



Planning & Development
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Memo

Date: February 10, 2022

To: Planning Board and Board of Selectmen

From: Planning Office

Re: Ordinance Change Proposals – Residential Cluster Development Standards

Background:

The Board of Selectmen and the Planning Board have conducted a joint workshop meeting to discuss recommendations on the changes to the existing Residential Cluster Development requirements. Several possible changes have been proposed by either or both Boards. The joint workshop goal was to brainstorm the changes and come to some consensus that can be placed on the June 2022 Town Meeting for possible approval by the voters.

The Planning Board has conducted workshops on ordinance language changes and will be holding a public hearing on February 14, 2022 to receive public comments and possibly forward final recommendations to the Board of Selectmen.

Considerations:

Item 1: **Minimum lot size** requirements if not served by public sewer are currently 20,000 SF. An increase in minimum lot size for a cluster lot located within the Rural District to 40,000 SF if not served by public sewer. If served by public sewer in the Rural District the minimum lot size to remain at 20,000 SF. Also, an increase in minimum lot size for a cluster lot located in the RA or RC Districts to 30,000 SF if not served by public sewer.

Item 2: **Street Frontage** - Lots within a residential cluster development are currently permitted to have frontage on Town streets. The proposal is to continue to allow cluster lots to have frontage on a Town street but to increase the minimum Town Street frontage requirement to 150 feet in the Rural District.

Item 3: **Buffers** along Town streets are proposed. The proposal is to require a setback and vegetated buffer which is twice the required street setback for the district except at driveway/utility connection locations.

Item 4: **Multi-Family** Development standards are to be considered for change as well regarding density to match/coincide with the Cluster requirements. 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.

Item 5: **Density AP District** – changes proposed to clarify density when a portion of the project is located within the Aquifer Protection District, 145-49.E and to reinforce that no development is allowed in the AP District.

Item 6: **Comprehensive Plan Map References** – The current ordinance includes specific map references which will change with the Comp Plan update. References to the Comp Plan to remain but specific map references to be eliminated.

Item 7: **Vested rights in applications** – It was previously proposed to allow a pre-application submitted prior to April 1, 2022 to be grandfathered. The current ordinance has language that specifies it would not be vested, see below.

The Town Ordinance already addresses a Preapplication as not being vested.

§ 202-6. Preapplication.

D. Rights not vested. The submittal or review of the preapplication sketch plan shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.

The following additional language is proposed for 202-8 to specify any preliminary application submitted is vested.

Chapter 202. Subdivision of Land

§ 202-8. Preliminary plan for major subdivision.

C. Rights vested. The submittal of the preliminary application, plans, other associated submittals in accordance with § 202-8. B and submittal of the application fee shall be considered as substantial for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.