hour parking or other alternatives between 8 am to 8 pm are appropriate and whether overnight parking should be allowed.

The area near the access to Crescent Beach and roadside walkway was also discussed. Additional signage and striping was recommended to prevent the blocking of the walkway area.

Ordinance changes drafted by the Police Department were reviewed and all were considered to be needed and were recommended by the Committee.

Summary of Recommendations

- The final plans produced by Gorrill Palmer should be considered by the Board of Selectmen as goals to be accomplished in the future as financing and other Town priorities allow.
 - See Figures # 1 through # 9 in the Appendix
 - Bike racks recommended at all parking lots
 - ADA parking spaces required and drop off areas as appropriate
 - Paving and striping recommended or temporary parking delineators such as wheel stops as finances and timing allows.
- Changes are recommended to the roadside parking along Webhannet Drive (Figure # 9) due to safety concerns (lane widths, poles, retaining walls, walk way and parking space widths).
- The proposed Ordinance changes (clarifications, definitions, eliminate inconsistencies) and Parking Policies (rates, passes, times) should be pursued by the Board of Selectmen for adoption.
- Barrier systems and additional signage at beach access ways along Ocean Avenue and Atlantic Avenue should be pursued at several locations and evaluated after a summer of use. If successful in addressing drop off issues, they should be incorporated at most or all other beach access ways.
- Riverside Drive is recommended to be restricted to one-way traffic flow, see Figures # 5A and 5B due to safety concerns of road width and turning radii.
- A remarking of Atlantic Avenue centerline, travel lanes and pedestrian shoulder walk ways at a time of repaving or overlay is recommended to create consistent widths due to pedestrian safety concerns from traffic and avoidance of vehicle overhangs and encroachments.
- The brochure of beach parking and beach use information should be finalized and provided to the public, see samples in the Appendix.
- Beach use and restrictions should be incorporated into the Wayfinding sign project of the Town.

Appendix/Information

Plans by Gorrill Palmer: Figures # 1 to # 9

Examples of Curb Delineators

Wayfinder Sign Project

MDEP Determination Correspondence

Parking Fee Structure and Comparison Data

Draft of Proposed Ordinance Changes

Draft of Proposed Beach Parking Policies

Sample Brochures

Table of Atlantic Avenue Lane Dimensions

Right of Way Plans

SITE DATA		
ZONE: RES D		
LOT AREA: 4440 SF		
PARKING	REQUIRED	PROVIDED
TOTAL	-	5
BARRIER FREE	1	5



R7-8
12' x 18'

BEACH CAPACITY (ASSUMED PARAMETERS)	
BEACH LENGTH	.25 MILE
SPACE PER PERSON	70 SF
PEOPLE PER CAR	3
AVERAGE TIDE	9 FT
TIDAL WIDTH	
HIGH	100 FT
LOW	350 FT
SPACES REQUIRED TO MEET BEACH CAPACITY	
HIGH	625 SP
LOW	2,000 SP

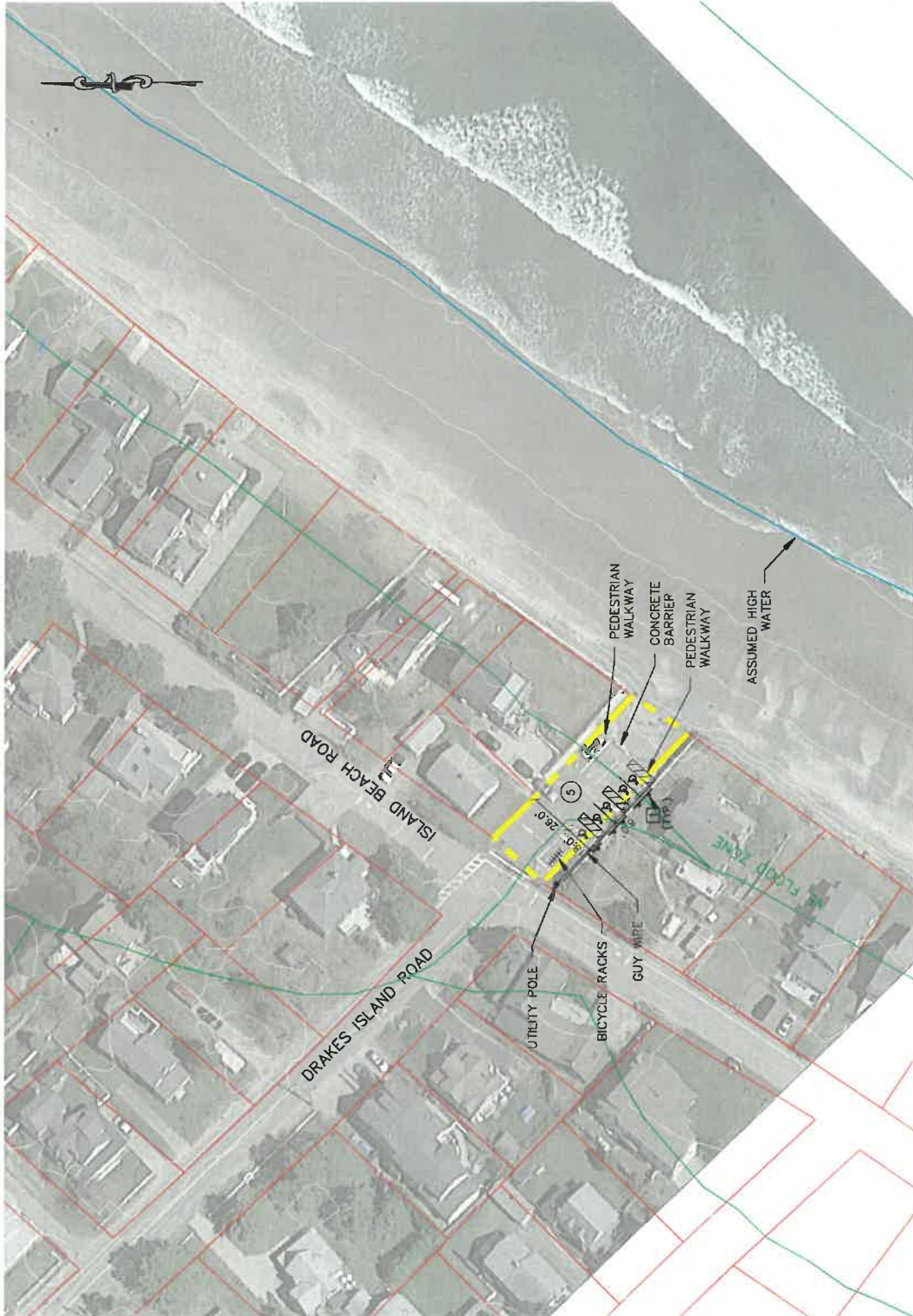
NOTES:

1. PROPERTY LINE INFORMATION AND SITE INFORMATION IS PROVIDED AS SHOWN AND HAS BEEN PROVIDED BY THE TOWN OF WELLS AND STATE OF MAINE GIS.
2. CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC AND BOUNDARY INFORMATION WHICH MAY REQUIRE MODIFICATIONS AS ADDITIONAL INFORMATION IS COLLECTED.
3. THE PROJECT SITE DOES APPEAR TO BE LOCATED WITHIN A FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAP, TOWN OF WELLS. ENVIRONMENTAL PERMITS.

THESE PLANS ARE ISSUED FOR CONCEPTUAL PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Drawing Name: DRAKES ISLAND ROAD/ISLAND BEACH ROAD
Project: TRAFFIC AND PARKING EVALUATION, WELLS, MAINE
Figure No. 1



Design: RD	Date: FEB 2020
Draft: CH	Job No.: 3817
Checked: RD	Scale: 1"=60'
File Name: 3817-Concept	

Rev.	Date	Revision

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SITE DATA			
ZONE:	RES D		
LOT AREA:	11.8 ACRES		
PARKING		REQUIRED	PROVIDED
TOTAL		-	95
BARRIER FREE		4	6



R7-8
12' x 18' [1]

SP-1
SIZE TBD [2]

VAN ACCESSIBLE

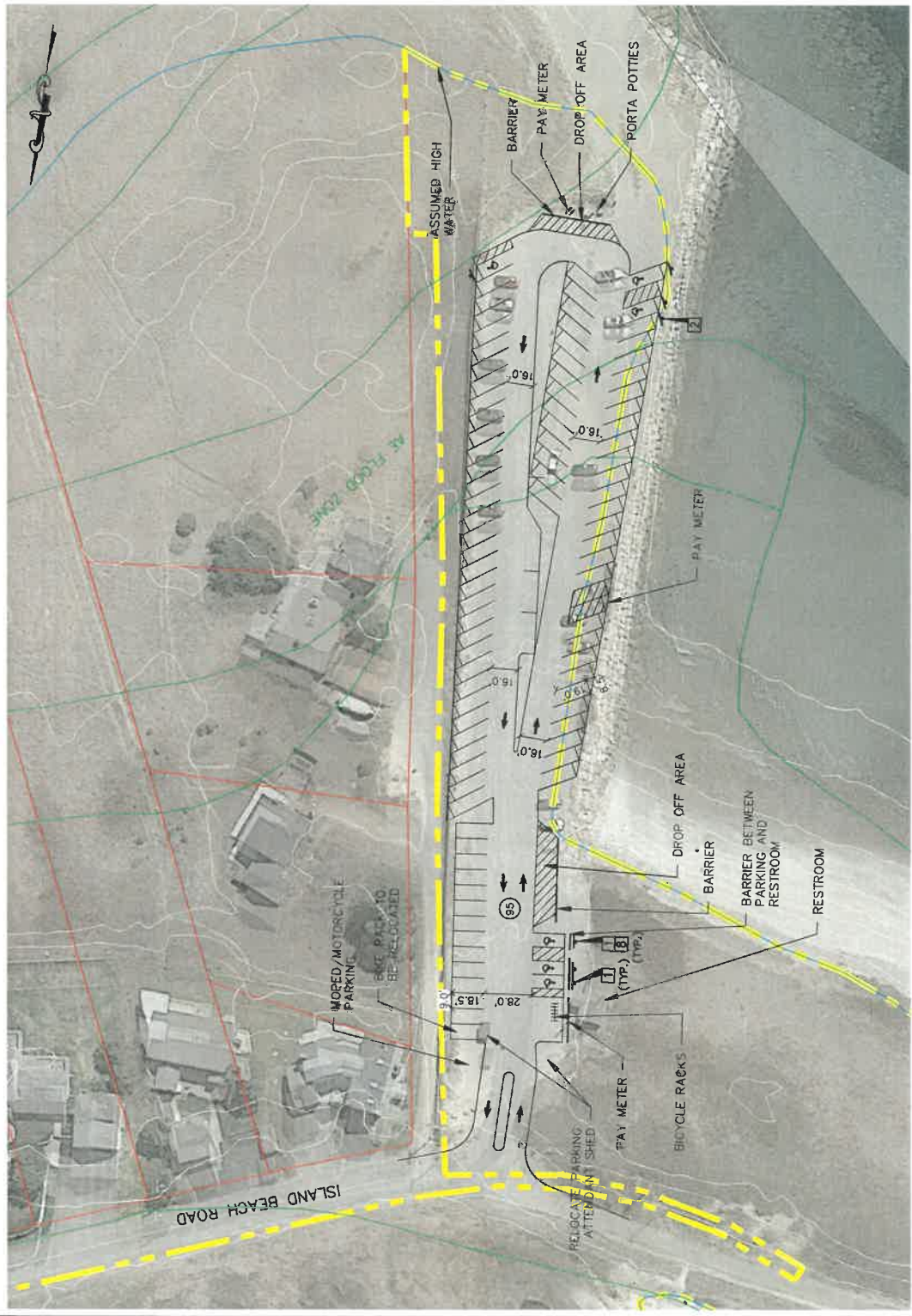
R7-8P
18' x 9' [3]

BEACH CAPACITY (ASSUMED PARAMETERS)	
BEACH LENGTH	.25 MILE
SPACE PER PERSON	70 SF
PEOPLE PER CAR	3
AVERAGE TIDE	9 FT
TIDAL WIDTH	
HIGH	25 FT
LOW	200 FT
SPACES REQUIRED TO MEET BEACH CAPACITY	
HIGH	160 SP
LOW	1,250 SP

NOTES:

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- CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC INFORMATION. ADDITIONAL TOPOGRAPHIC INFORMATION AS COLLECTED FOR THIS PROJECT WILL BE PROVIDED TO THE CLIENT FOR CONSIDERATION AS ADDITIONAL INFORMATION IS COLLECTED.
- LOCAL ORDINANCES AND REGULATIONS MAY REQUIRE THE LOCAL PORTION OF THE PROJECT SITE PLAN TO BE REVIEWED AND APPROVED BY THE TOWN OF WELLS PURSUING ALL ENVIRONMENTAL PERMITS.

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		Relationship, Responsiveness, Results. 207.772.2313
Design: RD Draft: CH Checked: RD File Name: 3817-Concept	Date: FEB 2020 Job No: 3817 Scale: 1"=60' Rev. Date Revision	Drawing Name: JETTY LOT Project: TRAFFIC AND PARKING EVALUATION, WELLS, MAINE

Figure No. **2**

SITE DATA			
ZONE:	RES D		
LOT AREA:	8.5 ACRES		
PARKING	REQUIRED	PROVIDED	
TOTAL	-	148	
BARRIER FREE	5	6	



R7-8
12' x 18"
1



SP-2
12' x 18"
3

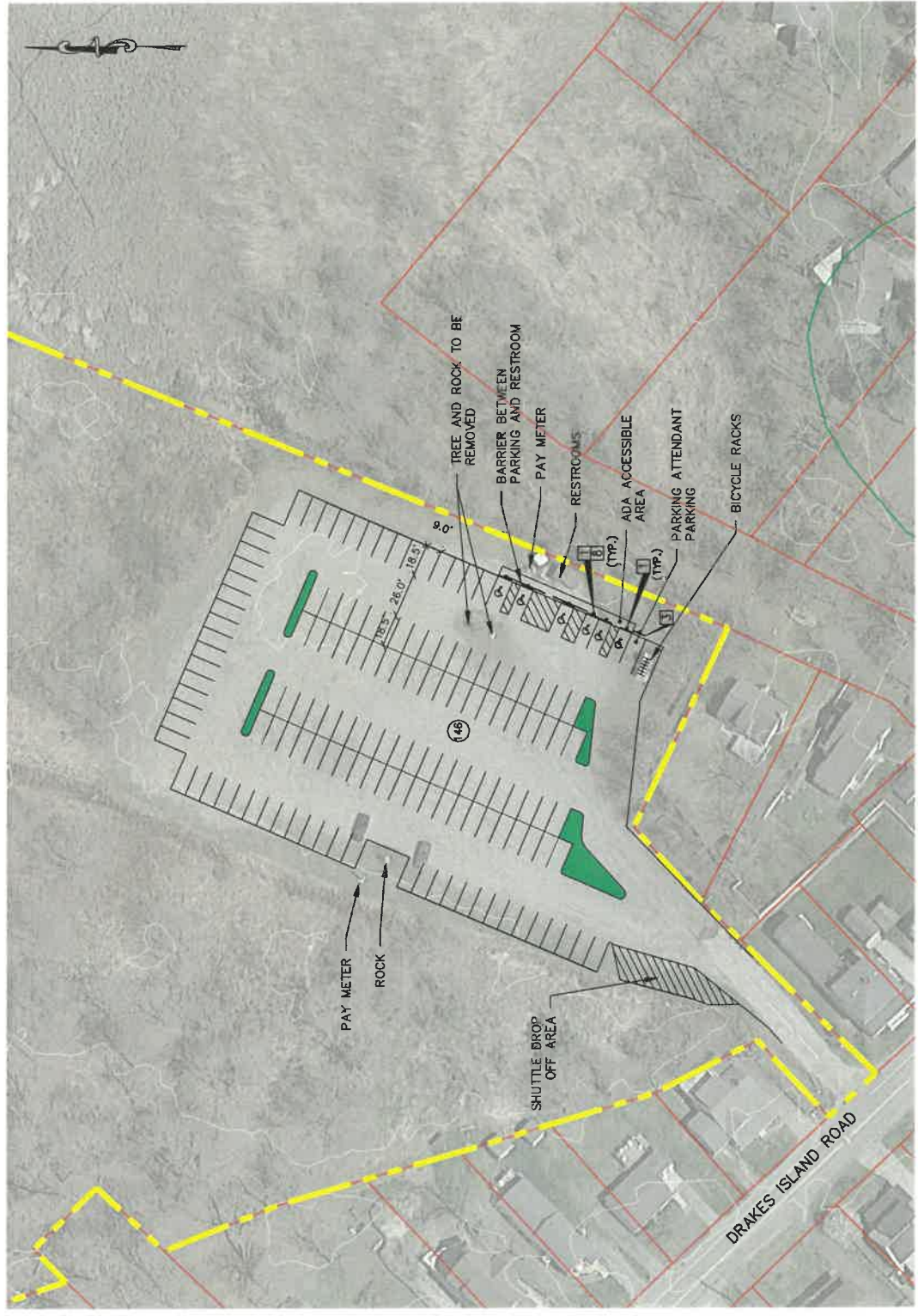
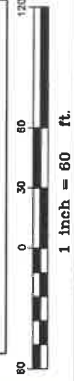


R7-8P
18' x 9"
8

NOTES:

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2. CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC AND BOUNDARY DATA. ADDITIONAL INFORMATION IS COLLECTED MODIFICATIONS AS ADDITIONAL INFORMATION IS COLLECTED.
3. THE PROJECT SITE DOES NOT APPEAR TO BE LOCATED WITHIN A 100-YEAR FLOOD PLAN. TOWN OF WELLS IS PURSUING ALL ENVIRONMENTAL PERMITS.

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Design: RD	Date: FEB 2020	<p>Relationships, Responsiveness, Results. www.gorrillpalmer.com 207.772.2515</p>	Drawing Name: GROSS LOT Project: TRAFFIC AND PARKING EVALUATION, WELLS, MAINE	Figure No. 3						
Drawn: CH	Job No.: 3817									
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SITE DATA			
ZONE:	HARBOR		
LOT AREA:	44.6 ACRES		
PARKING	REQUIRED	-	PROVIDED
	TOTAL	28	28
BARRIER FREE	2		2



R7-8
12' x 18'



R7-1
12' x 18'



R7-9P
18' x 9'



- NOTES:**
1. PROPERTY LINE INFORMATION AND SITE INFORMATION IS PROVIDED BY THE TOWN OF WELLS AND STATE OF MAINE GIS.
 2. CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC INFORMATION. ADDITIONAL TOPOGRAPHIC INFORMATION IS COLLECTED. MODIFICATIONS AS ADDITIONAL INFORMATION IS COLLECTED.
 3. A PORTION OF THE PROJECT SITE DOES APPEAR TO BE PURSUING ALL ENVIRONMENTAL PERMITS.

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Drawing Name: HARBOR PARK
Project: TRAFFIC AND PARKING EVALUATION, WELLS, MAINE
Figure No. 4

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RS-1
30" x 30"
[1]



NOTES:

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3. THE PROJECT SITE DOES NOT APPEAR TO BE LOCATED WITHIN A 100-YEAR FLOOD PLAN. TOWN OF WELLS IS PURSUING ALL ENVIRONMENTAL PERMITS.
4. ADDITIONAL SIGNS AND PAVEMENT MARKING REQUIRED. (NOT SHOWN)

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<p>Rev. Date Revision</p>		<p style="text-align: right;">Figure No. 5A</p>					



RS-1
30" x 30"
[4]



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3. THE PROJECT SITE DOES NOT APPEAR TO BE LOCATED WITHIN 100-FOOT FLOODPLAIN, TOWN OF WELLS IS PURSUING ALL ENVIRONMENTAL PERMITS.

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Figure No.
5B

Drawing Name: **RIVERSIDE DRIVE**
Project: **TRAFFIC AND PARKING EVALUATION, WELLS, MAINE**

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SITE DATA

ZONE: RES B	
LOT AREA: 0.5 ACRES	
PARKING	REQUIRED
TOTAL	PROVIDED
BARRIER FREE	2
	30
	2



R7-B
12' x 18'

SP-4
SIZE TBD

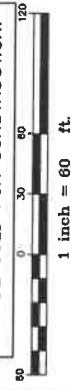


R7-SP
18' x 9'

BEACH CAPACITY (ASSUMED PARAMETERS)	
BEACH LENGTH	.25 MILE
SPACE PER PERSON	70 SF
PEOPLE PER CAR	3
AVERAGE TIDE	9 FT
TIDAL WIDTH	
HIGH	40 FT
LOW	400 FT
SPACES REQUIRED TO MEET BEACH CAPACITY	
HIGH	250 SP
LOW	2,500 SP

NOTES:
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 2. CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC AND BOUNDARY INFORMATION. ADDITIONAL INFORMATION IS COLLECTED.
 3. THE PROJECT SITE DOES APPEAR TO BE LOCATED WITHIN A 100-YEAR FLOOD PLAIN. TOWN OF WELLS IS PURSUING ALL ENVIRONMENTAL PERMITS.

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Drawing Name: **GOLD RIBBON DRIVE TRAFFIC AND PARKING EVALUATION, WELLS, MAINE**

Project: **TRAFFIC AND PARKING EVALUATION, WELLS, MAINE**

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Figure No. **6**

SITE DATA		
ZONE: BEACH BUSINESS		
LOT AREA: 14,125 SF		
PARKING	REQUIRED	PROVIDED
TOTAL	-	XX
BARRIER FREE	-	XX



SP-5
12' x 18"
[3]

SP-1
SIZE TBD
[2]

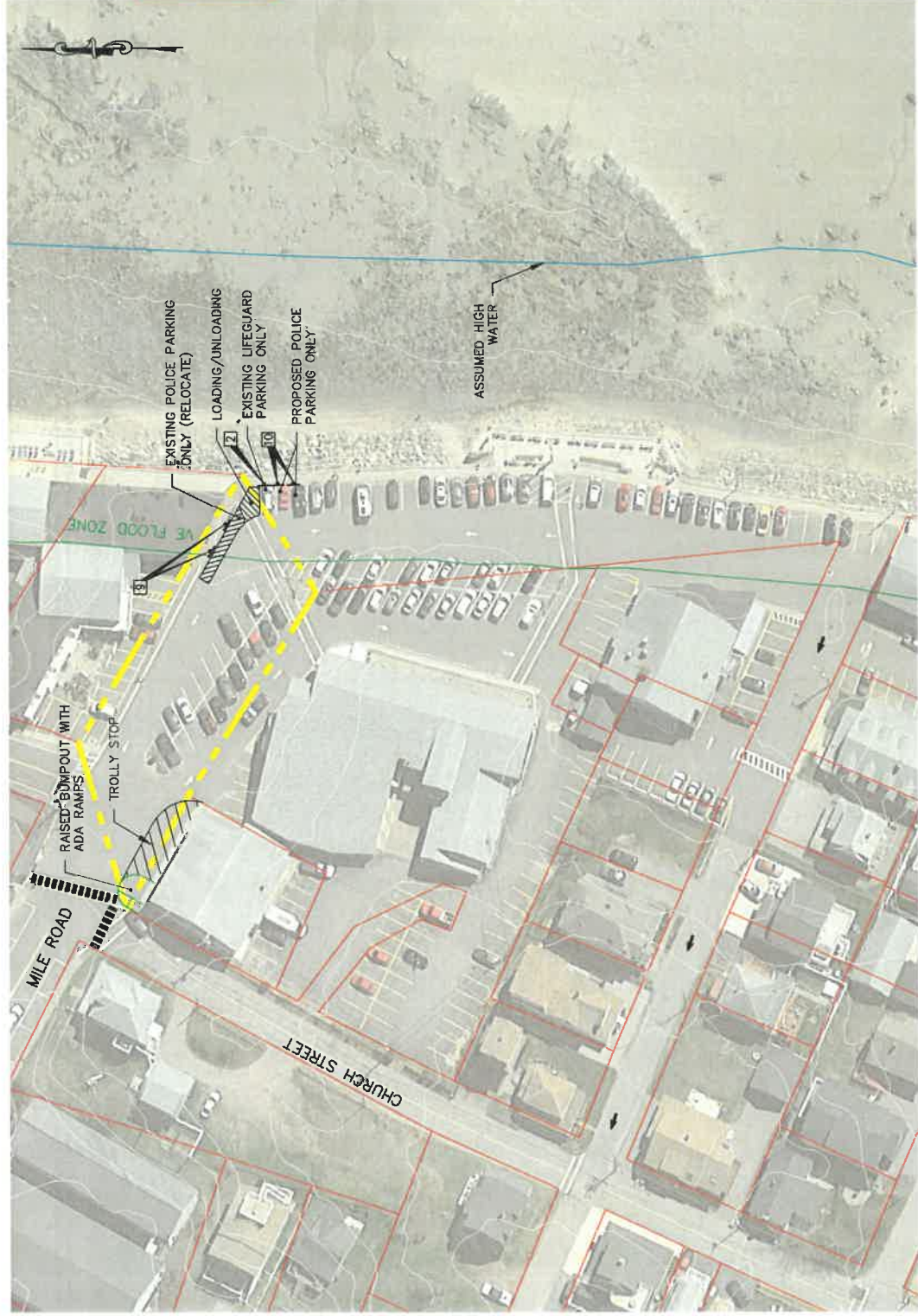
SP-1
SIZE TBD
[10]

BEACH CAPACITY (ASSUMED PARAMETERS)	
BEACH LENGTH	.25 MILE
SPACE PER PERSON	70 SF
PEOPLE PER CAR	3
AVERAGE TIDE	9 FT
TIDAL WIDTH	20 FT
HIGH	400 FT
LOW	125 SP
SPACES REQUIRED TO MEET BEACH CAPACITY	2,500 SP
HIGH	
LOW	

NOTES:

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Drawing Name: CASINO SQUARE		
Project: TRAFFIC AND PARKING EVALUATION, WELLS, MAINE		
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Figure No. 7

SITE DATA-MARINA AREA

ZONE: RESOURCE PROTECTION			
LOT AREA: 5.3 ACRES			
PARKING (MARINA)		REQUIRED	PROVIDED
TOTAL		-	30
BARRIER FREE		2	2



SP-3
SIZE TBD
[5]

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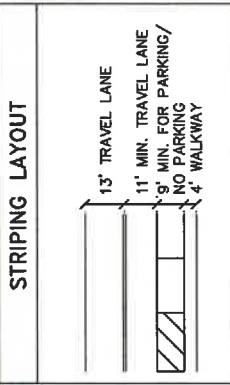


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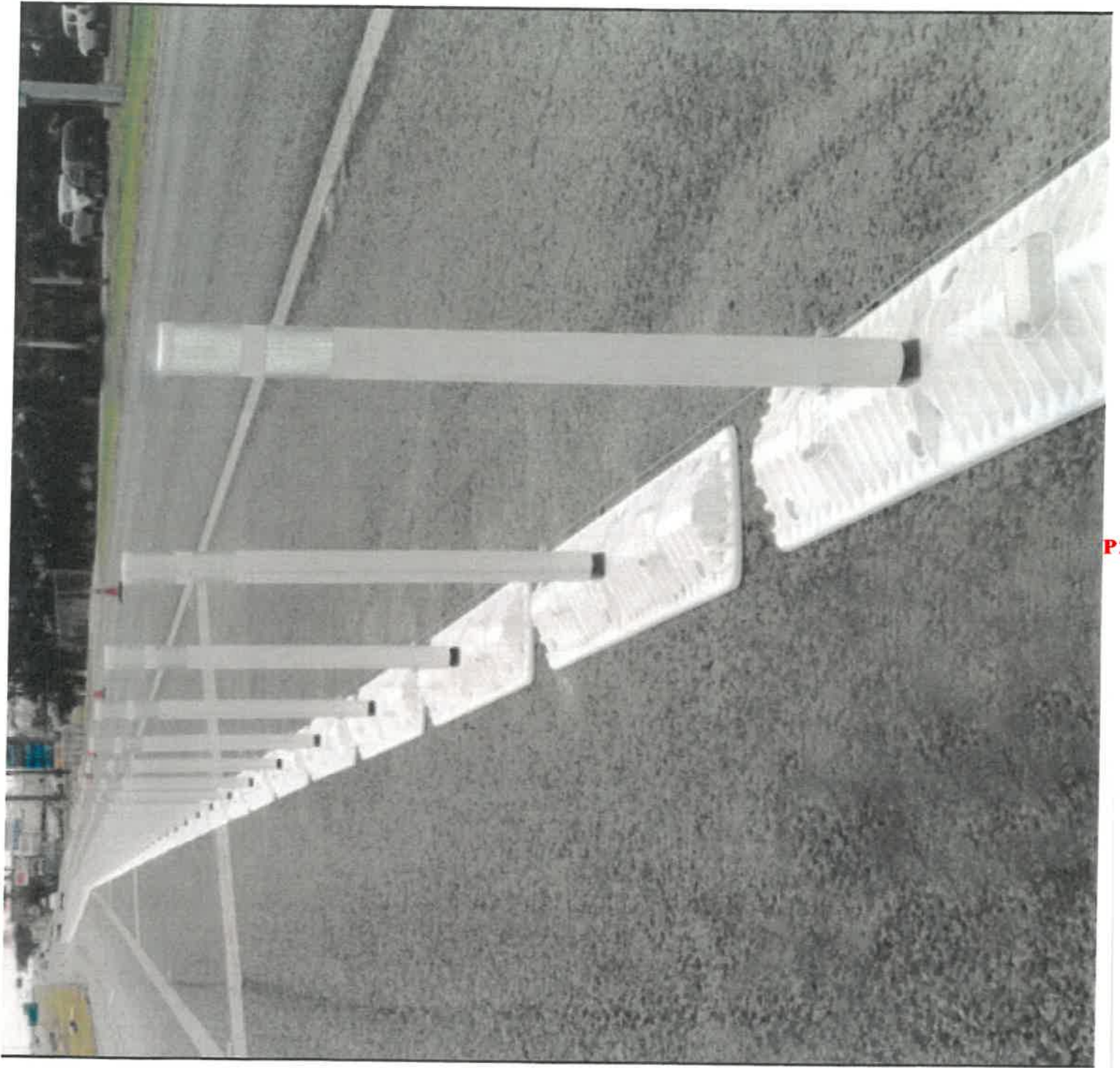
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Drawing Name: **EASTERN SHORE**
 Project: **TRAFFIC AND PARKING EVALUATION, WELLS, MAINE**
 Figure No. **8**



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P21



Post Color



White

Base Color



White

Descrip

✓ Utilizi

✓ Withs

✓ 3 con

✓ Adde

✓ Refler





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- Barricade Lights
- Bollard Covers
- Bollard - Flexible
- Channelizers
- Traffic Cones
- Cone Accessories
- Cone Signs
- Delineators**
- Flags - Pennants
- Flexstake
- Hard Hats & Caps
- Ladder Safety

Traffic Control & Valet Parking Delineators



Watchtower Delineator

JBC Arch Top Delineator

Open Top Delineator



Categories

- Home
- Airport Safety
- Aluminum Signs
- Barrels - Drums
- Barricades
- Barricade Lights
- Bollard Covers
- Bollard - Flexible
- Channelizers
- Traffic Cones
- Cone Accessories
- Cone Signs
- Delimiters
- Flags - Pennants
- Flexstake
- Hard Hats & Caps
- Ladder Safety
- Pavement Markers
- Rock-It Sign Stand
- Roll Up Signs
- Safety Apparel
- Safety Vests
- Sign Stands

Traffic Control CHANNELIZERS



Navicade



Traffic Drums



Watchtower



Verticade



Strongwall ADA Pedestrian Channelizer



Strongwall - LCD Longitudinal Channelizing Device



BEACH RULES

- No Overnight Parking
- No Littering
- No Alcohol
- No Smoking
(including e-cigarettes and vaping products)
- No Fires
- No Fireworks
- No Glass
- No Golf
(except on designated areas)
- No Vehicles on Beach
(except for emergency)



DOGS

Permitted between April 1 - June 15

Must be leashed and under charge of a responsible person

Permitted June 16 through September 15

Between the hours of 12M to 6PM

Must be leashed and under charge of a responsible person

Exceptions: Seeing Eye dogs or other dogs assisting an individual with a disability or the working police dogs



POPPING FLOWERS & TOYS

Activities are limited in areas of habitation

No food waste

No kite flying

No volley ball or ball playing of any type

All sand digging must be done in open leeway and be away from the nesting areas

No drone activity

Do not approach the nests and domestic animals must be kept away from the habitation areas



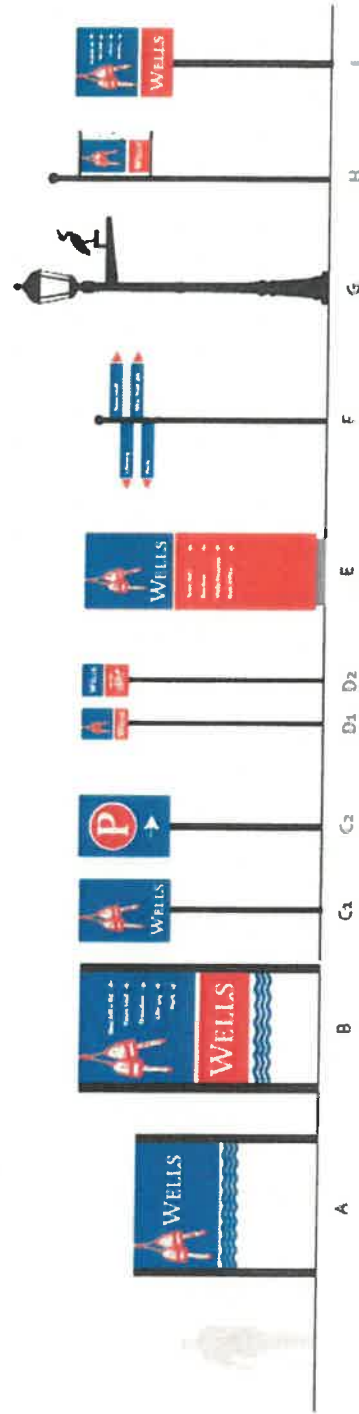
HORSES

Donkeys, ponies, mares, mules and other large domesticated animals are not permitted within the beach areas

WELLS



FAMILY OF ELEMENTS



Mike Livingston

From: Langlois, Lucien <Lucien.Langlois@maine.gov>
Sent: Wednesday, December 04, 2019 9:00 AM
To: Mike Livingston
Cc: Jon Carter
Subject: RE: Town Parking lots

**** CAUTION EXTERNAL EMAIL ****

Good Afternoon Mike,

Thank you for reaching out about the proposed project. I have reviewed the materials you provided me along with the DEP's GIS. The proposed project involving the paving of the existing parking lots (Jetty Lot and Gross Lot) on Drakes Island does not require a Natural Resources Protection Act permit from the DEP pursuant to the Public Works exemption in the Natural Resources Protection Act, 480-Q(9).

Thinking about Stormwater and Ch. 500 – would this project disturb over 1 acre? Any grade changes or associated stormwater drainage improvements?

Regards,

Lucien Langlois
Environmental Specialist III, Land Bureau
Maine Department of Environmental Protection
312 Canco Road, Portland, ME 04103
(207) 215-4550
www.maine.gov/dep/land/index.html

P26

From: Mike Livingston <mlivingston@wellstown.org>
Sent: Tuesday, November 26, 2019 8:29 AM
To: Langlois, Lucien <Lucien.Langlois@maine.gov>
Cc: Jon Carter <jcarter@wellstown.org>
Subject: Town Parking lots

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lucien:

The Town is considering paving its two existing gravel public parking lots on Drake's Island, see attached concept plans and GIS locus plots. We considered it as well back in 2012 and I had Chris Coppi make a field determination on the permitting involved. The determination was that the change from gravel to pavement and minor grading would require a PBR, see attached.

Before we consider proceeding, we wanted to get a new determination or confirmation of the old one.

Thanks.



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND AND WATER QUALITY

2/17/2012

FIELD DETERMINATION FORM

CONTACT ID 9,534

CONTACT

MIKE LIVINGSTON
PO BOX 398

WELLS, ME 04090
2076465187

PROPERTY OWNER

LIVINGSTON, MIKE

PO BOX 398

WELLS, ME 04090

STAFF COPPI, CHRIS

RESOURCE CSD

DIRECTIONS

The various field determinations took place off Drakes Island Road, Island Beach Road, Atlantic Avenue, IMile Road and Webhannet Drive located in the Town of Wells.

SITE TOWN WELLS
MAP LOT

MEMO

On February 17, 2012, Chris Coppi and Town Planner/Engineer, Mike Livingston discussed public works parking area improvement projects at various parking areas throughout the town of Wells including; Webhannet Drive, eastern shore (Atlantic Ave), Mile Road, Gross Lot (Drakes Island Road), and Drakes Island Jetty Lot (Island Beach Road). Also, the repair and maintenance of the Casino Point seawall was inspected at the end of Mile Road.

The Webhannet Drive and Eastern shore projects include the paving of an existing parking area which is exempt from permitting under the Public Works Exemption pursuant to the Natural Resources Protection Act (NRPA) 480-Q(9). The Mile Rd project includes a minor grade increase and paving of the existing lot plus the construction of a stormwater outfall adjacent to a coastal wetland. This project will require a section 7 Permit-By-Rule (PBR) from the Department. The repair of the existing seawall at Casino Point will require a section 16 PBR and allows no more than a 6-inch facing to the front of the wall. The Gross Lot project includes paving of the existing parking area plus the construction of a minor infiltration trench adjacent to a freshwater wetland. This project requires a section 2 PBR. The Drakes Island Jetty Lot project includes paving of the existing parking area plus the construction of an open fence to delineate the edge of the parking area. This project requires a section 16 PBR. One PBR notification form may be submitted for all the projects addressing all the PBR sections mentioned above. All projects must utilize erosion and sedimentation control measures as necessary.

NAME:

 2/17/12

RECEIVED 2/15/2012

SITE VISIT 2/17/2012

COMPLETED

2/17/2012

P27

Memo

To: Parking and Traffic Committee
From: Jodie Sanborn
CC: Jon Carter
Date: January 9, 2020
Re: Parking Fee Structure and Collection Comparisons

For the 2019 season all meters were changed to a pay by hour system which was already being used at Mile Rd and Crescent Beach. Prior to that change meters at Drakes Island – Gross, Drakes Island – Jetty and Eastern Shore had 3 rate programs depending on the time of the season. The rate structures at those three lots were pre season, season and post season.

Pre and post season only allowed users two choices.

1. If arriving to the beach between 8am and 11:59am the user paid the full day fee.
2. Arriving at noon or until 4:59pm the user paid the half day fee.

The season programming offered three choices with the exception of motorcycles and RV's or vehicles with 15 passengers or more.

1. If arriving to the beach between 8am and 11:59am the user paid the full day fee.
2. Arriving at noon or until 2:59pm the user paid the half day fee.
3. The last option was to pay hourly from 3pm to 4:59pm.
4. Motorcycles were a set fee for the entire time.
5. RV's or vehicles with 15 passengers or more paid \$10.00 in addition to the selected parking fee.

Beach meter yearly income collections go up and down. The chart title Beach Meter Yearly Income Comparison shows this. Over a 5 year period 2019, 2017 and 2015 saw less collections than 2018 and 2016. The parking rates for 2016 to 2018 were the same. The collections for 2019 were down \$29,307.60 from 2018; 2018 was up \$22,677.05 over 2017; 2017 was down \$20,462.75 from 2016; and 2016 was up \$77,608.50 from 2015. *Please note that there was a rate increase for the 2016 season.*

As expected the majority of meter collections are done in July and August. The chart titled Beach Meter Monthly Revenue Comparison shows the collections over the past five years by month.

Looking at the five parking lots individually, Eastern Shore has the greatest meter collections. Refer to chart titled Beach Meter Collections by Lot. The remaining four lots are ordered by collections as follows: Drakes Island Jetty, Drakes Island Gross; Mile Rd and Crescent Beach.

Comparing the Drakes Island Lots to Eastern Shore (as shown on chart Beach Meter Yearly Collections – Drakes Island Lots Compared to Eastern Shore) you will see that for 2019 the collections were about even with Eastern Shore receipting \$722.65 more. For years 2018 to 2015 the collections were higher at the combined Drakes Island lots by \$10,268.10; \$17,602.80; \$10,541.00 and \$10,443.60 respectively.

Comparing the Drakes Island Lots to All Other Lots (as shown on chart Beach Meter Yearly Collections – Drakes Island Lots Compared to All Others) you will see that the total combined collection of the other lots exceeds the collection of the combined Drakes Island lots. For years 2019 to 2015 the collections of the combined other lots exceed the Drakes Island collections by \$71,752.10; 50,755.50; 41,973.95; 54,954.10 and \$44,708.60 respectively.

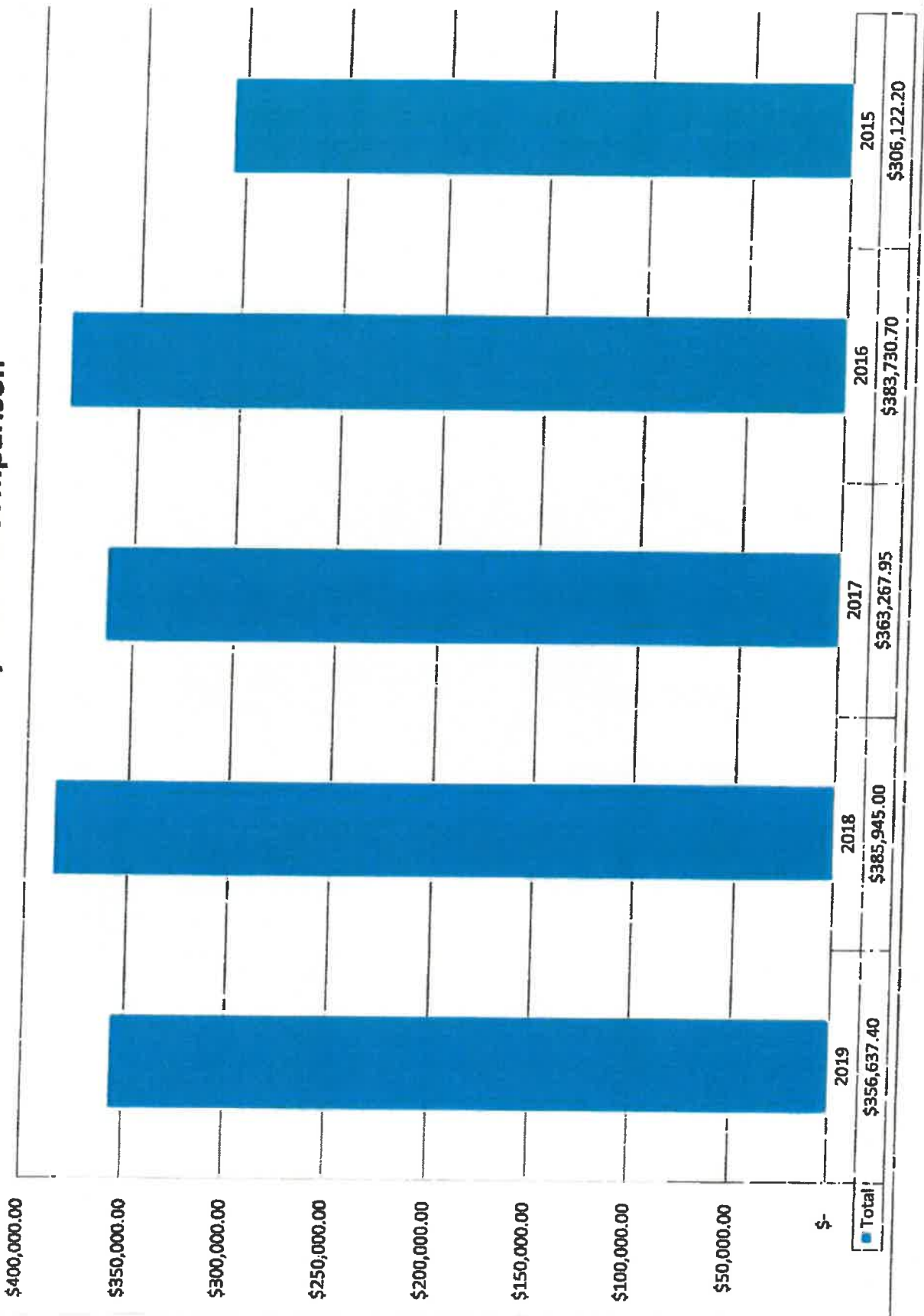
The information for surrounding neighboring towns has been compiled by Sally Stewart who is in charge of parking enforcement at the beach parking lots. The Town Manager, Sally, Chief Putnam and I recommend keeping the hourly rate structure for all meters. The 2019 season saw the least issues with meter programming issues. We would recommend looking at increasing the hourly fee to \$4.00. We recommend charging \$45.00 per season parking pass. We are also recommending changing the parking collection hours to be 8am to 8pm to match neighboring communities. The 2020 collection projections are based on the new hourly rate figured calculated off a similar number of transactions from the 2019 season for each hour purchased.

P29

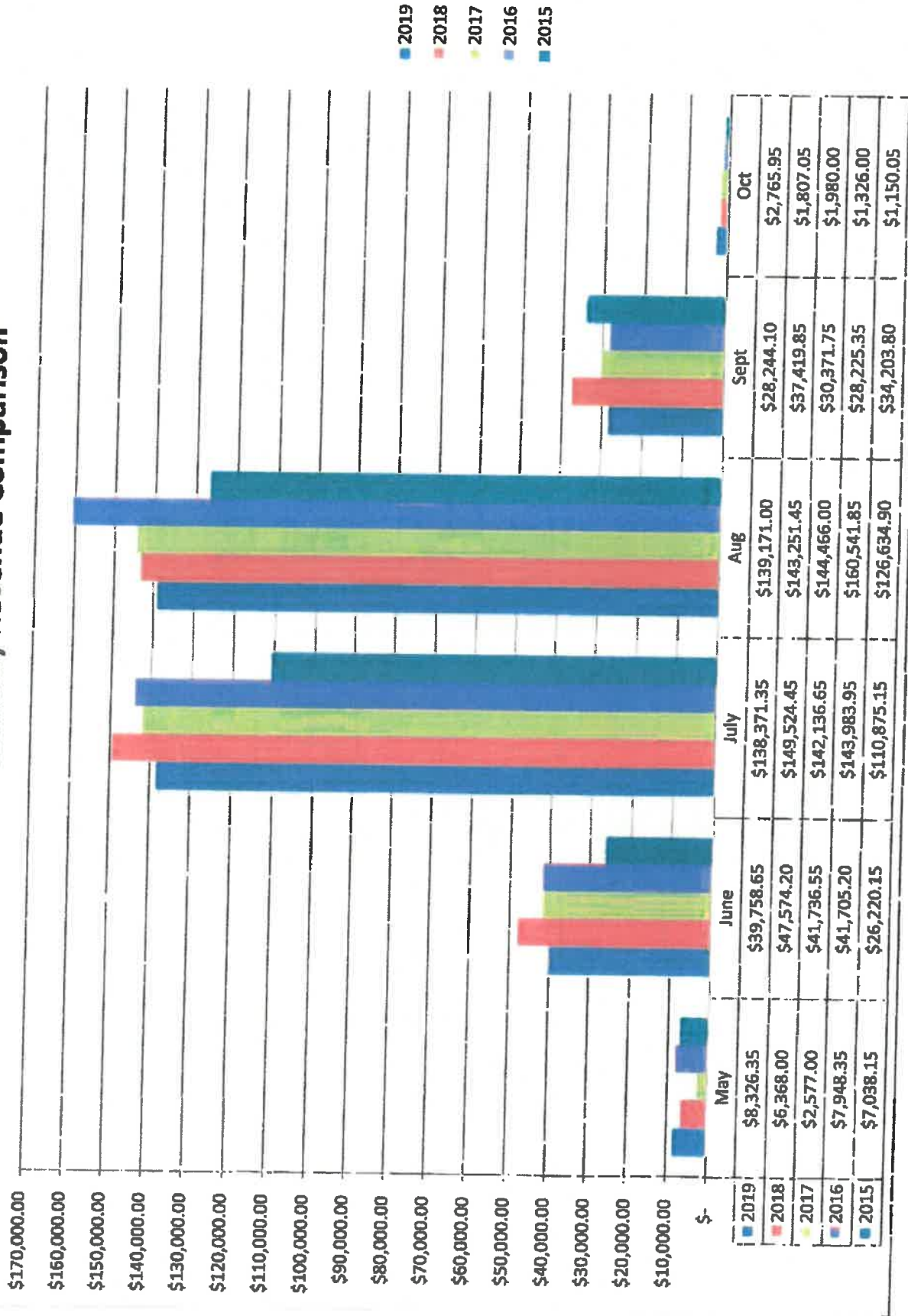
History of Parking Fees

	2020 Proposed		2019		2018		2017		2016		2015	
	\$45.00/Sticker No Limit	\$50.00	\$40.00/1st Sticker \$45.00/each after 1st	\$50.00	\$35.00/Sticker No Limit	\$35.00	\$35.00/Sticker No Limit	\$35.00	\$35.00/Sticker No Limit	\$35.00	\$30.00/Sticker No Limit	\$35.00
Seasonal Pass												
Parking Ticket												
Meter Fees												
Mile Rd	2020 Proposed	\$4.00	2019	\$3.00	2018	\$3.00	2017	\$3.00	2016	\$3.00	2015	\$2.50
Crescent Beach	Hourly	\$4.00		\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$2.50	\$2.50
Drakes Island - Gross Lot, Drakes Island - Jetty, Eastern Shore	Hourly Only	\$4.00		\$3.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Pre Season											
	Day (8am - 5pm)	N/A	N/A	N/A	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	1/2 Day (noon - 5pm)	N/A	N/A	N/A	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
	Season											
	Day (8am - 5pm)	N/A	N/A	N/A	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$16.00
RV	1/2 Day (noon - 5pm)	N/A	N/A	N/A	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$8.00	\$8.00
Motorcycle	Hourly (3pm - 5pm)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$2.50
	Post Season											
Motorcycle	Day (8am - 5pm)	N/A	N/A	N/A	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	1/2 Day (noon - 5pm)	N/A	N/A	N/A	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
					fee +\$10.00	fee +\$10.00	fee +\$10.00	fee +\$10.00	fee +\$10.00	fee +\$10.00	fee +\$10.00	fee +\$10.00
					\$8.00	\$8.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00

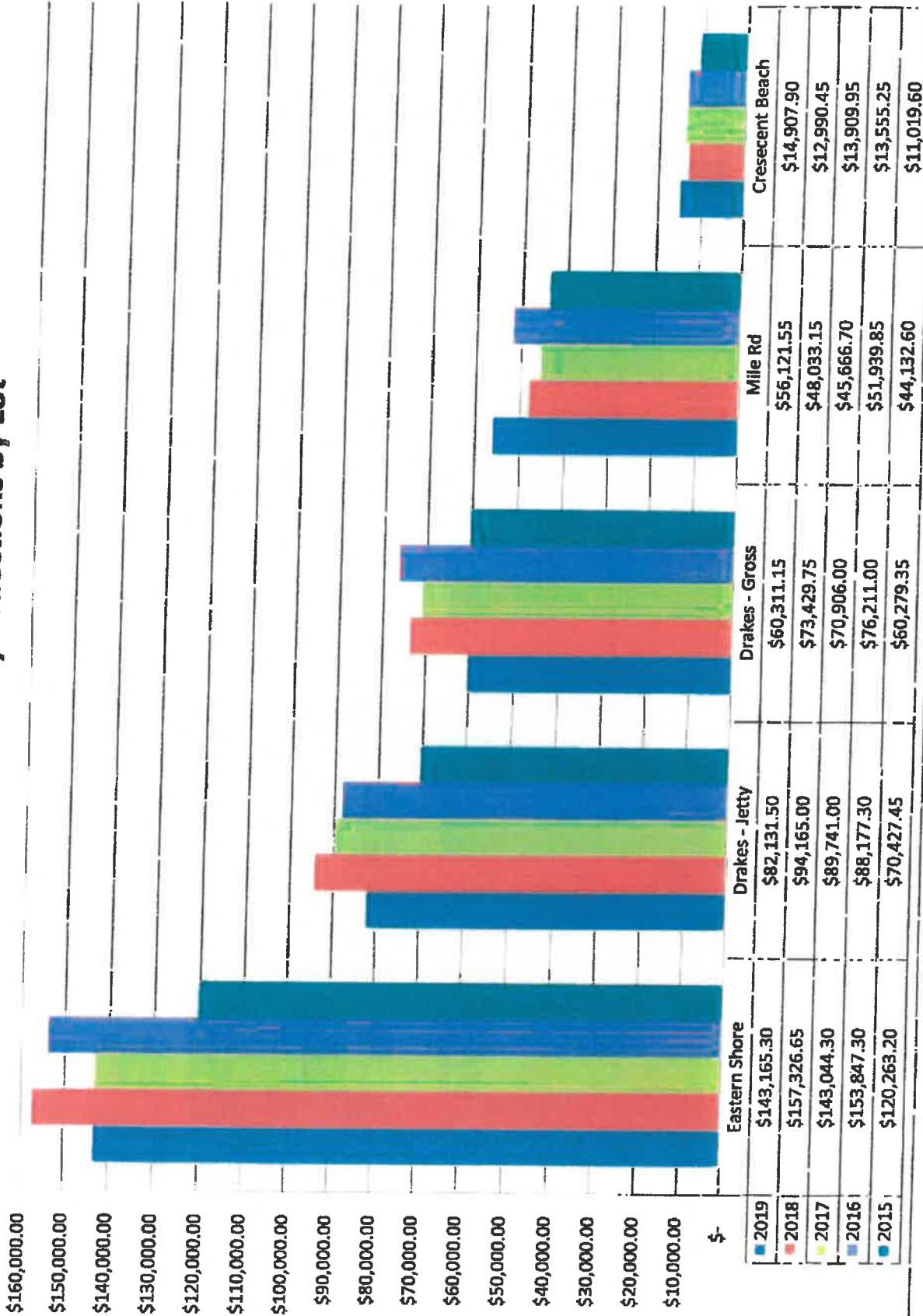
Beach Meter Yearly Income Comparison



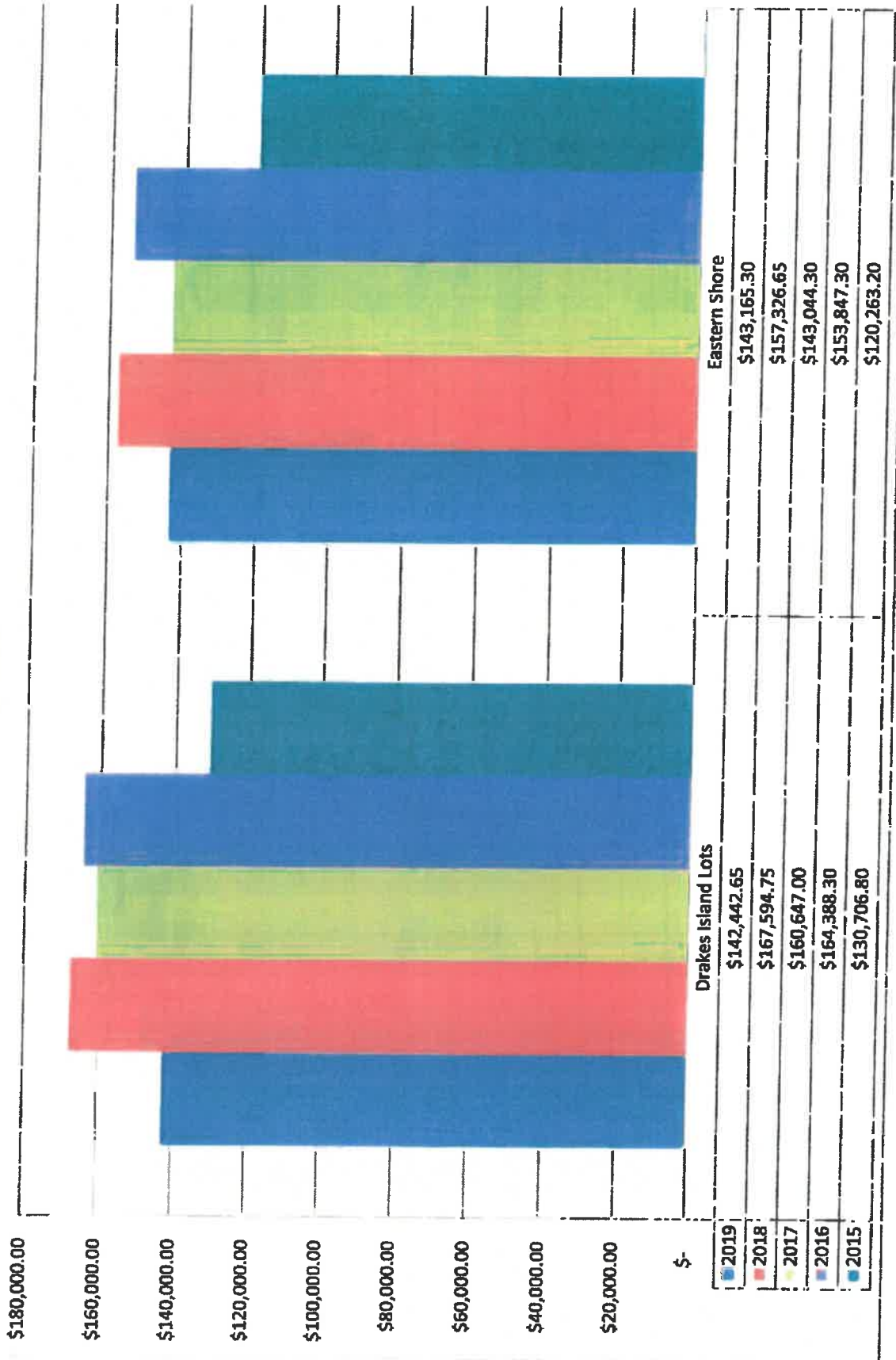
Beach Meter Monthly Revenue Comparison



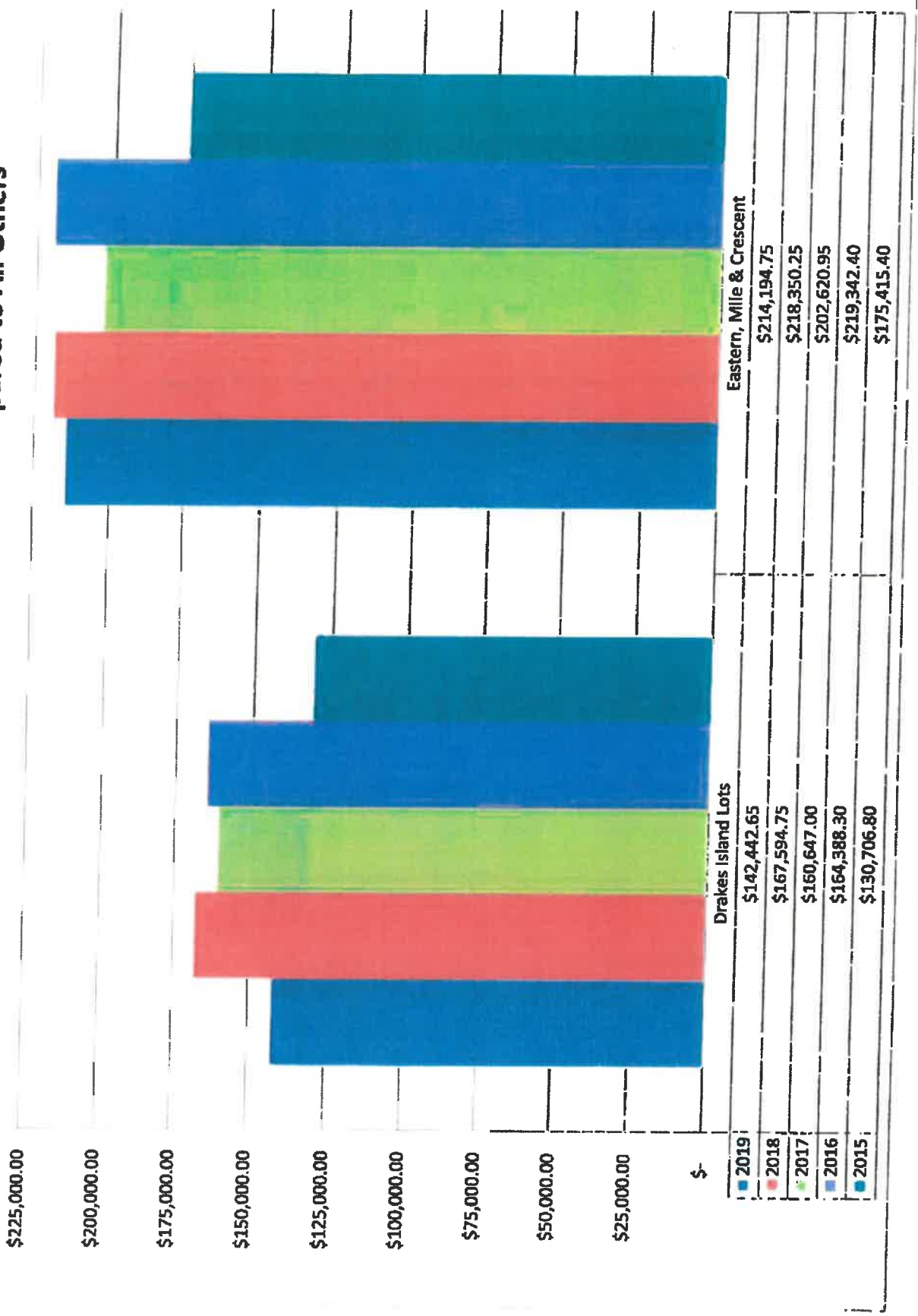
Beach Meter Yearly Collections by Lot



Beach Meter Yearly Collections - Drakes Island Lots Compared to Eastern Shore



Beach Meter Yearly Collections - Drakes Island Lots Compared to All Others



Surrounding town beach parking info

OOB:

Cost of Resident: \$50 limit 2 per household

None Resident: \$150 only 100 available

Cost of Hourly: \$3

Cost of Parking Ticket: \$50

Hours: 8am-10pm

Time Frame: Memorial Day- Labor Day

Ogunquit:

Cost of Daily Lots: Ranges from \$15-\$30 depending on in/off season and day of the week

Cost of Hourly: \$4 with a max of 3 hours

Cost of Parking Ticket: \$40

Hours: 8am-8pm

Time Frame: April 12- Close (June8-Sept9 are in season)

York:

Cost of Resident: \$40 no limit / \$20 over 65 years old

Cost of Hourly: \$2

Cost of Parking Ticket: \$50

Hours: 8am-10pm

Time Frame: May 15-October 15

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Kennebunk:

Cost of Resident: 1st Free / \$5 for 2nd / \$10 for 3rd (\$25 guest pass)

None Resident: \$200

Cost of Hourly: \$3

Cost of Dally Parking: \$25 per day, \$100 for a week, \$200 for a season

Cost of Parking Ticket: \$50

Hours: 6am-11pm

Time Frame: June 15-September 15

*Passport App

Kennebunkport:

Cost of Resident: \$5

None Resident: \$100

Cost of Hourly: \$3

Cost of Parking Ticket: \$50

Hours: 9am-11pm

Time Frame: Weekend before Memorial Day- October 31st

Hours/Units Purchased	Parking Fee	Total Revenue	Number Transactions
1	\$ 3.00	\$ 7,005.00	2,335
2	\$ 6.00	\$ 11,520.00	1,920
3	\$ 9.00	\$ 14,076.00	1,564
4	\$ 12.00	\$ 10,776.00	898
5	\$ 15.00	\$ 7,125.00	475
6	\$ 18.00	\$ 4,428.00	246
7	\$ 21.00	\$ 2,940.00	140
8	\$ 24.00	\$ 2,400.00	100
9	\$ 27.00	\$ 972.00	36
Mixed - Hourly		\$ 613.95	137
5 Day MC	\$ 80.00	\$ 4,480.00	156
RV	\$ 8.00	\$ 1,072.00	134
Day - Token	\$ 30.00	\$ 2,100.00	70
Day - Season	\$ 24.00	\$ 5,352.00	223
1/2 - Season	\$ 20.00	\$ 194,340.00	9,717
Day - Out Season	\$ 12.00	\$ 97,176.00	8,098
1/2 - Out Season	\$ 10.00	\$ 11,160.00	1,116
Mixed - Daily	\$ 5.00	\$ 8,080.00	1,621
Meter Total 2018		\$ 329.05	52
Meter Total 2018		\$ 385,945.00	29,038
Beach Stickers			
Voids	47		
Replaced	136		
New	5,883		
Total Stickers	6,019		
Beach Sticker Total 2019		\$ 205,920.00	
Total 2018		\$ 591,865.00	

Hours Purchased	Parking Fee	Total Revenue	Number Transactions
1	\$ 3.00	\$ 29,775.00	9,925
2	\$ 6.00	\$ 50,280.00	8,380
3	\$ 9.00	\$ 68,994.00	7,666
4	\$ 12.00	\$ 64,248.00	5,354
5	\$ 15.00	\$ 53,310.00	3,554
6	\$ 18.00	\$ 36,396.00	2,022
7	\$ 21.00	\$ 25,935.00	1,235
8	\$ 24.00	\$ 18,168.00	757
9	\$ 27.00	\$ 8,127.00	301
Mixed - Hourly		\$ 1,404.40	323
Meter Total 2019		\$ 356,637.40	39,517
Beach Stickers			
Voids	76		
Replaced	187		
New	5,638		
Total Stickers	5,825		
Beach Sticker Total 2019		\$ 232,940.00	
Total 2019		\$ 589,577.40	

Hours Purchased	Parking Fee	Total Revenue	Number Transactions
1	\$ 4.00	\$ 39,700.00	9,925
2	\$ 8.00	\$ 67,040.00	8,380
3	\$ 12.00	\$ 91,992.00	7,666
4	\$ 16.00	\$ 85,664.00	5,354
5	\$ 20.00	\$ 71,080.00	3,554
6	\$ 24.00	\$ 48,528.00	2,022
7	\$ 28.00	\$ 34,580.00	1,235
8	\$ 32.00	\$ 24,224.00	757
9	\$ 36.00	\$ 10,836.00	301
10	\$ 40.00	\$ -	
11	\$ 44.00	\$ -	
12	\$ 48.00	\$ -	
Estimate Meter Total 2020		\$ 473,644.00	39,194
Beach Stickers			
Voids			
Replaced			
New	5,700	\$ 256,500.00	
Total Stickers	5,700	\$ 256,500.00	
Beach Sticker Total 2020		\$ 256,500.00	
Total 2020		\$ 730,144.00	

Town of Wells, ME / The Code / Part II: General Legislation

Chapter 212 Vehicles and Traffic

[HISTORY: Adopted by the Board of Selectmen of the Town of Wells 10-5-1982; amended in its entirety 6-26-1984. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Bicycles — See Ch. 88.

Towing — See Ch. 207.

ATTACHMENTS

212a Appendix A 

§ 212-1**Title.**

§ 212-2**Statutory authority.**

§ 212-3**Definitions.**

§ 212-4**Restrictions on vehicle weights on posted streets.**

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§ 212-5**Operation of vehicles.**

§ 212-6**Parking of vehicles.**

§ 212-7**One-way streets.**

§ 212-8**Parking zones and restricted no-parking zones.**

§ 212-9**Taxicab regulations.**

§ 212-10**Taxicab stands.**

§ 212-11**Location of stop signs.**

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P39

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§ 212-9**Taxicab regulations.**

§ 212-10**Taxicab stands.**

§ 212-11**Location of stop signs.**

§ 212-12 **Enforcement.**

§ 212-13 **Towing of vehicles.**

§ 212-14 **Violations and penalties.**

§ 212-15 **Parking exemptions.**

§ 212-16 **Abandoned roads.**

§ 212-1 **Title.**

This chapter shall be known and may be cited as the "Revised Parking and Traffic Ordinance of the Town of Wells, Maine."

§ 212-2 **Statutory authority.**

[Amended 4-10-1996; 8-20-2002]

The Board of Selectmen, in accordance with 30-A M.R.S.A. § 3009, hereby enacts the following chapter regulating the operation of vehicles used for the conveyance of persons or property on a way, including taxicabs and the designation of locations for taxicab stands, lunch wagons, ice cream trucks and other conveyances motorized or powered otherwise within the Town of Wells, Maine.

P40

§ 212-3 **Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

ABANDONED ROAD

A previously public way for which the Town of Wells has approved a notice of presumption of abandonment, pursuant to 23 M.R.S.A. § 3028, as amended, and over which the Town retained a public easement. An abandoned road is not a road that has been discontinued by the Town under 23 M.R.S.A. § 3026-A, as amended.

[Added 9-18-2018]

Bicycle

For the purposes of this section, "bicycle" is a device used for conveyance of persons and operated by a person usually seated on a seat and driven on the ground on wheels by the operator.

Operators of Bicycles must follow the Rules of The Road as described in Title 29-A, M.R.S.A. §2063.

CHIEF

The Police Chief of the Town of Wells or an authorized designee.

[Added 8-20-2002]

COMMERCIAL FISHING

A watercraft used in (a) attempting to catch fish or other marine animals or organisms with the intent of disposing of them for profit or trade in commercial channels, (b) charter boat fishing where the vessel is used for carrying sport anglers to available fishing grounds; and shall exclude fishing for personal use or noncommercial sport fishing. Commercial fishing shall include only those that work at least 90 calendar days per year out of Wells Harbor.

[Added 6-1-2010]

COMMERCIAL FISHERMEN

Individuals who are routinely engaged in commercial fishing.^[1]

[Added 6-1-2010]

Electric Personal Assistive Mobility Device

Electric Personal Assistive Mobility Device means a self-balancing, nontandem 2-wheeled device, (such as a Segway) designed to transport only one person, with an electric propulsion system that limits the maximum speed of the device to 15 miles per hour or less. (Title 29-A § 101.22-A.) These devices are designed for and intended to be used as a means of transportation for a person with a mobility impairment and is suitable for use both inside and outside a building, including sidewalks.

FOOD TRUCK

A vehicle or cart primarily providing food and drink for members of the public, in parking lots, outside the traveled way of a public or private street, or on private property pursuant to a properly approved site plan, which is not stationary but is capable of moving from site to site. The term "food truck" does not include ice cream trucks.

[Added 1-16-2018]

ICE CREAM TRUCK

A vehicle, not to exceed 20 feet in length and eight feet in width, from which the operator vends only pre-packaged frozen dairy or frozen water-based food products, soft serve, or hand-dipped frozen dairy products or frozen water-based food products, and pre-packaged beverages. No trailer or other such wheeled extension may be attached to an ice cream truck.

[Added 1-16-2018]

LOCATION

Any single parcel or combination of contiguous parcels that are owned or controlled by a single entity or affiliated entities.

[Added 1-16-2018]

MOTOR VEHICLE

Any A self-propelled vehicle not operated exclusively on tracks, ~~including but not limited to motorcycles and all terrain vehicles ("ATVs").~~ but does not include: a snowmobile, all terrain vehicle, motorized wheelchair, an electric personal assistive mobility device or an electric bicycle. (Title 29-A, M.R.S.A. §101.42)

[Amended 9-18-2018]

Motorized wheelchair / Motorized scooter

"Motorized wheelchair" and "Motorized scooter" means a battery-powered device consisting of 3 or more wheels, is powered by a motor having a maximum piston displacement of less than 25 cubic centimeters or an electric motor with a capacity not exceeding 750 watts designed and sold exclusively for the transportation of an individual with a physical disability.

Off-road vehicle / All-Terrain vehicle or "ATV"

"Off-road vehicle means a motor-driven, off-road, recreational vehicle that, because of the vehicle's design and configuration, does not meet the inspection standards of Title 29-A, M.R.S.A.chapter 15 that was originally designed by the manufacturer for and is capable of cross-country travel. "ATV" includes, but is not limited to, multitrack, multiwheel or low pressure tire vehicle; a motorcycle or related 2-wheel, 3-wheel or belt driven vehicle; an amphibious machine; or other means of transportation deriving motor power from a source other than muscle or wind. "ATV" does not include a motor vehicle as defined in Title 29-A, section 101, §42. (Title 12 M.R.S.A. chapter 933, §13001.3 Definitions)

OPERATE

To offer for sale food, beverage, and other permitted items from a food truck.
[Added 1-16-2018]

OPERATE WITHIN THE TOWN

The act or business of picking up a person(s) in a taxicab within the Town of Wells for transportation to locations within or outside the Town. Operation within the Town does not include the discharge of a person(s) from a taxicab within the Town, provided the trip originated outside the Town.
[Added 8-20-2002]

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OPERATOR

Any person operating or permitted to operate a food truck.
[Added 1-16-2018]

OWNER

A person owning any taxicab used in the taxi business.
[Added 8-20-2002]

PERSON

Includes an individual, partnership, corporation or other legal entity.
Added 8-20-2002]

PUBLIC EASEMENT

The public interest remaining following the Town's determination that a road has been abandoned. The general public may pass over a public easement by foot but may not pass over a public easement in a motor vehicle, except as allowed by § 212-5G of the Town Code.
[Added 9-18-2018]

PUBLIC WAY

Public way means a way, owned and maintained by the state, a county or a municipality, over which the general public has a right to pass. This includes the area of the Town's right-of-way along the side of each public way.

[Amended 11-7-2000; 6-1-2010]

RECREATIONAL VEHICLE

A recreational vehicle, often abbreviated as RV, is a motor vehicle or trailer which includes living quarters designed for accommodation.

Types of RVs include motorhomes, campervans, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers and truck campers.

[en.wikipedia.org > wiki > Recreational vehicle](http://en.wikipedia.org/wiki/Recreational_vehicle)

~~Includes, but is not limited to, motor homes, campers, motorcycles, motorbikes, minibikes, off-the-road bikes or dirt bikes, so-called, four-wheel-drive vehicles and snowmobiles.~~

STANDING VEHICLE

A vehicle not in motion, whether occupied, motor running, in gear or not.

[Added 6-1-2010]

STREET

Includes all public ways and public easements.^[2]

[Amended 11-7-2000]

SUFFICIENT NUMBER

The number of owners of real property abutting an abandoned road from whom written permission is required before a gate, bar, or other encumbrance may be placed across an abandoned road.

[Added 9-18-2018]

A.

In the case of an encumbrance to be placed across a section of Green Road, Newhall Road, or Hill Road, as further defined in § 212-16D, below, a "sufficient number" shall be defined as a majority of all owners of real property abutting Green Road, Newhall Road, and Hill Road.

B.

In the case of an encumbrance to be placed across any other abandoned road, a "sufficient number" shall be defined as the majority of all owners of real property abutting that abandoned road.

TAXICAB

A motor vehicle used for the transportation of one or more individuals for compensation, but excluding buses, trolleys, carpools, and vehicles commonly referred to as "limousines."

[Added 8-20-2002]

TAXICAB COMPANY

A person engaged in the business of operating more than one taxicab within the Town or of employing or otherwise authorizing one or more persons to operate a taxicab within the Town.

[Added 8-20-2002]

TAXICAB OPERATOR

A person who operates a taxicab.

[Added 8-20-2002]

TOWN

The Town of Wells, Maine.

[Added 8-20-2002]

TOWN CLERK

The Wells Town Clerk or a duly authorized designee.

[Added 8-20-2002]

VEHICLE

“Vehicle” means a device for conveyance of persons or property on a way. “Vehicle” does not include conveyances propelled or drawn by human power or used exclusively on railroad tracks or snowmobiles as defined in Title 12, section 13001 or an electric personal assistive mobility device.

~~Includes all kinds of conveyances on ways for persons and for property, including those propelled or drawn by human power.~~

[1]

Editor's Note: The former definition of “mobile selling unit,” which immediately followed this definition, was repealed 1-16-2018.

[2]

Editor's Note: The definitions of “taxicab,” “taxicab company,” and “taxicab operator,” added 8-20-2002, which immediately followed this definition, were repealed 6-1-2010.

§ 212-4 Restrictions on vehicle weights on posted streets.

[Added 8-20-2002^[1]; amended 9-3-2002; 1-16-2018]

A.

Purpose and authority. The purpose of this § 212-4 is to prevent damage to streets and bridges in the Town of Wells, which may be caused by vehicles of excessive weight, to lessen safety hazards and the risk of injury to the traveling public, to extend the life expectancy of Town streets and bridges, and to reduce the public expense of their maintenance and repair. This chapter is adopted by the Wells Board of Selectmen pursuant to 30-A M.R.S.A. § 3009 and 29-A M.R.S.A. §§ 2395 and 2388.

B.

Definitions. Terms used in § 212-4 which are undefined in this chapter shall be given the meanings assigned to them by Title 29-A of the Maine Revised Statutes Annotated, as amended. Said Title 29-A shall also govern the construction of such words. Any terms undefined by this chapter and in Title 29-A shall be given their common and ordinary meanings.

C.

Restrictions and notices.

(1)

The municipal officers may, either permanently or seasonally, impose such restrictions on the gross registered weight of vehicles as may, in their judgment, be necessary to protect the traveling public and prevent abuse of the highways, and designate the Town streets and bridges to which the restrictions shall apply.

(2)
Whenever notice has been posted as provided herein, no person may thereafter operate any vehicle with a gross registered weight in excess of the restrictions during any applicable time period on any street or bridge so posted unless otherwise exempt as provided herein.

(3)
Pursuant to 29-A M.R.S.A. § 2395, as amended, the notice shall contain, at a minimum, the following information:

(a)
The name of the street or bridge;

(b)
The time period during which the restriction applies;

(c)
The date on which the notice was posted;

(d)
The signature of the Road Commissioner; and

(e)
A reference to the Road Commissioner's authority to exempt the road or bridge from restriction depending on temperature and road conditions. The notice shall be conspicuously posted at each end of the restricted portion of the street or bridge in a location clearly visible from the travelled way.

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D.
Exemptions. The following vehicles are exempt from this chapter:

(1)
Any emergency vehicle, e.g., a firefighting apparatus or ambulance, while responding to an emergency or routine training or maintenance activities;

(2)
Any vehicle engaged in highway maintenance or repair under the direction of the State of Maine or the Town of Wells;

(3)
Any school transportation vehicle while transporting students;

(4)
Any public utility vehicle while providing emergency service or repairs;

(5)
Any tow truck or wrecker transporting a vehicle of legal weight from a posted highway;

(6)

Any vehicle delivering home heating fuel, provided that any such vehicle is operating in accordance with a permit issued by the Maine Department of Transportation under 29-A M.R.S.A. § 2395(4);

(7)

During a declared drought emergency, any vehicle transporting well-drilling equipment for the purpose of drilling a replacement well or for improving an existing well;

(8)

Any two-axle vehicle registered for a gross weight in excess of 23,000 pounds and less than or equal to 34,000 pounds that is carrying any of the following:

(a)

Petroleum;

(b)

Groceries;

(c)

Bulk milk;

(d)

Solid waste;

(e)

Animal bedding;

(f)

Returnable beverage containers;

(g)

Sewage from private septic tanks or porta-potties; or

(h)

Medical gases.

E.

Permits. The owner or operator of any vehicle not otherwise exempt as provided in Subsection **D** above may apply, in writing, to the Director of Public Works, or his/her designee, for a permit to operate on a posted way or bridge notwithstanding the restriction.

(1)

Factual findings required: The Director of Public Works, or his/her designee, may issue a permit only upon making all of the following findings:

(a)

No other route is reasonably available to the applicant;

(b)

It is a matter of economic necessity and not mere convenience that the applicant use the way or bridge; and

(c)

The applicant has tendered cash, a bond, or other suitable security running to the Town of Wells in an amount sufficient, in the opinion of the Director of Public Works or his/her designee, to repair any damage to the way or bridge which may reasonably result from the applicant's use of the same.

(2)

Permit applications denied notwithstanding factual findings. Even if the Director of Public Works or his/her designee makes the above findings, he/she need not issue a permit if they determine that the applicant's use of the way or bridge could reasonably be expected to create or aggravate a safety hazard or cause substantial damage to a way or bridge maintained by the Town of Wells. He/she may also limit the number of permits issued or outstanding as may, in his/her judgment, be necessary to preserve and protect the Town's highways and bridges. In making such determinations, the Director of Public Works or his/her designee shall consider the following factors:

(a)

The gross registered weight of the vehicle;

(b)

The current and anticipated condition of the way or bridge;

(c)

The number and frequency of vehicle trips proposed;

(d)

The cost and availability of materials and equipment for repairs;

(e)

The extent of use by other exempt vehicles; and

(f)

Such other circumstances, if any, in their judgment, be relevant.

(3)

Reasonable conditions allowed. The Director of Public Works or his/her designee may issue permits subject to reasonable conditions, including but not limited to restrictions on the actual load weight of a permitted vehicle and the number or frequency of vehicle trips. Such conditions shall be clearly noted on the issued permit.

F.

Administration and enforcement. This § 212-4 shall be administered and may be enforced by the municipal officers, the Director of Public Works, or any duly authorized law enforcement officer.

G.

Penalties. Notwithstanding the penalty for violations of other sections of this chapter as set forth in § 212-12 hereof, any violation of this section shall be a civil violation subject to a civil penalty of not less than \$250 nor more than \$1,000. Each violation shall be deemed a separate offense. In addition to any penalty, the Town may seek restitution for the cost of repairs to any damaged street or bridge, to the extent that such damage is not covered by bond provided by a permit applicant as outlined in Subsection E(1)(c) above, and reasonable attorney fees and costs. Prosecution shall be in the name of the Town and shall be brought in Maine District Court.

H.

Severability; effective date.

(1)

In the event that any portion of this § 212-4 is declared invalid by a court of competent jurisdiction, the remaining portions shall continue in full force and effect.

(2)

This amendment shall take effect immediately upon enactment by the municipal officers at any properly noticed meeting.

[1]

Editor's Note: This ordinance also redesignated former §§ 212-4 through 212-11 as §§ 212-5 through 212-12, respectively.

§ 212-5 Operation of vehicles.

A.

No person shall operate a motor vehicle upon any street so as to make or cause any loud, unusual or unnecessary noise against the peace, quiet and good order of the community.

B.

No person shall operate any vehicle at a speed in excess of any posted speed limits on any street.

C.

No person shall operate a vehicle in excess of 10 miles per hour in any Town parking lot.

[Amended 11-7-2000]

D.

No motor vehicles shall be operated on the ocean beaches, Ell Pond Beach or any public way adjacent to the beaches, with the exception of emergency vehicles, Wells Highway Department vehicles or those vehicles used to launch or retrieve watercraft. However, the Town Manager may grant to certain individuals permission to use a vehicle to harvest seaweed or other sea products.

E.

It shall be unlawful at any time for any person or persons to engage in roller-skating, roller skiing, skateboarding, rollerblading/in-line skating, the use of hoverboards, Razor scooters and toy vehicles whether propelled by muscle or motor; or frisbee or ball throwing on any street or bridge, which includes on sidewalks, pedestrian walk areas, ramps, street rights-of-way, gravel lanes and shoulders

and pedestrian seating and entrance areas to the beach: within the Town or in the Wells Beach Casino parking lot. (Motorized wheelchairs and Motorized scooters as defined in §212-3 Definitions of this chapter are exempt.)

F.

~~It shall be unlawful at any time for a person or persons to engage in roller skating, rollerblading/in-line skating, or skateboarding in the following public areas, which includes on sidewalks, pedestrian walk areas, ramps, street rights-of-way, gravel lanes and shoulders and pedestrian seating and entrance areas to the beach:~~

~~{Added 8-1-1995}~~

(1)

~~Entire length of Mile Road from Route 1 to Casino Square parking area.~~

(2)

~~Casino Square parking area from Mile Road to Ledge Lane.~~

[Amended 6-1-2010]

G.

No person shall operate a motor vehicle on or over an abandoned road, except that an owner of real property abutting an abandoned road, or that owner's licensee or invitee, may operate a motor vehicle on or over an abandoned road for the sole and exclusive purpose of accessing that real property.

[Added 9-18-2018]

§ 212-6 Parking of vehicles.

A.

No person shall park or leave standing any vehicle, including, but not limited to any food truck, on or at any of the following:

[Amended 8-27-1985; 5-20-1986; 1-16-2018]

(1)

On any sidewalk or any public right-of-way to the beaches.

(2)

Upon any paved or traveled portion of any public way, unless otherwise posted.

[Amended 6-1-2010]

(3)

Upon the traveled portion of any gravel street.

(4)

Within 15 feet either side of a fire hydrant.

(5)

Within 20 feet in any direction of any intersection.

(6)

In such a manner as to interfere with passage of a vehicle in or out of any driveway or public way.

(7)

In any place where, as per order of the Selectmen, no parking signs have been posted or streets have been so marked or curbs have been painted yellow.

(8)

In any place where the Police Chief has ordered the posting of emergency "no parking" signs. The Police Chief may prohibit parking along any street when parking would interfere with temporary events, such as parades or festivals, or in an emergency, when in the Police Chief's opinion parked vehicles would interfere with traffic movement or public safety. "No parking" signs shall be removed at the end of the temporary event or when the emergency has passed.

[Added 9-2-2003]

(9)

Upon any paved or traveled portion of any private road or way so as to impair, impede or block access for any emergency vehicle.

[Added 6-1-2010]

10.

No vehicle shall be parked or left standing attended or unattended [with the exception of those described in 212-15, A.B.C. Parking Exemptions] in such a manner that causes any part or overhang of the vehicle or its contents to protrude into any part of the travel lane, a pedestrian walkway or edge of pavement, that may necessitate any vehicle, bicycle or pedestrian to move further out into the travel lane or cross over into the oncoming lane to avoid such protrusion.

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B.

No person shall stop, stand or park a vehicle other than between designated parking lines as provided in any public parking area that is so marked. Whenever possible, motorcycles, mopeds and other motor-driven cycles shall use designated parking spaces.

C.

It shall be illegal to park any vehicle except a passenger car, motorcycle, pickup truck without protrusions or recreational vehicle measuring less than 20 feet in length at the Wells Beach parking lot (known as the "Casino parking lot"), the Gold Ribbon parking lot, the Gross Parking Lot or at the Drakes Island parking lot (known as the "Jetty parking lot").

[Amended 11-4-2003]

D.

It shall be illegal to park a vehicle, other than one displaying a handicapped placard or plate, in a space designated for the handicapped.

E.

It shall be illegal to park or leave standing any vehicle in any of the Town's parking lots from 11:00 p.m. until 6:00 a.m. This section applies to any Town parking lot or a parking lot managed by the Town pursuant to an agreement with the owner allowing public parking in the lot, regardless of whether a fee is charged for parking. This section shall not apply to any person authorized to park in

the area of the Eastern Shore Parking Lot and the Wells Harbor Parking Lot. Without the written permission of the Wells Police Department, overnight parking at the Wells Harbor Parking Lot and Eastern Shore Parking Lot is limited to 72 consecutive hours while actively engaged in commercial fishing.

[Amended 7-3-2002; 6-1-2010]

F.
It shall be illegal for any person to sleep in any motor vehicle located on any public way or in any of the Town's parking lots between the hours of 11:00 p.m. and 6:00 a.m., unless special provisions are made in advance with the Town.

[Added 7-19-2016^[1]]

[1]

Editor's Note: This ordinance also redesignated former Subsections F through I as Subsections G through J, respectively.

G.
No person shall park or leave standing, attended or unattended, any food truck on any public way or parking lot, unless pursuant to a valid outdoor festival or special amusement permit, as outlined in Chapter 150 of this Code of Ordinances.

[Amended 1-16-2018]

H.
From November 1 to April 1 of each year, no person shall park any vehicle within 10 feet of a paved way that is plowed by the Town during a winter storm and within 72 hours following it to allow proper cleanup to occur. A law enforcement officer may cause the removal to a suitable parking place, at the expense of the registered owner, of a vehicle interfering with snow removal. A reasonable effort shall be made to contact the owner of the vehicle prior to towing. A telephone call to the registered owner, if such owner can be determined, shall constitute a reasonable effort.

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[Added 6-6-1995; amended 6-1-2010]

I.
No person may stop, park or leave standing a vehicle at a taxicab stand established and designated pursuant to § 150-120 of this Code, except a taxicab operator assigned to the stand by the municipal officers.

[Added 8-20-2002; amended 6-1-2010]

J.
The Town may designate and mark by appropriate signs, parking spaces for the use of the Town Lifeguards. Parking in these areas shall be restricted from 9:00 a.m. to 5:00 p.m.

[Added 6-1-2010]

K.
No person shall park or leave standing, attended or unattended, any ice cream truck on any public way or parking lot in excess of 15 minutes' duration. All such vehicles must leave the public way or parking lot for at least 30 minutes before reentering said public way or parking lot.

[Added 1-16-2018]

§ 212-7 One-way streets.

[Amended 6-1-2010]

The following streets are hereby designated as one-way streets. No person shall cause or permit a vehicle to move on or along any of the one-way streets designated below in an opposite direction to that in which traffic is permitted.

Name of Street	Direction	Limits
Gold Ribbon Drive [Added 3-5-2013]	North	Entire length
Ledge Lane	West	From Wells Beach parking area to Church Street
Shady Lane	South	From CMP Pole #8 to the intersection of Eaton Avenue and Summit Terrace
Riverside Drive	North	Entire Length

§ 212-8 Parking zones and restricted no-parking zones.

[Amended 8-27-1985; 5-20-1986; 5-22-1990; 6-5-1990; 4-27-1995; 6-6-1995; 4-10-1996; 11-16-2004; 6-1-2010; 3-5-2013; 6-18-2019; 7-2-2019]

~~The following streets are hereby designated as no-parking zones:~~

A.

The following streets are hereby designated as parking zones [exceptions to § 212-6A(2)]:

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Name of Street	Side	Limits
Central Avenue	North	From fire station to Main Street
Gold Ribbon Drive	West	From 50 feet from both intersections of Webhannet Drive for a distance of 200 feet
Harbor Road	Both	Parking off the paved portion of the roadway is allowed
Ocean Avenue	East	15 minutes allowed between CMP Pole Nos. J-75 and J-74 for customer u
Webhannet Drive	East	Between CMP Pole Nos. J-39 and J-28 along the seawall
Main Street	East	Between South Street and Harbor Road

B.

The following streets are hereby designated as restricted no parking zones. No parking within 10 feet of paved portion of public way unless otherwise posted [additional restrictions to § 212-6A(2)]:

Name of Street	Side	Limits
Bourne Avenue	Both	Entire length
Drakes Island Road*	Both	Entire length
Eldridge Road	Both	Entire length

Name of Street	Side	Limits
Furbish Road	Both	Entire length
Island Beach Road	Both	Entire length
Mile Road	Both	Entire length
Post Road	Both	Entire length
Sanford Road (Route 109)	Both	Entire length

Notes:

* During shellfish harvesting season, this parking restriction shall be suspended on the north side of the road for those holding a valid shellfish license.

§ 212-9 **Taxicab regulations.**

A.
Inspection. Each taxicab operated in the Town shall have a current State of Maine inspection sticker at all times when operating in the Town.

B.
Each vehicle operated as a taxicab within the Town shall be identified on the exterior of the vehicle as a taxicab and shall post a copy of the fares charged in the vehicle so that the fares are visible from the passenger section of the vehicle.

C.
No taxicab operator may:

- (1) Use abusive or profane language to or in the presence of a member of the public, the driver of another taxicab, a passenger or Town official, including a police officer while operating a taxicab;
- (2) Keep a taxicab in an unsafe, unclean or unsanitary condition;
- (3) Harass or interfere with the operation of any other taxicab operator;
- (4) Stop or park a taxicab other than in a designated taxicab stand except in conformity with parking regulations and while actually picking up or discharging passengers; or
- (5) Deceive or attempt to deceive any person with respect to the amount of a fare.

§ 212-10 **Taxicab stands.**

The municipal officers are hereby authorized to establish taxicab stands on such streets and in such places, including the Wells Transportation Center, and in such manner and numbers as the municipal officers determine appropriate to provide for the public convenience and to be of benefit to the public. Each taxicab stand shall be designated and the location identified by appropriate signage. The municipal officers may assign to licensed taxicab operators or companies or to a taxicab operator

authorized to do business in Wells pursuant to Article XII of Chapter 150, Licenses and Permits, of this Code the right to engage in providing taxicab services using said stands for the benefit and convenience of the public. The municipal officers may revoke, alter or amend any established stand or any assignment to any established stand. The municipal officers may establish such rules for taxicab operators assigned to taxicab stands as the municipal officers determine are necessary or appropriate to the safe, efficient and fair operation of the taxicab stands.

§ 212-11 Location of stop signs.

[Added 9-15-1998]

A.

Stop signs in place as of September 1, 1998. The Chief of Police shall prepare an inventory of all stop signs located at any intersection within the municipal boundaries of the Town of Wells and submit the inventory to the Board of Selectmen for review on or before January 4, 1999. The Board of Selectmen shall review the inventory list of stop signs and adopt the list with additions or deletions as appropriate following notice and hearing in the manner required for an amendment of this chapter.

B.

Stop signs proposed after September 1, 1998. The Board of Selectmen may approve the location of any new stop sign at an intersection within the Town of Wells when the Board finds that a stop sign will promote the public safety, improve the flow of traffic or protect pedestrians, bicyclists or others using the streets. Anyone proposing a new stop sign at any intersection in Wells shall make a written request to the Board of Selectmen, outlining the reason for the request. The Board of Selectmen shall seek the written recommendation of the Police Chief regarding the proposed stop sign. After notice and hearing in the manner required for an amendment of this chapter, the Board of Selectmen may authorize the placement of a stop sign at any intersection, and the inventory of stop sign locations shall be updated to reflect the location of the new sign.

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C.

Stop sign inventory. The Inventory of Stop Signs, set forth in **Appendix A** to this chapter and as the same may be amended in accordance with this section, is incorporated herein and made a part of this chapter.

§ 212-12 Enforcement.

The Town of Wells Police Department is hereby authorized to enforce the provisions of this chapter and to issue tickets to violators thereof. Violators will be notified of any violation in the form of a parking ticket, said tickets to be designed by the Chief of Police.

§ 212-13 Towing of vehicles. [1]

A law enforcement officer may cause the removal to a suitable parking place, at the expense of the registered owner, any vehicle which is illegally parked and which is determined by a police officer to:

(a)

Represent a danger to the public by creating a hazardous or potentially hazardous condition;

(b)

Obstruct a private or public way; or

(c)

Obstruct access by fire or other emergency vehicles.

With the exception of **(c)** a reasonable effort shall be made to contact the owner of the vehicle prior to towing. A telephone call to the registered owner, if such owner can be determined, shall constitute a reasonable effort.

A.

Tow-away zones. In addition to the authority to remove vehicles delegated by Maine statutes, any Wells police officer may order the removal of any vehicle illegally parked in the following areas:

[Amended 3-25-1986; 7-5-1994; 7-3-2002; 6-1-2010]

(1)

That portion of Bourne Avenue from the bridge to the intersection of Bourne Avenue and Ocean Avenue.

(2)

That portion of Ocean Avenue from the intersection of Ocean Avenue and Bourne Avenue to the so-called "Moody parking lot" in Ogunquit.

(3)

Any of the Town-owned public ways leading from Atlantic Avenue or Ocean Avenue to the Atlantic Ocean.

(4)

Any of the Town-owned parking lots or any parking lot managed by the Town pursuant to an agreement with the owner allowing public parking in the lot, whether or not a fee is charged for parking.

(5)

The portion of Bald Hill Road on both sides from the intersection of Quarry Road south 500 feet and on Quarry Road west 1,100 feet from the intersection of Bald Hill Road on both sides.

B.

The Chief of Police is authorized to enter into an agreement with tow-crane operators in order to establish uniform removal and storage fees.

C.

The Town shall notify the registered owner of the vehicle by personal delivery in hand by a police officer or by certified mail, return receipt requested, to the address available from the Motor Vehicle Registration Department of the state in which the vehicle is registered, provided that the vehicle is not claimed within 24 hours.

D.

Prior to the release of any impounded vehicle, the owner or operator shall pay all outstanding fines and penalties, as well as removal and storage fees.

[1]

Editor's Note: See also Ch. 207, Towing.

§ 212-14 Violations and penalties.

[Amended 6-1-2010]

A.

Whoever violates or fails to comply with the provisions of any section of this chapter shall be guilty of a traffic infraction and shall be punished by a civil penalty of ~~\$35~~ \$50.00 if paid within 30 days of the violation or, if after 30 days and before a court summons is issued, a civil penalty of ~~\$70~~ \$100.00, to be paid to the Town of Wells Police Department. A Collection Agency may be used at the discretion of the town. The fine amount for violations of § 212-6D (handicapped parking) shall match the state fine for violation of Maine Title 29-A, § 521-12.

[Amended 6-18-2019; 7-2-2019]

B.

A summons may be issued answerable to the appropriate District Court of Maine, for any violation of this chapter, and if the civil penalty is not paid to the Town of Wells Police Department before a summons is issued, the violator shall be subject to a civil penalty of not less than \$100 and not more than \$150, to be recovered for the use of the Town of Wells. For the purpose of this ordinance, the registered owner of a vehicle shall be deemed to be the responsible party, with the exception of rental vehicles if the rental company furnishes the name of the person renting the vehicle at the time of the parking violation.

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C.

All money collected under this chapter shall be turned over to the Town Treasurer for use of said Town.

§ 212-15 Parking exemptions.

[Added 6-1-2010]

A.

Vehicles exempt from the Town Parking Ordinance include the following when used in the scope of their duties: emergency vehicles (i.e., police, fire, ambulance, EMT) and public utility vehicles (water district, cable company, telephone, power company, street maintenance).

B.

Vehicles which are allowed up to fifteen-minute parking when used in the scope of their employment as long as not to prevent access to/for emergency vehicles include: ice cream trucks, commercial delivery/supply vehicles (UPS, FedEx, U.S. Postal Service), commercial service vehicles (a vehicle of which the principal use is the transportation of commodities, merchandise, produce or freight or is

engaged in the plumbing, electrical, construction, landscaping, refrigeration, or repair business or trade.) (~~cable, telephone, landscaping~~) and ~~ice cream trucks~~.
[Amended 1-16-2018]

C.
The Chief of Police may at his/her discretion provide temporary exemptions from the Town Parking Ordinance for the purpose of accommodating public events, special functions, and during emergency situations, for humanitarian reasons or other special circumstances.

§ 212-16 Abandoned roads.
[Added 9-18-2018]

A.
Purpose. The purpose of this section is to clarify the status and proper use of previously public ways now considered abandoned by the Town of Wells, and to balance the needs of the public to use these roads with the need of private abutting landowners to protect their property from unnecessary destruction. This section does not apply to any road discontinued by the Town of Wells, pursuant to 23 M.R.S.A. § 3026-A, as amended.

B.
Use of remaining public easements. Following the recording of a notice of presumption of abandonment in the York County Registry of Deeds, no person shall use a public easement in a manner inconsistent with the provisions of § 212-5G of the Town of Wells Code of Ordinances.

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C.
Placement of gates, bars, and other encumbrances on or over abandoned roads.

(1)
No individual may place, install, or otherwise maintain a gate, bar, or other permanent or temporary encumbrance on or over an abandoned road unless and until the same is:

(a)
Approved, in writing, by a sufficient number of all owners of real property abutting such an abandoned road, as defined in § 212-3; and

(b)
Reviewed by Town Engineer, or the Board of Selectmen's designee.

(2)
No such gate, bar, or other permanent or temporary encumbrance may be approved by the Board of Selectmen unless and until the Board finds that all owners of real property abutting such an abandoned road, as well as the Town of Wells, have been provided sufficient ability to unlock or otherwise pass through such an encumbrance. In the case of any encumbrance placed across any portion of Green Road, Newhall Road, or Hill Road, the Board of Selectmen shall ensure that all owners of real property abutting all three roads have been provided sufficient ability to unlock or otherwise pass through said encumbrance.

(3)

The Town may install and maintain gates, bars, or other permanent or temporary encumbrances on or over abandoned roads at public expense only after:

(a)

Receipt of written permission by a sufficient number of owners of real property abutting such an abandoned road, as defined § 212-3; and

(b)

An affirmative vote of the Board of Selectmen.

(4)

Once an encumbrance has been approved and installed as set forth in Subsection C(1) and (2) above, the Town, or the Town's designee, may repair, replace, or otherwise maintain said encumbrance without first receiving written permission from any abutting property owners.

(5)

The Town may expend public funds to perform isolated acts of maintenance on an abandoned road only after receiving a written request for such act(s) signed by a sufficient number of owners of real property abutting such an abandoned road. Such a request may be approved by the Board of Selectmen only after written notice has been sent to all abutting property owners, and after a public hearing on the request has been conducted.

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D.

Inventory of abandoned roads. The Board of Selectmen or the Board's designee shall keep and maintain a publicly available inventory of all roads deemed abandoned by the Town. This section shall be amended from time to time to reflect updates to said inventory. Currently, the abandoned roads as defined in § 212-3 within the Town of Wells are as follows:

(1)

Green Road, 1,900 feet from the intersection with Hickory Lane to the intersection with Hill Road and Newhall Road;

(2)

Newhall Road, from a point in Newhall road which is 3,520 feet from the intersection of Route 9B (Littlefield Road) to the intersection with Green Road and Hill Road;

(3)

Hill Road, from Tatnic Road to the intersection with Newhall Road and Green Road;

(4)

Sandy Lane, from Route 9A (Branch Road) 1,850 feet more or less to the land of the Maine Turnpike Authority;

(5)

Taylor Road (now known as "Winchester Road"), from Loop Road, southeasterly 2,800 feet more or less to a gate;

(6)

Willow Way (formerly known as "Pike Road"), from the Merriland River, northeasterly approximately 1,056 feet more or less to the end of the pavement of the remainder of Willow Way.

E.

Violations. Violations of any of the above provisions shall be prosecuted and subject to fines and penalties according to the terms of § 212-14 of Town of Wells Code of Ordinances, as well as applicable provisions of Maine law.

To be considered:

Parking on Webhannet after Randy finishes his analysis

Part II General Legislation

Chapter 201 Streets and Sidewalks

Article IV Sidewalk Specifications

§ 201-46. Sidewalk use.

It shall be unlawful at any time for any person to engage in roller-skating, roller-skiing, skate boarding, roller-blading, in-line skating or the use of bicycles, hover-boards, Razor scooters and toy vehicles whether propelled by muscle or motor on any sidewalk or other pedestrian way, except for handicap carts, wheel chairs or handicap scooters propelled manually or by electric motor including an Electric Personal Assistive Mobility Device. (Title 29-A § 101.22-A.) It shall be unlawful for any person to use a sidewalk or other pedestrian way for the use of selling any goods or personal property or to place lawn chairs, beach chairs, blankets or any other item, whereby free passage to any said sidewalk or other pedestrian way is hindered or prevented or where prohibited by other Town ordinances.

~~It shall be unlawful for any person to use a sidewalk or other pedestrian way for the use of any motorized vehicles, device, except for handicap carts/wheelchairs or handicap scooters propelled manually or by electric motor, skateboards, or roller blades. The sidewalk shall not be used to sell any goods or personal property upon the sidewalk whereby free passage to any person is hindered or prevented or where prohibited by other Town ordinances.~~

TOWN OF WELLS

20~~2019~~

BEACH PARKING PASS POLICY

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P63

The Town of Wells operates a beach program, which is essentially funded by parking lot fees. The program provides for the paving/maintenance of the parking lots, beach cleaning service, restroom facilities and their maintenance/upgrade.

This policy has been established to ensure continued fairness and control with beach parking lot passes.

SECTION 1 - DEFINITIONS

Taxpayer Seasonal Beach Sticker – A town issued sticker to all taxable resident properties in Wells. Tax bill account number and parcel number is required for All Stickers.

Resident -- A resident of the Town of Wells might not be a real estate property owner but does live in Wells. They must show proof of vehicle registration in the Town of Wells to be eligible for a taxpayer beach pass.

Non-resident – A non-resident is any person who is neither a property taxpayer nor a resident but who is a visitor or guest in the Town of Wells. A non-resident is not eligible for a taxpayer seasonal beach sticker but may obtain entry to the parking lots by purchasing a ticket via the Pay and Display meters located at all five municipal beach parking lots.

Real Estate Taxpayer -- Owns real estate in the Town of Wells as listed on the Assessor's April 1st assessment tax records.

Proof of Ownership- Proof of ownership includes but is not limited to:

- a vehicle registration document with the taxpayer's name and home address on the registration which matches the mailing address for the Wells tax bill:
 - If vehicle registration is presented with different names than the beach sticker taxpayer BUT the same Home Address as the taxpayer is on each registration
 - Leased vehicles - more often than not the vehicle registration on a leased vehicle is in the name of the leasing company. In order to provide proof of ownership, a taxpayer should produce one or more of the following:
 - lease agreement
 - receipts for oil changes/vehicle maintenance
 - Insurance cards
- These documents should have the taxpayer's name and home address and the vehicle identification number (VIN) on them. This ties the taxpayer to the vehicle versus just the leasing company's name.
- Company Owned Vehicles -
 - If in the name of a leasing company, the rules stated in Leased vehicles above apply
 - If in the Company name a business card with the Company's name and the taxpayer's name on it is required
 - Or a letter from the Company that includes the taxpayer's name and indicating that this vehicle has been provided to the taxpayer by the Company

Condominium Ownership -- An owner of a condominium in Wells is considered a real estate property owner and is entitled to taxpayer beach stickers as described above.

Multiple Ownership of Real Estate Property -- The owner(s) of multiple real estate properties (condominiums, houses or vacant land) jointly or individually as listed in the town Tax Assessor's records

Time Share Ownership -- Each owner of a week or multiple weeks of time share property shall be entitled to purchase a week's pass for beach parking for the flat fee of \$450.00 per ~~vehicle~~ week for 1st vehicle and \$45.00 per week for each additional vehicle owned for ~~each~~ the week that they are occupying the time share unit.

Odd/Even Year Time Share Ownership -- Each owner of a week or multiple weeks of time share property shall be entitled to purchase a week's pass for beach parking for the flat fee of \$405.00 per ~~vehicle~~ week for 1st vehicle and \$45.00 per week for each additional vehicle owned for ~~each~~ the week that they are occupying the time share unit.

SECTION 2 - OPERATIONAL HOURS

Operation hours for collection of parking fees are 8:00am to 6:00pm from the Saturday of Memorial Day Weekend to the Monday of Columbus Day Weekend

All beach lots close at 11pm and are locked up by the Police Department

THERE IS NO OVERNIGHT PARKING ALLOWED IN ANY PUBLIC PARKING LOT

SECTION 3 - TAXPAYER SEASONAL BEACH STICKERS

- **FEE:** ~~\$450.00 per vehicle~~^{1st sticker, \$45.00 for each additional sticker} (NOT applicable to Motor Homes)
- **PURCHASABLE TIME FRAME:** May be purchased starting the 1st Monday in May
- **PROPERTY TAX ACCOUNT STATUS:** For issuance property taxes **CANNOT** be in arrears. Taxes must be paid for all committed taxes at time of issuance.

SECTION 4 - MOORING HOLDERS

Mooring Holders will be required to purchase a ~~Mooring Holder Taxpayer Seasonal Beach~~ Sticker. ~~With their Mooring Holder Agreement, they will be allowed to purchase one sticker at \$45.00.~~ This sticker will allow them to park in the Eastern Shore Lot ~~within any available parking space.~~ There will be 30 (thirty) designated spaces for mooring holders ~~until 12:00pm~~ daily.

~~Resident – Are eligible to purchase a Taxpayer Seasonal Beach Sticker.~~

~~Non-resident – With their Mooring Holder Agreement, they are allowed to purchase one Taxpayer Seasonal Beach Sticker. The fee for the sticker is \$40.00.~~

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SECTION 5 - PASS ISSUANCE, TRANSFERABILITY AND REPLACEMENT

Taxpayer Seasonal Beach Stickers are issued with the vehicle registration printed on them.

Transfer of sticker is **prohibited** and usage of stickers is limited to the vehicle designated. A \$50.00 parking ticket shall be issued by the Wells Police Department for this vehicle and the sticker will be confiscated.

Taxpayer Seasonal Beach Sticker **MUST** be attached to the inside of the front windshield bottom left corner.

The Town will replace a sticker for \$5.00 **ONLY** if the following occur:

- Vehicle with original sticker was sold or if leased ends prior to the season ending – **MUST** provide evidence of sale and or lease turn-in.
- Vehicle with original sticker had windshield replaced – **MUST** provide evidence.
- ~~Vehicle owner that paid for an original stickers receives new plates for the vehicle that was originally permitted~~

If Sticker is lost or damaged a new sticker may be purchased for \$45.00. ~~The town is NOT responsible for any lost or damaged stickers~~

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NO REFUND FOR STICKERS WILL BE GRANTED

SECTION 6 - PAY TO PARK SYSTEM AND FEES

Rates at ALL Parking Lots: ~~\$4.00~~~~\$3.00~~ an hour, 8AM TO ~~8PM~~~~5PM~~

Fees for parking at the beach lots, will be collected at the lots using the Pay and Display Meter System.

Fees are for the following vehicles: All registered motor vehicles including motorcycles, scooters and RVs.

The meters will accept credit cards, debit cards, tokens and coins. Debit cards will be processed as a credit card. The meters will accept US and Canadian coins.

Tokens: ~~\$4~~ each token, 1 Token = 1 Hour Paid

For US paper currency transactions please see lot attendant to purchase Town of Wells Tokens. Lot Attendants will have a limited amount of tokens available per day. Tokens then need to be entered into the meter for a pay and display document. No paper currency will be accepted in meter due to ocean/salt air conditions.

When a payment is made using the meter, a document will print out that **MUST** be placed on the vehicle dash face up so Parking Enforcement can verify that the vehicle owner has paid for parking. If the document is not seen or readable by the Lot Attendant or Parking Enforcement, a parking ticket of \$50.00 will be issued by the Town of Wells Police Department.

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How the Meters work:

When purchasing your parking pass, you pick how many hours you would like to purchase in 1 hour increments.

On the meter there are arrows to choose the total hours, or you can push the button on the screen that states MAX hours

- o MAX HOURS MEANING: you will purchase the hours that are remaining in the day (until ~~6~~pm)
- o Examples:
 - 8am = ~~\$4~~~~2~~ MAX Hours (12 Hours)
 - 9am = ~~\$4~~~~2~~ MAX Hours (11 Hours)
 - 10am = ~~\$4~~~~2~~ MAX Hours (10 Hours)
 - 11am = ~~\$3~~~~4~~ MAX Hours (9 Hours)
 - 12pm = ~~\$3~~~~4~~ MAX Hours (8 Hours)
 - 1pm = ~~\$2~~~~4~~ MAX Hours (7 Hours)
 - 2pm = ~~\$2~~~~4~~ MAX Hours (6 Hours)
 - 3pm = ~~\$2~~~~0~~ MAX Hours (5 Hours)
 - 4pm = ~~\$1~~~~6~~ MAX Hours (4 Hours)
 - 5pm = \$12 MAX Hours (3 Hours)
 - 6pm = \$8 MAX Hours (2 Hours)
 - 7pm = \$4 MAX Hours (1 Hours)

- o The MAX hours will charge accordingly to the hour the ticket is being purchased at.

NO REFUND FOR ~~METER PURCHASES~~~~TICKETS~~ WILL BE GRANTED

SECTION 7 - LOCATION OF BEACH PARKING LOTS

Metered Parking Lots:

- Eastern Shore Lot – located at the end of Atlantic Avenue- 3 Meters
- Mile Road Lot – located with the playground (no RV's or Campers) – 2 Meters
- Drakes Island Gross Lot – at the eastern end of Drake's Island (no RV's or Campers) – 2 Meters
- Drakes Island Jetty Lot – located at the end of Island Beach Rd on Drake's Island(no RV's or Campers) - 3 meters
- Gold Ribbon Lot – located on Webhannet Drive (no RV's or campers) - 1 Meter

Free Parking Lots:

- Casino Square Parking Lot – at the end of Mile Road (near Forbes Restaurant)
- Harbor Parking Lot – at the end of Harbor Road

SECTION 8 - TERMS OF ~~STICKERS~~~~PASSES~~

All purchases of Taxpayer Seasonal Beach ~~Stickers~~~~Passes~~ described in Section 3 are for the calendar year in which they were purchased. A new Pass is to be placed on the designated vehicle every calendar year.

All purchases of Mooring Pass Holder Stickers described in Section 4 are for the calendar year in which they were purchased. A new Pass is to be placed on the designated vehicle every calendar year.

A \$50.00 parking ticket may be issued to this vehicle if the pass is expired.

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SECTION 9 - DESIGNATED DISABILITY PARKING SPACES

These spaces are governed by the appropriate Maine State Statutes; fees for parking are waived when the proper plates and/or placard are displayed for the Plate and/or Placard holder in any parking spot.

- The following are the number of designated disability parking spaces in the metered lots:
- 3 Spots at Casino Square
- 7 Spots at Eastern Shore Lot
- 2 Spots at Gold Ribbon Parking Lot
- 3 Spots at Mile Road Lot
- 6 Spots at Drakes Island Jetty Lot
- 5 Spots at Drakes Island Gross Lot

SECTION 10 - FINES

A \$50 Parking Ticket will be issued for the following offenses:

- Receipt Not Showing
- Beach Sticker with Different Registration #
- Expired Beach Sticker
- Failure to Pay to Park
- Overtime Parking
- Any other parking violation stated on parking ticket

Parking in a physical disability restricted space:

- A \$265.00 Parking Ticket will be issued based on the Maine State Statute – Fine to increase if Statute changes

Failure to pay fine within 30 days will result in the fine doubling per Wells Town Ordinance 212.14

SECTION 11 – APPEALS

If you feel you have received a parking citation in error or have some reason why the citation should be voided, complete our Parking Violation Appeal Form which can be found on the Town of Wells website: www.wellstown.org or in person at the Wells Police Department – 1563 Post Road, Wells, ME 04090.

Please note that the reasons listed below are not acceptable grounds for approving an appeal:

- Just there a short time
- Parked in the same area and did not receive a ticket before
- Time constraints (Only a minute)
- Did not intend to do it
- Someone else was using my vehicle
- Did not see the sign
- Did not know about the Wells, ME Beach parking regulations
- Vehicle was attended, not parked
- No one else received a ticket
- Lack of valid parking space
- Lack of a convenient parking space
- Lack of funds or credit card
- The fine amount is too high

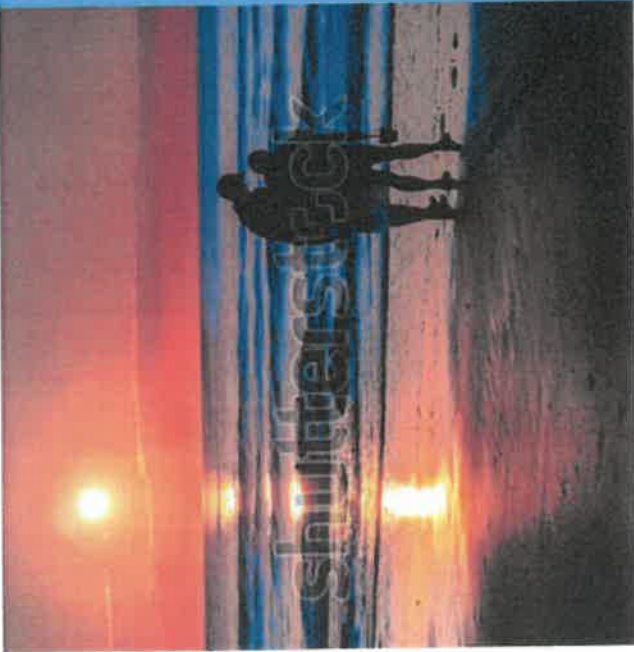
Your appeal will be reviewed and you will be notified, by mail, of the outcome of your appeal. The decision letter will be mailed to you at the address provided on the Appeal Form.

SECTION 12 - RESPONSIBILITY FOR POLICY

The Town Manager shall administer and enforce this Policy.

| REVISED AND READOPTED THIS 8th DAY OF ~~JANUARY~~MAY 20~~20~~19

WELLS BOARD OF SELECTMEN



PAID PARKING LOTS

HOURS: 8AM to 8PM

Closed from 11PM to 6AM - No overnight parking.

PAID PARKING RULES:

- Resident Beach Sticker
- Meter Parking: \$4 per hour - strictly enforced
 - Meters accept Credit Cards, Tokens & Coins with a pay and display ticket to be placed on front dashboard.
- Restrooms
 - Close with Parking Lots - 11PM
- Beach Rights of Ways Entrances to the Beach:
 - Vehicles are prohibited to stop and unload or load passengers and/or equipment / personal belongings unless in a public parking.
- Prohibited on Wells roads, sidewalks or public rights of way:
 - Skateboarders, rollerblades and other forms of transportation requiring a person to stand on a device with wheel(s) and is manually or battery self-propelled.



DOGS

Permitted between April 1 - June 15

- Must be leashed and under charge of a responsible person

Permitted June 16 through September 15

- Between the hours of 6PM to 8AM
- Must be leashed and under charge of a responsible person

Exceptions: Seeing eye dogs or other dogs assisting an individual with a disability or to working police dogs.



PIPING PLOVERS & TERNS

Activities are limited in areas of habitation

- No loud music
- No kite flying
- No volleyball or ball playing of any type
- All sand digging must be filled in upon leaving and be away from the nesting areas
- No drone activity
- Do not approach the nest and domestic animals must be kept away from the habitation areas.



HORSES

Ponies, llamas, vicunas, alpacas and other large domesticated animals are not permitted within the beach areas.



www.wellstown.org

Wells Beaches

Town Beaches Rules & Parking Information



TOWN OF WELLS BEACH PARKING PUBLIC PARKING LOTS

- Drakes Island - Gross Lot
Drakes Island Road - **Pay**
- Drakes Island Road
End of road *handicap parking*
only area at beach entrance
- Drakes Island - Jetty Lot
Island Beach Road - **Pay**
- Wells Beach - Mile Road Lot - **Pay**
- Wells Beach - Eastern Shore Lot
End of Atlantic Avenue - **Pay**
- Wells Beach - Casino Square
End of Mile Road - **Free**
- Crescent Beach - Gold Ribbon Lot
Webhannet Drive - **Pay**
- Harbor Beach - Riverside Harbor Park
Harbor Road - **Free**



BEACH RULES

- **Lifeguards on duty:**
 - Weekends only:
 - Memorial Day weekend - until - the last week of June
 - Labor Day weekend - until - Indigenous People's Day weekend
 - Daily:
 - Last week of June - until - Labor Day
- **Umbrella or sports-brellas:**
 - Only allowed with child enclosures
 - Tents and popup shading devices prohibited
- **Sports activities:**
 - Prohibited in the Piping Plover areas of Wells and Drakes Island Beaches
- **Beaches are to be left at the end of the day in the same manner as found (i.e. removal of all personal items, debris and any holes dug).**
- **No overnight parking**
- **No alcohol**
- **No fires**
- **No glass**
- **No vehicles on beach without permission**
- **No littering**
- **No smoking including marijuana and vaping products**
- **No fireworks**
- **No golf March 1 to November 1**



Beach Rules

Dogs on the Beach:

- *At all times the dog must be leashed and under charge of a responsible person
- Permitted between April 1 - June 15
- Permitted June 16 through September 15
 - Between the hours of 6PM-8AM
- *Exceptions: Seeing Eye dogs or other dogs assisting an individual with a disability or to working police dog

Horses on the Beach

- Permitted between October 2 - March 31
- Not Permitted between April 1 - October 1
- *Ponies, llamas, vicunas, alpacas, and other large domesticated animals are not permitted within the beach areas

- No overnight Parking
- No Alcohol
- No Fires
- No Glass
- No Vehicles on Beach
 - Without permission
- No Littering
- No Smoking
 - Including marijuana and vaping products
- No Fireworks
- No Golf
 - March 1 - November 1
- No Tents and Camping

Parking Ticket Appeals

If you feel you have received a parking citation in error or have some reason why the citation should be voided, complete our Parking Violation Appeal Form which can be found on the Town of Wells website: www.wellstown.org or in person at the Wells Police Department - 1563 Post Road, Wells, ME 04090

Please note that the reasons listed below are not acceptable grounds for approving an appeal:

- Just there a short time
- Parked in the same area and did not receive a ticket before
- Time constraints
- Did not intend to do it
- Someone else was using my vehicle
- Did not see the sign
- Did not know about the Wells, ME Beach regulations
- Vehicle was attended, not parked
- No one else received a ticket
- Lack of valid parking space
- Lack of a convenient parking space
- Lack of funds or credit card
- The fine amount is too high

Your appeal will be reviewed and you will be notified, by mail, of the outcome of your appeal. Your fine will not double on a parking ticket while in the appeal process. If denied, the fine will double after 30 days of the written denied



Town of Wells, Maine



A Guide To Our Beaches and Beach Parking

<https://www.wellstown.org>

Welcome to the Friendliest Town in Maine

The Town of Wells operates a beach program, which is essentially funded by parking lot fees. The program provides for the paving/maintenance of the parking lots, beach cleaning service, restroom facilities and their maintenance/upgrades.

We provide eight parking lots all with access to our beautiful beaches. Some lots are pay by the hour, with the exception of a few free to use lots.

Lifeguards are on duty from Memorial Day Weekend on the weekends only until the last week of June, when lifeguards become fulltime until Labor Day, when lifeguards are on duty only on weekends.

We share our beaches with an endangered species known as Piping Plovers. We have Piping Plover Volunteers walking the beach to protect the birds and educate the public.

We ask that our beaches are left at the end of the day in the same manner as found (ie, removal of debris, personal items and any holes dug).

Public Restrooms are available and close with the parking lots.

For Residents, a Tax Payer Beach Sticker is to be purchased and renewed annually at the Town Hall. This pass is to be displayed at the bottom left corner of the windshield. This covers the cost to park in the lots for the entire season. For other information visit our town website.

Paid Parking Lots

P74

Hours: 8AM-8PM - Saturday of Memorial Day Weekend thru Monday of Indigenous Day Weekend

Fee: \$4 per hour

Parking Lots closed: 11PM-6AM
No Overnight Parking

Pay to Park Lots:

Drakes Island Beach Lots:

- Gross Lot
- Drake's Island Road
- Jetty Lot
- Island Beach Road

Wells Beach Lots:

- Mile Road Playground Lot
- Mile Road
- Eastern Shore
- End of Atlantic Ave

Crescent Beach Lot:

- Gold Ribbon Lot
- Webhannet Drive

Free to Park Lots:

Drake's Island Beach

- Accessible Parking Only
- End of Drake's Island Road

*Must have proper placard or plates Wells Beach

- Casino Square
- End of Mile Road
- Harbor Beach
- Harbor Park
- Harbor Road

Meter Parking

Pay and Display

- Accepted Payment:
 - Credit Card
 - Token
 - Coins (US/Canadian)
- Tokens purchased from lot attendants (Cash Only)

Meter will print a ticket - this ticket is to be displayed on the front dashboard and must be readable

Failure to Pay and

Display

A \$50 Parking Ticket will be issued for the offenses listed below but are not limited to:

- Receipt Not Showing /Readable
- Beach Sticker with a Different Registration #
- Expired Beach Sticker
- Failure to Pay to Park
- Overtime Parking
- Any other parking violation stated on the parking ticket

A \$265 Parking Ticket per the Maine State Statute will be issued if a vehicle is parked in an Accessible Parking Space

Failure to pay fine within 30 days will result in the fine doubling per Wells Town Ordinance 212.14
[Information on Collections](#)

How to Pay Fine

Accepted Forms of Payment:
Exact Cash, Check or Money Order

Fines can be paid in person at the Wells Police Department at 1563 Post Road, Wells, ME 04090

OR
Mailed to the following address:

Wells Police Department
Parking Enforcement
P.O. Box 949
Wells, ME 04090



Atlantic Avenue from Mile Road to Marina					
	Approximate Widths (Traveling NB) in Feet				
Public Way #	Left Shoulder	Travel Lane	Travel Lane	Right Shoulder	Total Width
1	4	12	12	4	32
2	4	12	12	4	32
3	2	10	10	3	25
4	1.5	11	11	3.5	27
5	5	10	10	4	29
6	2.5	10	10	4	26.5
7	1.5	10	10	5	26.5
8	2	10	10	2	24
9	2	10	10	5	27
10	2.5	11	11	2	26.5
11	4	10	10	3	27
12	2	10	10	5	27
13	2	11	11	3	27
14	2	9	11	4	26
15	3	10	10	2	25
16	4	10	9	5	28

No.	Revisions	Date

PLANS SHOWING A STAKED BOUNDARY SURVEY OF A PORTION OF WEBHANNET DRIVE FROM THE OCTOBER 3, 1922 COUNTY COMMISSIONERS' RECORD MADE FOR

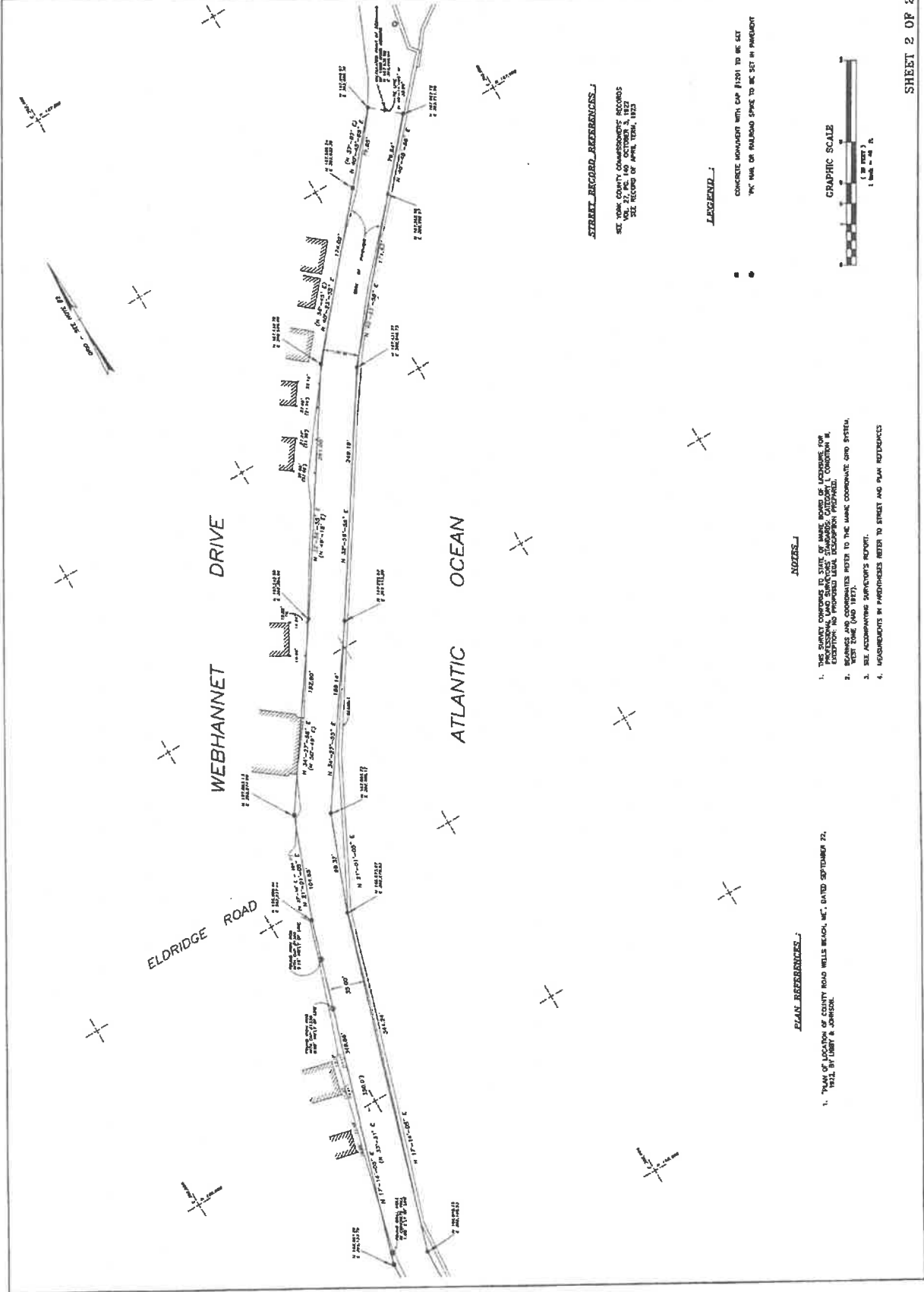
THE TOWN OF WELLS
 WELLS, MAINE
 PLANNED LOCATED AT WEBHANNET DRIVE
 (PLANNED ADDRESS: P.O. BOX 128, WELLS, MAINE 04090)
 Telephone: 857-284-1221 • Fax: 857-284-1222



Dow & Coulombe, Inc.
 Land Surveyors & Land Planners
 13 Park Street, Salem, MA 01970
 Telephone: 857-284-1221 • Fax: 857-284-1222

DATE: 1998	DATE: 1998
BY: [Signature]	BY: [Signature]
SCALE: 1" = 40'	SCALE: 1" = 40'
PROJECT: [Signature]	PROJECT: [Signature]
NO. 1	NO. 1

ZONE-32
 SHEET 2 OF 2

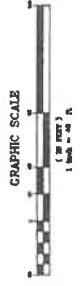


STREET RECORD REFERENCES
 SEE 1922 COUNTY COMMISSIONERS' RECORDS
 VOL. 27, P. 140, OCTOBER 3, 1922
 SEE RECORD OF APRIL TERM, 1923

LEGEND
 ● CONCRETE MONUMENT WITH CAP 1200 TO BE SET
 ● "X" MARK OR REDWOOD SPIKE TO BE SET IN PRESENT

NOTES
 1. THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF SURVEYING FOR PROFESSIONAL SURVEYORS' REGULATION, CHAPTER 10, SECTION 10.03(1) AND 10.03(2) (REVISED 1987).
 2. BEARINGS AND DISTANCES REFER TO THE MAINE COORDINATE GRID SYSTEM, NAD 83 (MAY 1987).
 3. SEE ACCOMPANYING SURVEYORS' REPORT.
 4. MEASUREMENTS IN PARENTHESES REFER TO STREET AND PLAN REFERENCES.

PLAN REFERENCES
 1. PLAN OF LOCATION OF COUNTY ROAD WELLS BEACH, MA, DATED SEPTEMBER 22, 1913, BY LIBBY & JOHNSON.



No.	Revision	Date

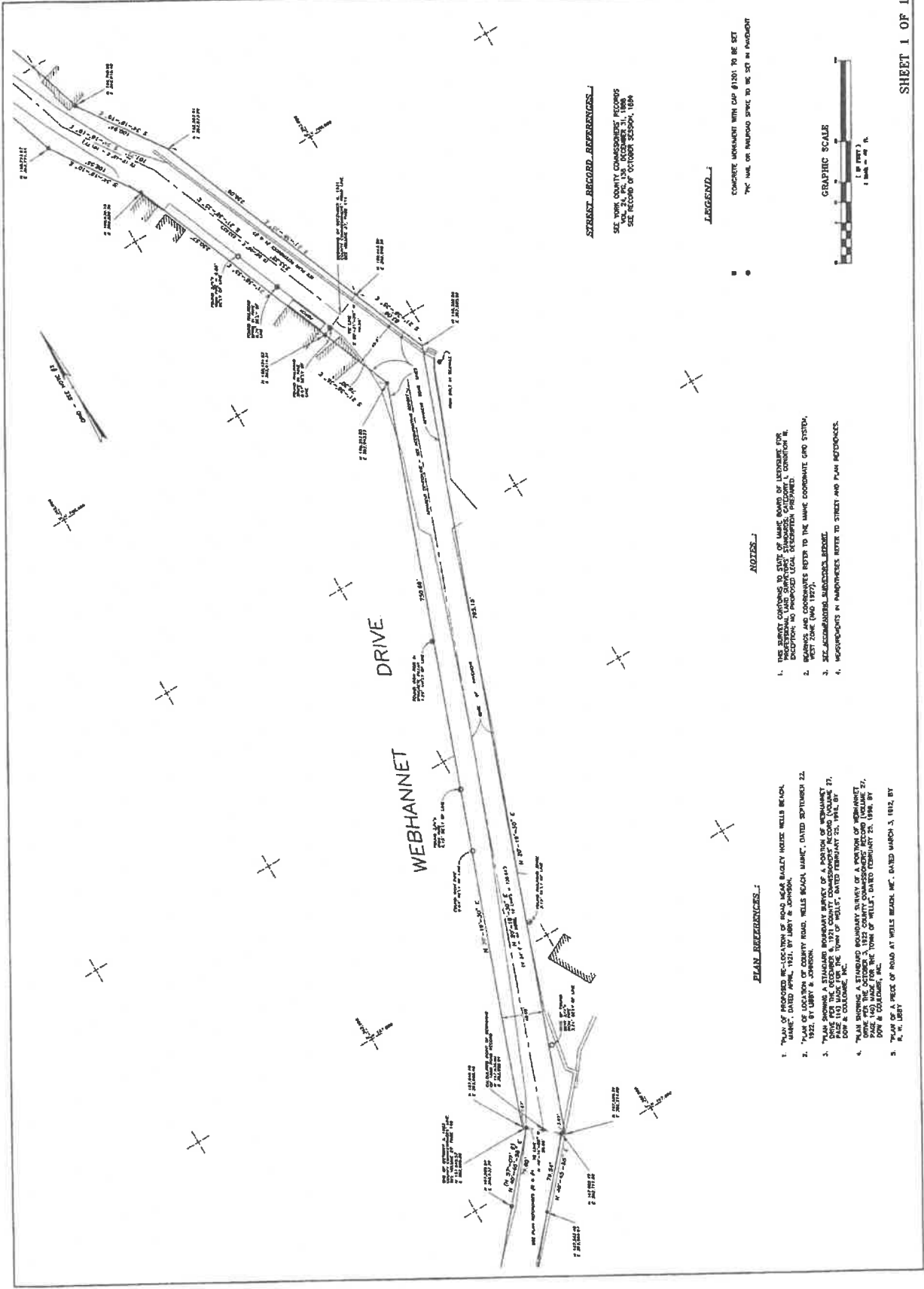
PLAN SHOWS A STANDARD BOUNDARY SURVEY OF A PORTION OF THE TOWN OF WELLS, MAINE
 COMMISSIONERS RECORD DATED DECEMBER 31, 1988 COUNTY RECORDS VOLUME 128 PAGE 128
 WELLS MAINE
 PAGES LOCATED AS WEHANNET DRIVE
 (DANNO ADDRESS : P.O. BOX 208, WELLS MAINE 04090)



Dow & Coulombe, Inc.
 Land Surveyors & Land Planners
 15 Park Street, Suite 100, New City, NY 10956
 Telephone 207-234-6521 Fax 207-234-6228

DATE: JUNE 8, 1999
 BY: [Signature]
 IN SCALE: 1" = 40' JMC
 JOB # 99-001: JMC
 PWS: JMC

ZONE-32
 100' x 100' Grid



STREET RECORD REFERENCES
 SEE YORK COUNTY COMMISSIONERS RECORDS VOLUME 128 PAGE 128
 SEE RECORD OF CONCORD RECORD, 1989

LEGEND
 ● CONCRETE MONUMENT WITH CAP #1101 TO BE SET
 ● "X" NAIL OR INGROUND SPICKE TO BE SET IN FUTURE



NOTES

1. THE BARRIERS LOCATED TO THE WEST OF WELLS MAINE IS LOCATED FOR THE PURPOSE OF THE STANDARD BOUNDARY SURVEY OF THE TOWN OF WELLS, MAINE. EXCEPT AS PROVIDED LEGAL DESCRIPTION PROVIDED.
2. BEARINGS AND DISTANCES REFER TO THE NAD 83 COORDINATE AND SYSTEM.
3. SEE ACCOMPANYING SUBSEQUENT RECORDS.
4. MONUMENTS IN HANDWRITTEN NOTES TO STREET AND PLAN REFERENCES.

PLAN REFERENCES

1. "PLAN OF PROPOSED RE-LOCATION OF ROAD NEAR BAGLEY WELLS MAINE RECORD, DATED APRIL, 1921, BY LIBBY & JOHNSON.
2. "PLAN OF CORRECTION TO ROAD WELLS MAINE, DATED SEPTEMBER 22, 1922, BY LIBBY & JOHNSON.
3. "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF A PORTION OF WEHANNET DRIVE FOR THE RECORDS & 1971 COUNTY COMMISSIONERS RECORD (VOLUME 17), DOW & COULOMBE, INC.
4. "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF A PORTION OF WEHANNET DRIVE FOR THE RECORDS & 1971 COUNTY COMMISSIONERS RECORD (VOLUME 21), DOW & COULOMBE, INC.
5. "PLAN OF A PIECE OF ROAD AT WELLS MAINE, DATED MARCH 3, 1912, BY LIBBY & JOHNSON.

SHEET 1 OF 1

