

Town of Wells, Maine Review Checklist
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Project Name/District: Goodwin Timber Harvesting / Rural, Aquifer Protection and 250' Shoreland Overlay Districts - Tax Map 83, Lot 9

Date of Review: 06-15-22

Prepared By: Office of Planning & Development

Company Name: Town Of Wells

Article V District Regulations

A. Purpose. The purpose of the Rural District is to maintain the open, rural character of the land within the district. Open uses of the land, such as forestry and agricultural uses, should be encouraged and large-scale residential uses discouraged. Residential development should be clustered so that significant areas of the development can be maintained as open space and, where applicable, used to buffer the development from existing Town ways.

§ 145-30. Rural 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:				
(1)	Animal husbandry.			NA	
(2)	Agriculture.			NA	
(3)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(4)	Dwelling, one-family. (See also § 145-55)	Y			1 single family home and accessory buildings (2 sheds, barn) are located on the south westerly side of this parcel.
(5)	Dwelling, two-family.			NA	
(6)	Dwelling, multifamily. (See also § 145-48)			NA	
(7)	Recreation, passive.			NA	
(8)	Timber harvesting.	Y			Timber Harvesting is proposed on this parcel. Timber harvesting the Rural zone of the property is not subject to Planning Board approval.
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:			NA	
(1)	Bed and breakfast/small inn (See also § 145-52)				

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(2)	Cemetery larger than 20,000 square feet in area.				
(3)	Church.				
(4)	Club.				
(5)	Day-care home.				
(6)	Day-care center/ nursery school.				
(7)	Estuarine and marine research facilities located east of U.S. Route 1. Said facilities may include a building containing a dwelling unit occupied by a resident manager and his or her family and fifteen suites or less occupied by visiting scientists conducting research with the Wells Reserve. Said suites shall not exceed 470 square feet and shall not have their own kitchen facilities. However, said building may contain a common kitchen to provide meals available only to the occupants. [Added 4-14-2000; amended 11-5-2002]				
(8)	Housekeeping cottage complex. (See also § 145-52)				
(9)	Kennel.				
(10)	Mineral extraction. (See also § 145-53)				
(11)	Municipal facility.				
(12)	Museum having a gross floor area less than 5,000 square feet.				
(13)	Neighborhood convenience store.				
(14)	Public utility facility.				

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(15)	Recreation, active.				
(16)	Recreation, low-intensity commercial.				
(17)	Restaurant (standard) containing fewer than 75 seats.				
(18)	Sawmill.				
(19)	School, public and private.				
(20)	School, vocational-technical, served by public water and sewer and located east of the turnpike and south of Route 109. [Added 4-18-1995]				
(21)	Tent and recreational vehicle park.				
(22)	Transmission tower, radio.				
(23)	Seasonal cottage complex. (See also § 145-52) [Added 4-12-2003]				
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.			NA	
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.			NA	
F.	Dimensional requirements.				
(1)	Minimum lot size:				
(a)	One hundred thousand square feet of net area.	Y			Parcel size is noted on sheet 2. <u>Size to be noted as 70.8 acres +/-.</u>

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	(b)	Forty thousand square feet if located east of the Maine Turnpike and connected to public sewer.			NA	
	(2)	Maximum density: [Amended 4-28-1995]				
	(a)	One dwelling unit for each 100,000 square feet of net area.	Y			Noted on sheet 2.
	(b)	One dwelling unit for each 40,000 square feet of net area if located east of the Maine Turnpike and connected to public sewer.			NA	
	(c)	Four housekeeping cottages or seasonal cottages per acre of net area. [Amended 4-12-2003; 6-13-2006]			NA	
	(3)	Minimum street frontage per lot: 200 feet, which may be reduced to 150 feet for lots fronting entirely on a cul-de-sac. The minimum street frontage for a lot containing a one-family dwelling (in conjunction with a one-family dwelling, a day-care home or day-care center/nursery school may be permitted if the driveway is paved to a width of at least 16 feet and has a gravel base of at least 20 feet in width), an agricultural, animal husbandry or a timber harvesting use may be reduced to 50 feet provided that the total lot area is at least 200,000 square feet; the access driveway shall extend to the house and shall not be longer than 750 feet with a grade and width adequate to permit access by fire, police and other emergency vehicles; and any structure on the lot shall be located at least 50 feet from any lot line. No more than two such lots shall have contiguous street frontage.	Y			Parcel has 686 feet of frontage along Chick Crossing Road and 56' +/- along Branch Road.
	(4)	Maximum lot coverage: 20% or 4,000 square feet, whichever is the greater.	Y			Parcel has 7,194 SF of structure. Structure coverage is .24%. No change to lot coverage proposed.
	(5)	Maximum building height: 40 feet, not to exceed three stories. (See § 145-35I.)	Y			

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	(6)	Setbacks.	Y*			The existing barn and shed do not meet setback requirements but are grandfathered in their non-conformity. No changes are proposed to structures on this parcel.
	(a)	All structures shall be at least:				
		[1] Twenty-five feet from any lot line.				
		[2] Twenty-five feet from any lot line abutting any street right-of-way.				
		[3] Forty feet from any lot line abutting the right-of-way of any state highway.				
		[4] Twenty-five feet from the boundary of any cemetery.				
	(b)	All structures and parking lots shall be located at least 200 feet from the high-water line of the Merriland River (including Hobbs Pond), the Webhannet River, Ogunquit River, Perkins Brook and West Brook.			NA	No structures or parking located within 200 feet of any high water line.
	(c)	Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. [Added 6-13-2006]			NA	
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, and 145-49, Cluster residential development.						
G.	Special provisions. All proposed residential subdivisions containing more than four dwelling units shall be developed according to the provisions of § 145-48, Multifamily developments, or § 145-49, Residential Cluster Development. The Planning Board may waive this requirement for projects containing fewer than 20 lots if it determines that a cluster development as regulated in § 145-49 is not practical because of the configuration of the original lot or because of its natural features.				NA	

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