

**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: 02/8/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

## Article V District Regulations

### A. Purpose.

The purposes of the Residential A District are to provide areas for medium-density residential development that are or can readily be served by the public water and sanitary sewer systems and to provide areas for concentrations of residential development within the rural portions of the Town along major transportation routes. Nonresidential uses should be limited to agricultural uses, forestry uses, low-intensity noncommercial recreational uses and public uses.

§ 145-21. Residential A 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:				A total of 11 dwelling units are proposed on the 10.6 acre parcel of land.
(1)	Agriculture, limited to the raising of crops and plants out of doors.			NA	
(2)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(3)	Dwelling, one-family. (See also ' 145-55.)	Y			1 one-family dwelling unit is proposed.
(4)	Dwelling, two-family.	Y			5 two-family dwelling units are proposed for a total of 10 dwelling units.
(5)	Dwelling, multifamily. (See ' 145-48.)			NA	
(6)	Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet.[Added 6-9-2015 <sup>11</sup> ]			NA	
(7)	Livestock, domestic (large), limited to lots with a minimum lot size of five acres.[Added 6-9-2015]			NA	
(8)	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	
(9)	Poultry, domestic (large), limited to lots with a minimum lot size of five acres.[Added 6-9-2015]			NA	
(10)	Recreation, passive.			NA	
(11)	Timber harvesting.			NA	

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<b>§ 145-21. Residential A District.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
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: <b>[Amended 4-18-1995; 4-26-1996; 6-8-2010]</b>				No such uses are proposed in the RA area of this parcel.
	(1) Animal husbandry on lots larger than 25 acres.			NA	
	(2) Cemetery larger than 20,000 square feet in area.			NA	
	(3) Church.			NA	
	(4) Congregate care facility			NA	
	(5) Day-care home.			NA	
	(6) Elderly housing.			NA	
	(7) Housing, congregate.			NA	
	(8) Life care facility.			NA	
	(9) Medical care facility, excluding hospitals.			NA	
	(10) Municipal facility.			NA	
	(11) Museum not exceeding 5,000 square feet in floor area.			NA	
	(12) Nursing home.			NA	
	(13) Public utility facility.			NA	
	(14) Recreation, active.			NA	
	(15) Recreation, low-intensity commercial.			NA	
	(16) School, public and private.			NA	
	(17) School, vocational-technical served by public water and sewer and located west of Route 1, north of Buzzel Road, east of the turnpike and south of Route 109.			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 identified in the RA area of this parcel.

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§ 145-21. Residential A District.		Application Meet Requirements			
		Yes	No	NA	Comments
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: 20,000 square feet of net area if served by public sewer; 40,000 square feet of net area if not served by public sewer or if located west of the Maine Turnpike.	Y			The lot size is 10.6 acres or 462,477 SF.  <b><u>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.</u></b>
(2)	Maximum density:				
(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.			NA	Parcel is not served by public sewer.
(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer or if located west of the Maine Turnpike.	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.  <b><u>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.</u></b>
(3)	Maximum lot coverage: 40% (20% within the Shoreland Overlay District) or 2,000 square feet, whichever is greater.	Y*			Maximum lot coverage required of 40% is noted.  <b><u>Proposed lot coverage to be detailed on the plan. It is recommended driveways, patios, sheds, fire pits, playgrounds, etc be considered when defining the lot coverage of the property.</u></b>
(4)	Minimum street frontage per lot served by public sewer: 100 feet or 75 feet if entirely on a cul-de-sac.			NA	The property is not served by public sewer.

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				Yes	No	NA	Comments
	(5)	Minimum street frontage per lot not served by public sewer or per lot located west of the Maine Turnpike: 125 feet or 100 feet if entirely on a cul-de-sac.		Y*			The street frontage of the property to be satisfied by the land abutting Route 109 as it exceeds 125 feet.  <b><u>Street frontage along Route 109 to be noted.</u></b>  <b><u>A 50' wide ROW is proposed but is not necessary.</u></b>
	(6)	Maximum building height: 30 feet, not to exceed three stories. (See § 145-35l.)		Y			Noted on the plan.
	(7)	Setbacks.					145-48 setbacks apply as well.
	(a)	All structures shall be at least:					
		[1]	Fifteen feet from any lot line.	Y*			If the single family dwelling is on its own separate 40,000 SF lot the 15 foot lot line setbacks apply, not 45 feet.  The multifamily lot line setback per 145-48 is 45 feet from lot lines.
		[2]	Twenty-five feet from the boundary of any cemetery.			NA	The parcel does contain or directly abut any known cemeteries.
		[3]	Twenty-five feet from any lot line abutting any street right-of-way.	Y*			The proposed 50' wide ROW is not necessary. If it remains and the single family lot is created, a 25' setback is required.  If the ROW remains a 75' setback from the street ROW is required from the multifamily development dwelling units.
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.	Y			If the single family lot becomes a separate lot, a 40 foot setback from Route 109 is required. If the lot is to be part of the multifamily development lot a 120' setback from Route 109 is required.

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				<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
		(b)	All structures and parking lots shall be at least 200 feet from the high-water line of the Merriland River, the Webhannet River and the Ogunquit River.	Y*			<b><u>This parcel is within 200 feet of the Merriland River and this distance shall be noted and depicted on the plan.</u></b>
		(c)	All structures and areas of land used for animal husbandry shall be located at least 100 feet from any lot line.			NA	No such use proposed.
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			145-48 applies.