

Town of Wells, Maine Review Checklist
Page 1 of 10

Project Name/District: Parker Ridge Subdivision/ Rural District- Tax Map 37,
 Lot 6

Date of Review: 1/20/21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purpose of the Rural District is to maintain the open, rural character of the land within the district. Open uses of the land, such as forestry and agricultural uses, should be encouraged and large-scale residential uses discouraged. Residential development should be clustered so that significant areas of the development can be maintained as open space and, where applicable, used to buffer the development from existing Town ways.

§ 145-30. Rural 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:				
(1)	Animal husbandry.			NA	
(2)	Agriculture.			NA	
(3)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(4)	Dwelling, one-family. (See also § 145-55)	Y			4 single family dwellings/ lots (Map 37, Lots 6-1, 6-2, 6-3 and 6) approved in 2012. The amendment application proposes to further subdivide lot Map 37, Lot 6 into a 13 lot/dwelling unit residential cluster development. A total of 16 lots/one-family dwelling units proposed.
(5)	Dwelling, two-family.			NA	
(6)	Dwelling, multifamily. (See also § 145-48)			NA	
(7)	Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet. [Added 6-9-2015⁽¹⁾			NA	
(8)	Livestock, domestic (large), limited to lots with a minimum lot size of five acres. [Added 6-9-2015]			NA	

Town of Wells, Maine Review Checklist
Page 2 of 10

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		Yes	No	NA	Comments
(9)	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	
(10)	Poultry, domestic (large), limited to lots with a minimum lot size of five acres. [Added 6-9-2015]			NA	
(11)	Recreation, passive.			NA	
(12)	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:				No such uses are proposed in the Rural area of this parcel.
(1)	Bed and breakfast/small inn (See also § 145-52)			NA	
(2)	Cemetery larger than 20,000 square feet in area.			NA	
(3)	Church.			NA	
(4)	Club.			NA	
(5)	Congregate care facility, in areas served by public water and sewer. [Added 6-8-2010]			NA	
(6)	Day-care home.			NA	
(7)	Day-care center/ nursery school.			NA	
(8)	Estuarine and marine research facilities located east of U.S. Route 1. Said facilities may include a building containing a dwelling unit occupied by a resident manager and his or her family and fifteen suites or less occupied by visiting scientists conducting research with the Wells Reserve. Said suites shall not exceed 470 square feet and shall not have their own kitchen facilities. However, said building may contain a common kitchen to provide meals available only to the occupants. [Added 4-14-2000; amended 11-5-2002]			NA	
(9)	Kennel.			NA	
(10)	Mineral extraction. (See also § 145-53)			NA	Former Mineral Extraction use of this land was eliminated as part of the 2012 subdivision approval. Reclamation plan approved in 2012 and amended in 2017.

Town of Wells, Maine Review Checklist
Page 3 of 10

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		Yes	No	NA	Comments
	(11) Municipal facility.			NA	
	(12) Museum having a gross floor area less than 5,000 square feet.			NA	
	(13) Neighborhood convenience store.			NA	
	(14) Public utility facility.			NA	
	(15) Recreation, active.			NA	
	(16) Recreation, low-intensity commercial.			NA	
	(17) Restaurant (standard) containing fewer than 75 seats.			NA	
	(18) Sawmill.			NA	
	(19) School, public and private.			NA	
	(20) School, vocational-technical, served by public water and sewer and located east of the turnpike and south of Route 109. [Added 4-18-1995]			NA	
	(21) Tent and recreational vehicle park.			NA	
	(22) Transmission tower, radio.			NA	
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			No such uses are proposed in the Rural area of this parcel.
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:				

Town of Wells, Maine Review Checklist
Page 4 of 10

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§ 145-30. Rural District.				Application Meet Requirements			
				Yes	No	NA	Comments
		(a)	One hundred thousand square feet of net area.	Y*			<p>Lots 6-1, 6-2, 6-3 and 6 approved as standard lots with a minimum lot size of 100,000 SF in net area.</p> <p><u>This amendment applications seeks to further subdivide Lot 6 into a 13 lot/dwelling unit residential cluster development.</u></p> <p><u>Per 145-49 the Planning Board to consider allowing proposed cluster lot size reduction from 100,000 SF minimum to 20,000 SF minimum after the public hearing.</u></p>
		(b)	Forty thousand square feet if located east of the Maine Turnpike and connected to public sewer.			NA	The property not served by public sewer.
		(2)	Maximum density: [Amended 4-28-1995]				

Town of Wells, Maine Review Checklist
Page 5 of 10

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§ 145-30. Rural District.				Application Meet Requirements			
				Yes	No	NA	Comments
		(a)	One dwelling unit for each 100,000 square feet of net area.	Y*			<p>Lots 6-1, 6-2, 6-3 and 6 approved as standard lots with a minimum lot size of 100,000 SF in net area.</p> <p><u>This amendment applications seeks to further subdivide Lot 6 into a 13 lot/dwelling unit residential cluster development.</u></p> <p><u>Per 145-49 the Planning Board to consider allowing proposed cluster lot size reduction from 100,000 SF minimum to 20,000 SF minimum after the public hearing.</u></p> <p><u>Density Calculation table provided but should calculate the residential cluster development density based on the area of Lot 6. It should not include the non-clustered lot areas of lots 6-1, 6-2 and 6-3.</u></p> <p><u>Based on 30.14 acres and the 15% roadway deduction, 11 lots/dwellings are permitted on Lot 6. 13 are proposed. Density bonus approvals required to result in 13 dwellings/lots.</u></p>
		(b)	One dwelling unit for each 40,000 square feet of net area if located east of the Maine Turnpike and connected to public sewer.			NA	The property not served by public sewer.

Town of Wells, Maine Review Checklist
Page 6 of 10

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	(c)	Four housekeeping cottages or seasonal cottages per acre of net area. [Amended 4-12-2003; 6-13-2006]					No such use exists or is permitted.
		<i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>				NA	
	(3)	Minimum street frontage per lot: 200 feet, which may be reduced to 150 feet for lots fronting entirely on a cul-de-sac. The minimum street frontage for a lot containing a one-family dwelling (in conjunction with a one-family dwelling, a day-care home or day-care center/nursery school may be permitted if the driveway is paved to a width of at least 16 feet and has a gravel base of at least 20 feet in width), an agricultural, animal husbandry or a timber harvesting use may be reduced to 50 feet provided that the total lot area is at least 200,000 square feet; the access driveway shall extend to the house and shall not be longer than 750 feet with a grade and width adequate to permit access by fire, police and other emergency vehicles; and any structure on the lot shall be located at least 50 feet from any lot line. No more than two such lots shall have contiguous street frontage.		Y			See plan note 1. Residential Cluster Development dimensional standards are noted.
	(4)	Maximum lot coverage: 20% or 4,000 square feet, whichever is the greater.		Y*			See plan note 1. Residential Cluster Development dimensional standards are noted. <u>Per 145-49, lots smaller than 40,000 SF in area are permitted to increase lot coverage from 20% to 40%. Planning Board to consider lot coverage increase after the public hearing.</u>

Town of Wells, Maine Review Checklist
Page 7 of 10

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		Yes	No	NA	Comments
(5)	Maximum building height: 40 feet, not to exceed three stories. (See § 145-35I.)	Y			See plan note 1.
(6)	Setbacks.	Y*			<p>See plan note 1.</p> <p>Residential Cluster Development dimensional standards are noted.</p> <p><u>Per 145-49C(4), a 50' setback buffer is required. 25' x 2 = 50' setback/ buffer required for all non-clustered residential abutters. This 50' setback to be depicted around the entire perimeter of the cluster development (Lot 6).</u></p> <p><u>Screening/buffering along lots 6-4, 6-5, 6-7, 6-8, 6-12 and 6-13 and the cluster subdivision open space for abutting non-clustered residential lots is required. Planning Board to review after the public hearing.</u></p> <p><u>Planning Board to determine what shall consist of the 50' wide not cut-buffer/ setback (existing vegetation, trees or shrubs to be planted, fencing?)</u></p> <p><u>Items located/ proposed in the required 50' wide buffer/ setback include: Lot 6-4 has an existing septic system, Parker Ridge Drive ROW, fire pond, and pedestrian paths to open space, Planning Board to review and make determinations if these items are to be permitted within the buffer.</u></p>
(a)	All structures shall be at least:				

Town of Wells, Maine Review Checklist
Page 8 of 10

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					Yes	No	NA	Comments
			[1]	Twenty-five feet from any lot line.	Y*			The 25' lot line setback requirement is noted for standard lots. Per 145-49, all cluster lots may reduce setback requirements from lot lines from 25' to 15'. <u>Planning Board to consider setback reductions after the public hearing.</u>
			[2]	Twenty-five feet from any lot line abutting any street right-of-way.	Y*			The 25' setback requirement from Quarry Road and Perry Oliver Road noted. Per 145-49, all cluster lots may reduce setback requirements from roadways within the cluster subdivision from 25' to 20'. <u>Planning Board to consider setback reductions after the public hearing.</u>
			[3]	Forty feet from any lot line abutting the right-of-way of any state highway.			NA	Parcel does not abut a State highway.
			[4]	Twenty-five feet from the boundary of any cemetery.			NA	Parcel does not abut a known cemetery boundary.
		(b)		All structures and parking lots shall be located at least 200 feet from the high-water line of the Merriland River (including Hobbs Pond), the Webhannet River, Ogunquit River, Perkins Brook and West Brook.			NA	Parcel is greater than 200 feet away from such rivers.

Town of Wells, Maine Review Checklist
Page 9 of 10

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	(c)			NA	No such use exists or is proposed.	
					<p>Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. [Added 6-13-2006]</p> <p><i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i></p>	
G.	Special provisions. [Amended 6-14-2016]			NA		
	(1)	All proposed residential subdivisions containing more than four dwelling units shall be developed according to the provisions of § 145-48, Multifamily developments, or § 145-49, Residential Cluster Development. The Planning Board may waive this requirement for projects containing fewer than 20 lots if it determines that a cluster development as regulated in § 145-49 is not practical because of the configuration of the original lot or because of its natural features.	Y		A residential subdivision is proposed. The total subdivision is proposed to consist of 16 lots/dwelling units. A Residential Cluster development is proposed for 13 lots/dwellings.	
	(2)	Commercial building design. Proposed buildings or reconstruction of existing buildings or building additions greater than 50% of the existing building footprint shall conform to the following architectural requirements when any portion of the building is located within 500 feet of the Route One right-of-way and north of the intersection of Route One and Route 109 and north of the intersection of Route One and Harbor Road: [Added 6-13-2017]			NA	Parcel is not located within such areas along Route 1.
	(a)	Reconstruction of exterior facades and additions to existing buildings shall be in the architectural style of the original building, and the materials used shall duplicate the original or be similar in appearance to the original materials or materials commonly used in the Town when the building was constructed.				

Town of Wells, Maine Review Checklist
Page 10 of 10

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		(b)	New construction and reconstruction shall use external building features which are similar to those buildings in the district constructed in the 18th and 19th centuries. Modern materials which duplicate the original or are similar in appearance to the original used in construction in the 18th and 19th centuries may be used on any buildings.				
		(c)	Any new building or reconstructed roof shall have a roof with a minimum slope of 7/12 (30.26°) on 80% of the roof area, and the remaining roof shall be greater than a 3/12 pitch (14.0°).				
		(d)	The siding on new buildings or reconstructed buildings shall be wooden clapboard, wooden shingles, brick, stone or materials which duplicate the original or be similar in appearance to the original in shape, texture and appearance.				
		(e)	Roofs shall be shingled, slate, or constructed of materials which duplicate the original or be similar in appearance to materials used in construction in the 18th and 19th centuries.				
		(f)	No internally illuminated signs or electronic message signs shall be permitted.				
		(g)	See § 145-76 , Design guidelines, established by the Planning Board.				
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			145-49 requirements apply