



*Town of Wells, Maine  
Code Enforcement Office*

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January 21, 2022

Memorandum For: Town of Wells, Planning Department (reference to 134-034-EXE, Town of Wells Activity Center, 113 Sanford Rd

Subject: Chapter 145 Land Use section §145-39, Off Street Parking

§145-39 D(1) outlines the Code Enforcement Office responsibility for providing the reviewing authority a written opinion on uses not listed in section §145-39D. The Code office received a request to provide a written opinion for the proposed site plan amendment for 134-034-EXE, Town of Wells Activity Center, 113 Sanford Rd.

The existing building is 4997 square feet and a one-story building. Area to be calculated as usable space (minus storage areas, entry way and utility areas equates to 3900 square feet. Table 1004.1.2 of the 2015 IBC, table allowance for occupancy. This facility would fall under an Assembly use unconcentrated (tables and chairs) at 15net equates to an Occupancy load of 260. This would equate to a total of 65 required parking spaces, 3 of which would be required to be identified for handicapped parking.

If you have any questions regarding this matter please contact the undersigned.

James Genereux  
Town of Wells  
Code Enforcement Officer