

**Town of Wells, Maine Review Checklist**

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

Date of Review: 1/20/21; 3/31/21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article VII  
Performance Standards**

<b>§ 145-49. Residential Cluster Development. [Amended 11-7-2006] [Amended 06-14-2016]</b>	Application Meet Requirements			
	Yes	No	NA	Comments
The purpose of this section is to allow, by Planning Board approval, the clustering of one- and two-family dwelling units. Clustering shall provide a more efficient use of land resulting in the preservation of natural land forms, wetlands, wildlife and waterfowl habitats, significant vegetation and agricultural lands, other natural resources, and historic sites. Notwithstanding other provisions of this chapter, the Planning Board may modify the dimensional requirements of this chapter as specified in this section to permit the clustering of one- and two-family homes. Such modifications shall not be construed as the granting of a variance to relieve hardship.				
A. Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed. All areas of a cluster subdivision located within the Aquifer Protection District or the Shoreland Overlay District shall be dedicated as undeveloped open space. <b>[Amended 06-14-2016]</b>	<b>Y</b>			The subdivision is located within the Rural District. No AP or Shoreland Overlay zones present.
B. Density. The maximum density of dwelling units permitted shall be the same as permitted in the district(s) in which the cluster development is located, unless density bonuses are granted in accordance with § 145-49D. To determine maximum density the following steps shall be taken: <b>[Amended 06-14-2016]</b>	<b>Y*</b>			<p><b><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></b></p> <p><b><u>Based on 30.14 acres and the 15% roadway deduction, 11 lots/dwellings are permitted on Lot 6. 13 are proposed.</u></b></p>

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		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(1)	In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting 15% of the area of the lot to account for roads and parking.	Y*			<p><b><u>Lot 6 is 30.14 acres or 1,312,976 sf in area. Lot 6 is the parcel proposed to be developed into a residential cluster subdivision.</u></b></p> <p><b><u>15% of 1,312,976 (30.14 acres) is 196,946 SF.</u></b></p> <p><b><u>1,312,976 – 196,946 = 1,116,030 or 11 dwelling units/lots are permitted.</u></b></p> <p><b><u>Density bonuses to be considered by the Planning Board to allow more than 11 dwelling units/lots.</u></b></p>
(2)	A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.	Y*			<p>The total subdivision area is 37.05 acres or 1,613,901 SF and requires 35% Open space to be dedicated.</p> <p>The applicant proposes 18.33 acres, or 798,496 SF of land area dedicated as Open Space. 18.33 acres is approximately 49.47% Open Space.</p> <p><b><u>Plan to include notation on Open Space requirements and percentage proposed.</u></b></p> <p><b><u>Has the street area been included in the Open Space? Open space to satisfy this requirement must be undeveloped, see 145-10, Open Space definition.</u></b></p> <p><b><u>Was area of 6-4 deducted from the dedicated Open Space area?</u></b></p>
C.	Dimensional requirements.				

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		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>								
(1)	<p>The minimum lot sizes may be reduced to 20,000 square feet in any district where clustering is allowed, if not serviced by public sewer, or may be reduced to the following if on public sewer:</p> <table border="1"> <thead> <tr> <th colspan="2"><b>Served by Public Sewer</b></th> </tr> <tr> <th><b>Type of Dwelling</b></th> <th><b>RA, GB and RC Districts (square feet)</b></th> </tr> </thead> <tbody> <tr> <td>One-family Dwelling</td> <td>10,000</td> </tr> <tr> <td>Two-family Dwelling</td> <td>15,000</td> </tr> </tbody> </table>	<b>Served by Public Sewer</b>		<b>Type of Dwelling</b>	<b>RA, GB and RC Districts (square feet)</b>	One-family Dwelling	10,000	Two-family Dwelling	15,000	Y*			<p>All cluster lots may be reduced to 20,000 SF and are not served by public sewer. <b><u>Planning Board to consider lot size reductions after the public hearing.</u></b></p> <p><b><u>Lot 6-4 cannot include area on south side of the street. A separate nonconforming lot cannot be created. See definitions in 145-10 for Lot Line and Net Area.</u></b></p>
<b>Served by Public Sewer</b>													
<b>Type of Dwelling</b>	<b>RA, GB and RC Districts (square feet)</b>												
One-family Dwelling	10,000												
Two-family Dwelling	15,000												
(2)	<p>The required setbacks from lot lines and from street rights-of-way within the cluster development may be reduced, but no structure shall be located within 15 feet of any lot line or within 20 feet of any street right-of-way within the cluster development.</p>	Y			<p>All cluster lots may reduce setback requirements from roadways within the cluster subdivision from 25' to 20' and from lot lines from 25' to 15'. <b><u>Planning Board to consider setback reductions after the public hearing.</u></b></p>								
(3)	<p>The required street frontage may be reduced to no less than 50 feet.</p>	Y			<p>All cluster lots may reduce street frontage requirements from 200 feet to 50 feet or more. <b><u>Planning Board to consider street frontage reductions after the public hearing.</u></b></p>								

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<b>§ 145-49. Residential Cluster Development. [Amended 11-7-2006] [Amended 06-14-2016]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(4)	When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.	Y*			<p><b><u>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></b></p> <p><b><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></b></p> <p><b><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></b></p> <p><b><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></b></p> <p>The applicant requests a waiver of identifying trees greater than 24 inches at breast height. See plan note 14, no such trees were identified on the parcel.</p>
(5)	The maximum lot coverage of 20% in the Rural District may be allowed by the Planning Board to be increased to 40% on lots smaller than 40,000 square feet in area. <b>[Added 06-14-2016]</b>	Y*			<p>Lots smaller than 40,000 SF in area are permitted to increase lot coverage from 20% to 40%. <b><u>Planning Board to consider lot coverage increase after the public hearing.</u></b></p>

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		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
D.	Innovative open space bonus. At least 35% of the total parcel acreage in a cluster subdivision must be designated as open space and protected as such in perpetuity. At the discretion of the Planning Board the applicant may earn density bonuses in addition to the maximum density permitted in § 145-49B. The applicant may seek application of more than one density bonus as set forth below, and the total density bonus earned shall be cumulative. However, in no case shall the total density bonus allow the overall subdivision density to exceed the maximum density allowed in § 145-49B above by more than 25% in the rural areas and 50% in the growth areas as set forth in the Comprehensive Plan. Bonuses shall be allotted in whole lot increments only and shall not be rounded up. Density calculations, including all awarded open space bonuses, shall be shown on the subdivision plan.	Y*			<p><b><u>Innovative Open Space Bonuses are proposed. 13 lots are proposed but density per 145-49 only permits 11 lots.</u></b></p> <p><b><u>The applicant is requesting Density Bonuses totaling 20% to achieve 2 additional lots for the cluster development. See Density Table on plan.</u></b></p>
(1)	An open space cluster plan that provides at least 50% of the total parcel acreage as open space, protected as such in perpetuity, may be awarded a density bonus of 10%. The purposes for which proposed open space areas will be used shall be fully documented by the applicant.		N		<p><b><u>The subdivision is close to proposing 50% Open space (plans currently depict 49.47%). If 50% can be achieved this density bonus would be worth 10%.</u></b></p> <p><b><u>Has the street area been included in the Open Space? Open space to satisfy this requirement must be undeveloped, see 145-10, Open Space definition.</u></b></p> <p><b><u>Currently the Planning Board cannot consider granting this density bonus as 50% Open Space is not proposed.</u></b></p> <p><b><u>Was the additional area proposed for Lot 6-4 deducted from the 18.33 acres of open space proposed?</u></b></p> <p><b><u>Planning Board to review density bonus requests after the public hearing is held.</u></b></p>

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		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(2)	An open space cluster plan that protects agriculturally valuable lands and provides for their use as such in perpetuity may be awarded a 5% density bonus. The open space land preserved for agricultural use must consist of at least 3.5 acres, and be land that has been historically farmed, or contain good soils for farming, and be reasonably accessible to receive a bonus. The instrument designating the land as agriculture use, acceptable to the Planning Board, may reasonably restrict the type or intensity of farming to occur to prevent nuisances. This provision only requires that permission be reasonably available so that validity of the bonus is not affected if agricultural uses are not pursued at any particular time.			NA	
(3)	An open space cluster plan that protects timber harvesting lands and provides permission for that use to continue in perpetuity may be awarded a 5% density bonus. The open space preserved for timber harvesting must include at least 10 contiguous acres and be land that has historically been forested, and must be reasonably accessible to receive a bonus. A forest management plan signed by a professional forester outlining proposed activities to ensure compliance with performance standards and regeneration requirements established pursuant to Title 12 M.R.S.A § 8869 must be submitted.			NA	
(4)	An open space cluster plan that accomplishes either of the following:				
	(a) Protects valuable wildlife and environmental areas in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.				
	[1] Chapter 3, Natural Resources Policies and Strategies;				
	[2] Chapter 4, Marine Resources Policies and Strategies;				
	[3] Map 4, Natural Areas Wildlife Habitat;				
	[4] Map 9, Wetlands; or	Y*			<b><u>A 5% density bonus is request based on an existing Forested Wetland (identified on Map 9) being protected within the proposed Open space area.</u></b>  <b><u>Planning Board to review density bonus requests after the public hearing is held.</u></b>

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		Yes	No	NA	Comments
	[5] Map 10, Areas of High Potential for Wildlife Habitat.				
	(b) Links dedicated open space to large parcels of adjoining dedicated open space to provide usable wildlife habitat or corridor connections between usable wildlife habitats in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%:				
	[1] Chapter 3, Natural Resources Policies and Strategies;				
	[2] Chapter 4, Marine Resources Policies and Strategies;				
	[3] Map 4, Natural Areas Wildlife Habitat;				
	[4] Map 9, Wetlands; or				
	[5] Map 10, Areas of High Potential for Wildlife Habitat.				
(5)	An open space cluster plan that allows public access to the open space may be awarded a density bonus of 5%. The nature of public access required to trigger this bonus is pedestrian traffic. The instrument granting access, acceptable to the Planning Board, may reasonably restrict the use of motorized vehicles.		N		<p>The existing subdivision has a private pedestrian easement from Perry Oliver Road for lots 6-1, 6-2 and 6-3.</p> <p><b><u>A new public access easement across the subdivision's proposed Open Space and street to Quarry Road and Perry Oliver Road would be required if the 5% bonus were to be granted by the Planning Board. Currently the plans and submitted materials make no indication that a public access easement is proposed. Are trails proposed? How will the public get around the fire pond? C1.0 depicts steep slopes around the pond which would prevent safe access.</u></b></p> <p><b><u>Planning Board to review density bonus requests after the public hearing is held.</u></b></p>
(6)	An open space cluster plan that preserves, and provides for their use as such in perpetuity, the Town's historic, traditional New England seacoast and rural community character and appearance by preserving and incorporating existing historic structures and natural features of historic significance may be awarded a density bonus of 5%.			NA	

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(7)	An open space cluster plan that effectively links large areas of the dedicated open space to adjoining dedicated open space may be awarded a density bonus of 5%.	Y*			<b><u>The proposed open space links to an abutting subdivision's open space which also has public access and therefore a 5% density bonus is requested.</u></b>  <b><u>Planning Board to review density bonus requests after the public hearing is held.</u></b>
(8)	An open space cluster plan that preserves scenic vistas especially toward the seacoast from Route 1 and along scenic corridors especially along Routes 1, 9, 109, and roads in rural areas may be awarded a density bonus of 5%.			NA	
(9)	A "unit for unit" density bonus may be granted for open space cluster plans that include affordable housing for moderate-income buyers. For example, if 10% of the dwelling units in the project are affordable for moderate-income buyers then a density bonus of 10% may be awarded. The matching density bonus may be doubled for open space cluster plans that include affordable housing for low-income buyers. For example, if 10% of the dwelling units in the project are affordable for low-income buyers then a density bonus of 20% may be awarded.			NA	
E.	Aquifer Protection District. Where the parcel is located in the Rural District and partially in the Aquifer Protection District the permitted density for that portion of the lot within the Aquifer Protection District may be doubled, transferred to the portion of the lot located in the Rural District, and counted towards total bonus density, provided that:			NA	The parcel is not located in the Aquifer Protection District
(1)	All land within the Aquifer Protection District is included within the common land or open space;				
(2)	A conservation easement is granted to the Town or to the Kennebunk, Kennebunkport and Wells Water District over that portion of the subdivision located within the Aquifer Protection District; and				
(3)	All stormwater detention facilities shall be located outside the Aquifer Protection District. Stormwater retention facilities may be located in the Aquifer Protection District.				



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		Yes	No	NA	Comments
F.	Management of open space. The open space portion of the cluster development site shall be permanently dedicated open space by covenant recorded at the Registry of Deeds and shown on the recorded subdivision plans. No more than 2% of the open space shall be impervious surfaces that are accessory to the proposed use of open space (i.e., roads, parking areas, sheds, etc.), of which total structural coverage shall not exceed 600 square feet. Nonroofed or elevated structures (i.e., walking paths) are allowed. The designated open space shall not be used for additional building lots.	Y*			Preliminary Declaration/covenants provided.  <u><b>HOA documents, Bylaws, sample deed, etc. to be provided by applicant for review by Town Planner and Town Attorney.</b></u>  Parker Ridge Drive to be owned and maintained by the HOA. See plan note 16.  Open space is proposed to be conveyed to the Great Works Regional Land Trust. See plan note 16.
(1)	Prior to the sale of any lots, the open space shall be controlled by one or more of the following methods:				
	(a) Ownership by an association of the owners of the dwelling units within the development;				
	(b) Ownership by an association of the owners of the dwelling units within the development with a conservation easement granted to the Town or recognized conservation organization;				
	(c) Dedication to the Town as public open space; and/or				
	(d) Transfer, with permanent restrictions, to a land trust or other recognized conservation organization.				
(2)	The developer may structure the control of the common open space in one or more of the above methods. The Planning Board shall approve the arrangements for the ownership, control and maintenance of the common open space as part of the subdivision approval. No changes in use or management of the common open space shall be made without the approval of the Planning Board.				

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		Yes	No	NA	Comments
G.	Homeowners' association management of open space. If the open space will be owned and/or managed by the owners within the cluster development, then a homeowners' association shall be created to own and manage the common lands and facilities. Covenants for mandatory membership in the homeowners' association, setting forth the owner's rights, interest and responsibilities, and providing for the assessment of lots or units to fund common expenses shall be required and approved by the Planning Board and shall be included in the deed for each lot. The documents shall also include a management plan for the common open space and facilities.	Y			<p><b><u>HOA documents, Bylaws, sample deed, etc. to be provided by applicant for review by Town Planner and Town Attorney.</u></b></p> <p>Parker Ridge Drive to be owned and maintained by the HOA. See plan note 16.</p> <p>Open space is proposed to be conveyed to the Great Works Regional Land Trust. See plan note 16.</p>