

Town of Wells , Maine Review Checklist
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Project Name/District: Harborside Village/ General Business & Residential A
 District - Tax Map 134, Lot 70 and Map 138, Lots 19 C,
 19D and 19G

Date of Review: 08/16/17; 02/23/18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purposes of the Residential A District are to provide areas for medium-density residential development that are or can readily be served by the public water and sanitary sewer systems and to provide areas for concentrations of residential development within the rural portions of the Town along major transportation routes. Nonresidential uses should be limited to agricultural uses, forestry uses, low-intensity noncommercial recreational uses and public uses.

§ 145-21. Residential A District.		Application Meet Requirements			
		Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:				<u>It is recommended the RA zone requirements be extended 100 feet per 145-19A so all of the units in the subdivision can be located within the RA zone, a small portion of the parcel will remain in GB zone.</u>
(1)	Agriculture, limited to the raising of crops and plants out of doors.			NA	
(2)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(3)	Dwelling, one-family. (See also ' 145-55.)	Y			16 single family dwelling units are proposed.
(4)	Dwelling, two-family.	Y			13 duplex buildings are proposed for a total of 26 dwelling units
(5)	Dwelling, multifamily. (See ' 145-48.)			NA	
(6)	Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet.[Added 6-9-2015 ¹¹]			NA	
(7)	Livestock, domestic (large), limited to lots with a minimum lot size of five acres.[Added 6-9-2015]			NA	
(8)	Poultry, domestic (small), all lots, except lots less than 10,000 square feet in area shall be limited to no more than five fowl.[Added 6-9-2015]			NA	
(9)	Poultry, domestic (large), limited to lots with a minimum lot size of five acres.[Added 6-9-2015]			NA	
(10)	Recreation, passive.			NA	

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		Yes	No	NA	Comments
	(11) Timber harvesting.			NA	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer: [Amended 4-18-1995; 4-26-1996; 6-8-2010]				No such uses are proposed in the RA area of this parcel.
	(1) Animal husbandry on lots larger than 25 acres.			NA	
	(2) Cemetery larger than 20,000 square feet in area.			NA	
	(3) Church.			NA	
	(4) Congregate care facility			NA	
	(5) Day-care home.			NA	
	(6) Elderly housing.			NA	
	(7) Housing, congregate.			NA	
	(8) Life care facility.			NA	
	(9) Medical care facility, excluding hospitals.			NA	
	(10) Municipal facility.			NA	
	(11) Museum not exceeding 5,000 square feet in floor area.			NA	
	(12) Nursing home.			NA	
	(13) Public utility facility.			NA	
	(14) Recreation, active.			NA	
	(15) Recreation, low-intensity commercial.			NA	
	(16) School, public and private.			NA	
	(17) School, vocational-technical served by public water and sewer and located west of Route 1, north of Buzzel Road, east of the turnpike and south of Route 109.			NA	

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D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in § 145-51 are accessory uses.	Y			<p>No such uses are proposed in the RA area of this parcel.</p> <p>Any existing buildings, trailers, sheds, etc shall be removed from the property. See sheet C2 for Demolition Plan.</p> <p><u>Sheet C2 labeling recommendations to be addressed</u></p>
E.	Uses prohibited. Except as permitted in § 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.	Y			
F.	Dimensional requirements.				
(1)	Minimum lot size: 20,000 square feet of net area if served by public sewer; 40,000 square feet of net area if not served by public sewer or if located west of the Maine Turnpike.	Y			<p>The total lot area proposed is 19.45 acres, or 847,242 SF of net area. (Lot 19C is 8.73 acres; Lot 19D is 7.81 acres excluding Bourassa Lane ?; Lot 19G is .92 acres; and lot 70 is 1.99 acres or 2.00 acres?).</p> <p>The subdivision is proposed to be served by public (WSD) sewer. The 19.45 acre parcel meets the minimum lot size requirement of 20,000 SF of net area.</p>
(2)	Maximum density:				

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			Yes	No	NA	Comments
	(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.	Y			847,242 / 20,000 = 42 dwelling units permitted if served by sewer. 42 dwellings are proposed. See sheet OV1. Applicant to confirm total acreage is correct (total should exclude ROW areas, Lot 70 was previously noted to be 1.99 acres)
	(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer or if located west of the Maine Turnpike.			NA	
	(3)	Maximum lot coverage: 40% (20% within the Shoreland Overlay District) or 2,000 square feet, whichever is greater.	Y			See sheet C3. 40% maximum is noted. Proposed lot coverage noted to be 20%.
	(4)	Minimum street frontage per lot served by public sewer: 100 feet or 75 feet if entirely on a cul-de-sac.	Y			49.66' of frontage exists along Stephen Eaton Lane. 231.21' +50.12' = 281.33 of frontage is proposed along Bourassa Lane. Parcel to be served by public sewer.
	(5)	Minimum street frontage per lot not served by public sewer or per lot located west of the Maine Turnpike: 125 feet or 100 feet if entirely on a cul-de-sac.			NA	
	(6)	Maximum building height: 30 feet, not to exceed three stories. (See § 145-35I.)	Y			See sheet OV1
	(7)	Setbacks.				
	(a)	All structures shall be at least:				See sheet OV1 for setback requirements.

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				Yes	No	NA	Comments
		[1]	Fifteen feet from any lot line.	Y			RA zone requires a 15' lot line setback. Multifamily Development Performance Standards per 145-48C the setback required is 45'.
		[2]	Twenty-five feet from the boundary of any cemetery.			NA	Parcel does not abut a known cemetery
		[3]	Twenty-five feet from any lot line abutting any street right-of-way.	Y			RA Zone setback requirement from Bourassa Lane is 25'. Multifamily Development Performance Standards per 145-48C the setback required is 75'.
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.			NA	Parcel does not abut a state highway.
	(b)		All structures and parking lots shall be at least 200 feet from the high-water line of the Merriland River, the Webhannet River and the Ogunquit River.			NA	This parcel is not within 200 feet of any such rivers.
	(c)		All structures and areas of land used for animal husbandry shall be located at least 100 feet from any lot line.			NA	No such use proposed.
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, 145-49, Residential cluster development, and 145-54, Affordable housing.				Y			145-48 standards shall apply.