



TOWN OF WELLS

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Offices of the
Town Manager and
Board of Selectmen

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AGENDA
SELECT BOARD AND PLANNING BOARD
JOINT WORKSHOP
Wednesday, July 10, 2024
Littlefield Meeting Room
4:00 PM

1. Call to order and Determination of Quorum
2. Ordinance Change Proposals Workshop
 - a. Residential Cluster Development (145-49)
 - b. Open Space (145-49 and 202-12)
 - c. Defaults/ Fees/ Fines
 - d. Wetland
 - e. Multifamily Development (145-48)
 - f. Submission and review deadlines
 - g. Parking and Traffic Criteria
 - h. Nonconforming Development
 - i. Water Quality/ Water Testing

DOCUMENTS:

1. [BOS PB MEMO 07-03-24.PDF](#)
2. [2024.06.03 WELLS ME MEMO WELL TESTING.PDF](#)
3. [CHAPTER 202 VIOLATIONS.PDF](#)
4. [CHAPTER 145 NONCONFORMING.PDF](#)
5. [PRELIM SUBDIV PROCEDURE AND SUBMISSIONS.PDF](#)
6. [FINAL SUBDIV PROCEDURE AND SUBMISSIONS.PDF](#)
7. [MINOR SUBDIV PROCEDURE AND SUBMISSIONS.PDF](#)
8. [REVISIONS TO SUBDIV PROCEDURE.PDF](#)
9. [MULTIFAMILY 6-26-24.PDF](#)
10. [OTHER ITEMS.PDF](#)
11. [CHAPTER 202 OPEN SPACE.PDF](#)
12. [CHAPTER 202 WATER TESTING.PDF](#)
13. [STREETS 202-12G.PDF](#)
14. [RURAL NO OPEN SPACE SETBACKS.PDF](#)
15. [CLUSTER ORD 6-26-24.PDF](#)

16. [PREAPPLICATION SUBMISSIONS.PDF](#)
17. [PARKING STANDARDS 6-24-24.PDF](#)
18. [CHAPTER 145 VIOLATIONS.PDF](#)

3. Other business
4. Adjournment