

**Town of Wells, Maine Review Checklist**  
**Page 1 of 5**

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

Date of Review: 6/15/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article V District Regulations**

**A. Purpose.**

The purpose of the Aquifer Protection District is to protect and maintain the quantity and quality of the Branch Brook aquifer while allowing landowners a reasonable use of their property and a reasonable return from its development potential.

§ 145-31. Aquifer Protection 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)	Agriculture, limited to the raising of crops and plants out of doors.			NA	
(2)	Dwelling, one-family. (See also § 145-55.)			NA	
(3)	Dwelling, two-family.			NA	
(4)	Recreation, passive.			NA	
(5)	Timber harvesting. [See § 145-31G(3).]	Y			See below (145-31G)
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)	Mineral extraction. (See § 145-53.)				
(2)	Municipal facility.				
(3)	Public utility facility.				
(4)	Recreation, active.				
(5)	Transmission tower, radio.				

**Town of Wells, Maine Review Checklist**  
**Page 2 of 5**

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

Date of Review: 6/15/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-31. Aquifer Protection District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
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.			<b>NA</b>	
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.			<b>NA</b>	
F.	Dimensional requirements:				
(1)	Minimum lot size: 100,000 square feet of net area.	<b>Y</b>			
(2)	Maximum density: one dwelling unit for each 100,000 square feet of net area.	<b>Y</b>			No structures exist or are proposed within the AP zone.
(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, agricultural or 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 to the house 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 frontage.	<b>Y</b>			
(4)	Maximum lot coverage: 20% or 2,500 square feet, whichever is the greater.	<b>Y</b>			There is no impervious surface in the AP zone. All woods roads are not gravel or impervious.

**Town of Wells, Maine Review Checklist**  
**Page 3 of 5**

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

Date of Review: 6/15/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-31. Aquifer Protection District.</b>				<b>Application Meet Requirements</b>			
				Yes	No	NA	Comments
(5)		Maximum building height: 40 feet, not to exceed three stories. (See § 145-35l.)		Y			No structures exist or are proposed in the AP zone.
(6)		Setbacks.					No structures exist or are proposed in the AP zone.
	(a)	All structures shall be located at least:					
		[1]	Twenty-five feet from any lot line.	Y			No structures exist or are proposed in the AP zone.
		[2]	Twenty-five feet from the boundary of any cemetery.	Y			No structures exist or are proposed in the AP zone.
		[3]	Twenty-five feet from any lot line abutting any street right-of-way.	Y			No structures exist or are proposed in the AP zone.
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.	Y			No structures exist or are proposed in the AP zone.
		[5]	Two hundred fifty feet from the high-water line of Branch Brook.	Y			No structures exist or are proposed in the AP zone.
		(b)	All subsurface wastewater disposal areas and treatment tanks shall be located at least 400 feet from the high-water line of Branch Brook			NA	No subsurface wastewater disposal areas are proposed to be located within 400 feet of the Brach Brook high water line.
		(c)	Any mineral extraction use shall be located at least 250 feet from the high-water line of Branch Brook.			NA	No mineral extraction is proposed.
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, and 145-49, Residential cluster development.							

**Town of Wells, Maine Review Checklist**  
**Page 4 of 5**

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

Date of Review: 6/15/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-31. Aquifer Protection District.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
G.	Special provisions.				
	(1) All residential subdivisions containing more than four dwelling units shall be clustered on the site 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 clustering is not practical because of the configuration of the original lot or because of its natural features.			<b>NA</b>	A subdivision is not proposed.
	(2) At least 60 days before the application of any pesticide classified for restricted use by the Administrator of the United States Environmental Protection Agency, the applicator or landowner shall notify the Code Enforcement Officer of the name of the pesticide to be applied, the application rate and the projected application dates. A copy of this notification shall also be sent to the Kennebunk, Kennebunkport and Wells Water District. The Code Enforcement Officer shall review the notification and consult with the Water District, notifying the applicator or landowner, in writing, if the pesticide or its application rates present a danger to the quality of the groundwater or Branch Brook. If the Code Enforcement Officer does not respond within 30 days from the receipt of the notification, the applicator may apply the pesticide according to the EPA label and the rules of the Maine Pesticide Control Board.			<b>NA</b>	The timber harvesting proposal will not include the use of any pesticides.

**Town of Wells, Maine Review Checklist**  
**Page 5 of 5**

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

Date of Review: 6/15/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-31. Aquifer Protection District.</b>			<b>Application Meet Requirements</b>			
			<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
	(3)	Timber harvesting within 250 feet of the high-water line of Branch Brook shall only be allowed as specified on a harvesting plan prepared by a registered professional forester and approved by the Planning Board. The Planning Board shall obtain review comments on any such plan from the Kennebunk, Kennebunkport and Wells Water District and the York County Soil and Water Conservation District.	Y			Noted on the plan.  KKW Water District and York County Soil and Water Conservation District provided comments in 2010. No concerns were raised. A copy of the 2010 letter was provided. The proposed harvest plan remains the same as the 2010 plan.