

**Town of Wells, Maine Review Checklist**

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Project Name/District: RT Property Holdings Subdivision / Residential A District  
- Tax Map 55, Lot 13-EXE and 14-EXE

Date of Review: 2/8/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article VII  
Performance Standards**

§ 145-48. Multifamily Developments. [Amended 11-6-2001]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Multifamily developments are allowed subject to the following performance standards in addition to the requirements of the districts in which the developments are located:	Y			
(1)	A landscaped buffer at least 25 feet in width along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets.		N		A 25' buffer is required along all lot boundaries of the Multifamily Development. <b><u>The plan to identify existing and proposed vegetation for the Board to consider.</u></b>
(2)	No more than six dwelling units may be in any building.	Y			Each proposed building contains only 1 or 2 dwelling units. <b><u>Requirement to be noted on the plan.</u></b>
(3)	Multifamily or two-family dwelling structures shall be separated by at least 30 feet. [Amended 6-11-2019]	Y*			<b><u>Two-family dwelling units to be separated by a minimum of 30 feet. Requirement to be noted on the plan.</u></b>  40' separation is noted on the plan.
(4)	One-family dwelling structures shall be separated by at least 20 feet. [Added 6-11-2019]	Y*			The single family dwelling is recommended to be on a separate 40,000 SF parcel.
B.	On any lot divided by a zoning district boundary line, the lot coverage for any portion of the lot lying within a specific zoning district shall not exceed the permitted lot coverage for that district, except as otherwise specified in § 145-48D through H below. [Amended 6-10-2014]			NA	

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		Yes	No	NA	Comments
C.	In any multifamily development abutting a residential use in a residential or rural zoning district, the setback shall be equal to at least three times the required structure setback or 25 feet, whichever is greater (e.g., required fifteen-foot setback x 3 = 45 feet). Said setback shall include a minimum twenty-five-foot width of visual screening abutting the single-family residential use. Said visual screening shall consist of a continuous boarder of shrubbery at least six feet in height, trees or, if required by the Planning Board, solid fencing six feet in height. Said multifamily development shall be screened from the view of any dwelling unit located within 200 feet of the multifamily development's boundaries. Said visual screening shall be owned in fee, managed and maintained by the owner or by an association of the owners of the development.[Amended 6-10-2014]		N		<p>Parcel is located within the RA district. 45' lot line setbacks are noted. <b><u>75' setback from the proposed ROW is not addressed. 120' setback from Route 109 is not addressed. The proposed 50' wide ROW is not necessary and is recommended to be eliminated.</u></b></p> <p><b><u>The single family dwelling is recommended to be a separate 40,000 SF parcel not part of the multifamily development.</u></b></p> <p><b><u>Screening is required for any dwellings located within 200 feet of the multifamily development boundaries. Lots 15 and 2C appear to require screening. Plan to proposed screening.</u></b></p> <p><b><u>If the single family dwelling is on a separate 40,000 SF parcel, screening would be required for this parcel as well.</u></b></p>
D.	A multifamily development is permitted to satisfy its density, lot coverage and/or open space requirements by utilizing adjacent open space land if the Planning Board finds that both of the following criteria are met:[Added 6-10-2014]			NA	Not proposed.
(1)	The adjacent open space land is contiguous to the lot on which the multifamily development is located or separated by less than 100 feet by a street right-of-way; and				
(2)	The adjacent open space land meets all of the requirements of § 202-12B of the Wells Town Code.				
E.	Adjacent open space land used to satisfy a multifamily development's density, lot coverage and/or open space requirements may be held in joint ownership, dedicated or conveyed to the municipality, a land trust, or other recognized conservation organization. Such reservation of open space may also be accomplished by incorporation into homeowners' association or condominium association documents or into restrictive deed covenants.[Added 6-10-2014]			NA	Not proposed.

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		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
F.	A multifamily development plan approved on or after June 10, 2014 seeking to utilize adjacent open space land to satisfy its density, lot coverage and/or open space requirements shall: <b>[Added 6-10-2014]</b>			<b>NA</b>	Not proposed.
	(1) Note an express condition that the adjacent open space land may not be used to meet the open space, density, and/or lot coverage requirements for any other development. Said restriction shall also be included in the deeds, condominium documents, and/or homeowners' association documents related to the multifamily development.				
G.	A multifamily development plan approved prior to June 10, 2014, is permitted to utilize adjacent open space land to satisfy density and lot coverage requirements for that multifamily development, provided that: <b>[Added 6-10-2014]</b>			<b>NA</b>	Not applicable.
	(1) The total area of the multifamily development and the adjacent open space land shall satisfy the open space, density, and/or lot coverage requirements for both the multifamily development and the adjacent property.				
	(2) The total area of the multifamily development and the adjacent open space required to meet the density and lot coverage requirements are noted on the approved subdivision plan(s) or within a certificate of amendment and shall be recorded at the Registry of Deeds in accordance with § 202-9C of the Wells Town Code.				
	(3) For any multifamily development approved prior to June 10, 2014, there is no requirement that an express restriction be included or added to the deeds, condominium documents, and/or homeowners' association documents related to the multifamily development.				

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		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
H.	Density shall be the same as permitted in the district(s) in which the multifamily development is located, unless density bonuses are granted by the Planning Board in accordance with § 145-49D.[ <b>Added 6-10-2014</b> ]	Y			40,000 SF of net area is required per dwelling unit.  462,477 / 40,000 = 11 dwelling units would be permitted. 11 dwelling units are proposed.  <u><b>The 50' wide ROW proposed is not necessary. If it remains, the area of the ROW is deducted to obtain the net area of the property.</b></u>