

Town of Wells, Maine Review Checklist

Page 1 of 13

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 VI

Town-Wide Regulations

§ 145-35. General regulations.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	All uses shall conform to the provisions of this chapter.	Y			
B.	All lots (except lots being merged with an abutting parcel) and structures shall comply with dimensional requirements specified for the district in which they are located, except those considered nonconforming. Where a single lot of record contains more than one principal structure, the lot may not be divided in a way which would create a parcel or parcels which do not conform to the requirements of this chapter for lot size, setbacks or street frontage. [Amended 4-19-1997]	Y			
C.	The keeping of any animal for personal use or enjoyment other than normal household pets shall require site plan approval and shall only be permitted on lots larger than 100,000 square feet.			NA	
D.	No manufactured home which was manufactured before June 15, 1976, may be brought into the Town of Wells unless suitable evidence is provided to the Code Enforcement Officer that the manufactured home does not contain aluminum electrical wiring, that the manufactured home contains two exterior exits and that the roof is constructed to support a live load of 30 pounds per square foot. [Amended 4-16-1999]			NA	
E.	Land within the lines of a street right-of-way on which a lot abuts shall not be considered as part of such lot for the purposes of meeting the lot area requirements of this chapter, even though the fee to the land may be in the same ownership as the lot.			NA	
F.	No part of a setback area, open space or off-street parking or loading space required by this chapter shall be included as part of any other setback area, open space or off-street parking or loading space similarly required for any other structure or use except as explicitly provided for within this chapter.	Y			
G.	Multiple principal and accessory uses, which may be located within multiple buildings, shall be permitted on a lot.	Y			
H.	Any lot created after January 1, 1994, shall have frontage on a street which existed prior to January 1, 1994, or on a street which is constructed to the standards required by Chapter 201, Articles II and III of the Wells Municipal Code.	Y			

Town of Wells, Maine Review Checklist

Page 2 of 13

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

I.	No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 115, Floodplain Management, § 115-6, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space. [Amended 11-6-2001]	Y			
J.	Maximum building height requirements do not apply to flagpoles, chimneys, transmission towers, steeples, windmills and similar uninhabitable structures. However, except chimneys which do not exceed the height limit by more than 10 feet, such structures require a lot line setback no less than the minimum required in the district plus the height by which they exceed the prescribed height limitations.	Y			
K.	Lot area used to meet the density requirements of a use on a lot shall not be used to meet the density requirement of any other use.	Y			
L.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot that contains 5,000 square feet or less, as long as the following minimum setbacks are met:			NA	
	(1) Twenty-five feet from the boundary of any cemetery or any street right-of-way.				
	(2) Forty feet from the right-of-way of any state highway.				
	(3) The full required setback from any seawall, water body or wetland, according to § 145-33.				
	(4) Five feet from other lot line.				
M.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use on a residential lot shall be considered legally nonconforming if it was in existence at its current location prior to January 26, 1998. [Added 4-18-1998]			NA	
N.	The construction, renovation, alteration, maintenance and/or operation of a building, structure or any other type of facility for use in whole or in part as a gambling casino is prohibited in all zoning districts within the Town of Wells. No building permit or certificate of occupancy shall issue for a gambling casino. [Added 11-5-2002]			NA	

Town of Wells, Maine Review Checklist

Page 3 of 13

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

§ 145-36. Timber harvesting. [Amended 4-19-1997]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	If timber harvesting is deleted as a permitted use in a district, timber harvesting on a parcel of land in the Maine Tree Growth Program (36 M.R.S.A. §§ 571 to 584-A) shall continue as a permitted use as long as the subject lot, or portion thereof, remains in the Tree Growth Program.	Y			
§ 145-37. Yard sales.		Application Meet Requirements			
		Yes	No	NA	Comments
Yard sales shall be permitted in all districts except the Resource Protection District and shall comply with the following standards:				NA	
A.	A yard sale shall last no longer than three consecutive days and shall only be permitted once per month on a lot or on a contiguous lot in the same ownership.				
B.	A permit for the yard sale shall be obtained from the Town Clerk by the owner or occupant of the lot. The Town Clerk shall provide the Police Department with a copy of all yard sale permits issued before the date of the yard sale. [Amended 4-28-1995]				
C.	Adequate off-street parking shall be provided for customers of the yard sale. Directional signs indicating the parking area(s) shall be provided.				
D.	Two off-premises signs within 300 feet of the yard sale are permitted to advertise the yard sale. The signs, no larger than two feet by three feet, may be displayed only between the hours of 7:00 a.m. and sunset on the day(s) of the sale. Signs shall not be attached to utility poles. [Amended 4-28-1995]				
E.	The yard sale shall not begin before sunrise and shall not extend after sunset. [Amended 4-28-1995]				
F.	No items for sale, tables or other display equipment shall be placed closer than 15 feet to the lot line(s) fronting a street. [Amended 4-28-1995]				
G.	Within 24 hours after the close of a yard sale, all unsold items, tables and other display equipment shall be removed from the yard and stored within a building. [Amended 4-28-1995]				

Town of Wells, Maine Review Checklist

Page 4 of 13

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

§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]		Application Meet Requirements			
		Yes	No	NA	Comments
A.	The setback areas along lot lines other than those along street rights-of-way on lots in nonresidential districts which abut a residential district shall be landscaped to provide a visual screen between residential and nonresidential uses. Parking lots, outdoor business storage areas and outdoor business uses shall be visually screened from adjacent residential lots. Said visual screening shall consist of a continuous border of shrubbery at least six feet in height and/or solid fencing six feet in height. Notwithstanding the above requirement, all visual screens shall comply with the sight distance requirements of Chapter 201, Articles II and III. The reviewing authority may waive all or part of this requirement for outdoor business uses if such uses are defined as a low-intensity commercial recreation use. Except in the Beach Business District, all business or institutional parking and outdoor storage areas shall be separated from a street right-of-way by a landscaped buffer strip at least 15 feet wide, planted with shade trees a minimum diameter of three inches at breast height (dbh). In the Beach Business District a landscaped strip four feet wide shall be provided between any outdoor business, storage area or parking lot and a street right-of-way.			NA	Landscaping/buffers not required as a commercial development is not proposed. See Timber Harvest requirements of the AP and Shoreland Zone for buffering and setback requirements.
B.	In the Light Industrial District, except to allow for the development of a driveway, the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along the entire distance of the street frontage.			NA	
§ 145-39. Off-street parking.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Off-street parking may be provided out of doors or within a building. Off-street parking shall be considered to be an accessory use when provided to serve any permitted or nonconforming use. In the calculation of the number of parking spaces required, any fractional number of spaces shall be rounded to the next highest whole number for each use existing or proposed on the property. [Amended 4-16-1999]	Y			CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
B.	Land may not be used and a building may not be occupied until off-street parking and/or loading facilities are provided.	Y			

Town of Wells, Maine Review Checklist

Page 5 of 13

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

C.	Design standards. [Amended 4-28-1995]								
(1)	All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, shall be designed according to the following criteria:					Y			
	Parking Angle (degrees)	Stall Width, feet	Skew Width, feet	Stall Depth, feet	Aisle Width, feet				
	90	9	na	18.5	26				
	60	8.5	10.5	19	16 one way				
	45	8.5	12.75	17.5	12 one way				
	30	8.5	17	17.5	12 one way				
	180	24	na	9	13 one way				
(2)	Every business, commercial, institutional, public and nonprofit use shall provide a minimum of 4% of the total parking spaces for vehicles with handicapped registration plates, but in no case less than one space. Handicapped spaces shall be designed according to ANSI Standard A117.1-1986.								CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
(3)	All required parking spaces shall be clearly designated. Handicapped and recreational vehicle spaces shall be identified with signs no smaller than nine inches wide by 12 inches high, posted four feet from the ground.								CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
D.	The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection F below. The reviewing authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular application for approval. The reviewing authority may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists. If the reviewing authority permits the provision of less than the required number of spaces, the applicant shall show that the required number of spaces can be provided on the lot. [Amended 4-19-1997]								CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.

Town of Wells, Maine Review Checklist

Page 6 of 13

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

		Use	Required Parking Spaces				
		Bank	1 per 250 square feet of gross floor area, plus 6 stacking spaces for the first drive-up window, plus 2 per additional drive-up window				
		Bowling alley	3 1/4 per lane				
		Congregate housing	1 per housing unit, plus 1 for each 300 square feet of office space				
		Contractor business	1 per 800 square feet of gross floor area but no less than 3 per business				
		Day care	1 per 200 square feet of floor area used for child care, plus 3				
		Dwelling	2 per each dwelling unit, plus 1/2 per bedroom in excess of 4 bedrooms per dwelling unit	Y			
		Life care facility [Amended 4-26-1996]	1 per 2 congregate housing units, plus 1 per elderly housing unit, plus 1 per 3 beds in the nursing home, plus 1 for each 300 square feet of office space				
		Lodging facility	1 1/10 for each sleeping room available to the traveling public				
		Manufacturing, warehousing and wholesale businesses	1 per 800 square feet of gross floor area but no less than 3 per business				
		Marina	1 per slip or mooring, excluding guest moorings				
		Medical care facility	1 per bed, plus 1 per 175 square feet of office floor area				
		Museums	1 per 300 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people				

Town of Wells, Maine Review Checklist

Page 7 of 13

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

	Office, business	3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business				
	Personal service business	1 per 200 square feet of gross floor area, but no less than 3 per business				
	Retail business	1 per 200 square feet of sales floor area, but no less than 3 per business				
	Restaurant, standard	1 per 3 seats				
	Restaurant, fast-food	1 per 30 square feet of floor area usable by customers for eating and for food preparation				
	Elementary, junior high	3 per classroom and other rooms used by students				
	High school	3 per classroom and other rooms used by students, plus 1 per 5 students				
	Tent and recreational vehicle parks	See § 145-50C				
	Theaters, auditoriums, function halls, clubs, churches and other places of assembly	1 per 3 seats, based upon occupancy load				
(1)	For uses not listed above the number of parking spaces required shall be determined by the reviewing authority. The Code Enforcement Officer shall provide the reviewing authority a written opinion regarding the number of spaces he believes should be provided. The reviewing authority shall take into consideration the Code Enforcement Officer's opinion in making any such determination. [Amended 4-19-1997]					CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
(2)	Loading bays may be required by the Planning Board for a project which requires Planning Board approval.				NA	
E.	Required off-street parking in all districts shall be located on the same lot as the use it serves.		Y			
F.	Plans for parking areas shall indicate the location of snow storage or make provision for snow removal. Snow may be stored on required parking spaces if the Planning Board determines that the business(es) will have adequate parking during the winter months without the use of the spaces on which snow is stored.					CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.

Town of Wells, Maine Review Checklist

Page 8 of 13

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

G.	Parking areas within in the Shoreland Overlay District shall meet the shoreline setback required for structures from the water body or wetland adjacent to which they are located.				CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
H.	Parking areas shall be designed to prevent stormwater runoff from flowing directly or being piped directly into a water body, to allow for the settling of sediment and the removal of grease, oil and other pollutants.				CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
I.	All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May 1 and November 1.				CEO recommendation for parking is "off-street" parking that may be temporary in nature to accommodate the vehicles that are working in that area of the property at any given time. It is understood that this area will continually change as the site is harvested.
j.	In the Light Industrial District all off-street parking shall be located at the side and/or in the rear of the building if the building is less than 60 feet from the right-of-way of a street. If the building is 60 feet or more from the right-of-way of a street, then the parking shall be located no less than 40 feet from the street right-of-way and a landscaped buffer meeting the requirements of § 145-38B shall be provided. [Added 4-12-2003]			NA	

Town of Wells, Maine Review Checklist

Page 9 of 13

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

§ 145-40. Signs.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	All signs shall comply with the regulations outlined in § 145-40.	Y			*Signs will be determined in compliance by the Code Enforcement Office prior to being placed. "two signs reading "trucks entering roadway ahead" will be placed on Branch Rd north and south of the woodlot access road. These are temporary portable signs and will be removed at the conclusion of the harvesting operations."
§ 145-41. Light and glare.		Application Meet Requirements			
		Yes	No	NA	Comments
	Exterior illumination shall be designed to minimize glare and to minimize the illumination of abutting lots or streets. Any illumination or reflected light or glare which would impair the vision of vehicle drivers is prohibited.			NA	No exterior illumination will be used for the timber harvest.
§ 145-42. Erosion and sedimentation control. [Amended 4-27-2007]		Application Meet Requirements			
		Yes	No	NA	Comments
	Earthmoving operations associated with development construction activities shall be conducted in a manner to prevent or minimize erosion and sedimentation of surface waters in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. Location of structures and streets shall be designed using the existing topography in a manner which avoids slope modifications which could expose areas of soils to erosion or which could jeopardize the slope stability.	Y			Standard terms and conditions of the Town of Wells must appear on the plan to be approved and signed.

Town of Wells, Maine Review Checklist

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

§ 145-43. Stormwater management. [Amended 4-27-2007]					Application Meet Requirements				
					Yes	No	NA	Comments	
Stormwater runoff shall be managed and directed through surface or subsurface drainage systems in accordance with Chapter 202-12F(4) General Standards of the Wells Municipal Code (wherein the word "site plan" shall be substituted for "subdivision"). Stormwater retention practices shall be employed to minimize impacts on neighboring and downstream properties. In areas of aquifer recharge, stormwater infiltration (after separation of leachable harmful substances) shall be required. Where retention/infiltration is unwarranted or unfeasible, off-site improvements to natural or man-made drainage systems may be necessary to increase capacity and prevent erosion at the developer's expense. The natural state of watercourses, swales or floodways shall be maintained.					Y			No impacts to stormwater proposed. See <u>recommend note 4.</u>	
§ 145-44. Vision obstructions at intersections.					Application Meet Requirements				
					Yes	No	NA	Comments	
All corner lots shall be kept clear from visual obstructions higher than three feet above ground level for a distance of 25 feet or a distance equal to the required building setbacks from the streets, whichever is less, from the intersection, measured along the intersecting lot lines.					Y			Existing woodlot road is shown on the parcel. Branch Rd and Crossing Rd are labeled. Branch Rd speed limited is noted as 40 MPH. Site distance is drawn on to show 400+ feet in either direction onto Branch Rd exists.	
§ 145-45. Noise.					Application Meet Requirements				
					Yes	No	NA	Comments	
A.	Permitted sound-pressure levels. The maximum permissible sound-pressure level produced by any activity (existing or future) on a lot shall not exceed the following limits measured at any lot line of any receiving lot at a height of at least four feet above the ground surface:				Y			If in the event noise levels generated from this parcel are a concern the property owner is responsible for performing the necessary tests as outlined in this section to determine sound pressure levels. If violations are made the problem shall be promptly corrected.	
Sound Pressure Level Limits									
		7:00 am to 10:00 pm		10:00 pm to 7:00 am					
	District	dB(A)	dB(C)	dB(A)	dB(C)				
	LI&QM	70	82	60	70				
	GB&BB	65	75	55	58				
	All others	60	70	55	58				

Town of Wells, Maine Review Checklist

Page 11 of 13

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

	(1)	Where the emitting and receiving premises are in different zones, the limits governing the stricter zone shall apply to any regulated noise entering that zone.			
	(2)	In any one day the sound-pressure levels emitting from a lot may exceed the above standards by 10 dB(A) for a single period not exceeding 15 minutes.			
B.		Noise shall be measured with a sound-level meter meeting the standards of the American National Standards Institute (ANSI SI 4-1983, American Standard Specification for General Purpose Sound Level Meters). The instrument shall be set to the A- or C-weighted scale and the meter to the slow response. Measurements shall be conducted in accordance with ANSI SI 2-1962, American Standard Meter for the Physical Measurements of Sound. [Amended 4-16-1999]	Y		
C.		Exemptions. The following shall be exempt from standards of Subsection A:			
	(1)	Natural phenomena.			
	(2)	Any siren, whistle, bell or other signal lawfully used by emergency vehicles or any alarm or warning device used in an emergency situation or to warn people of danger.			
	(3)	Warning devices required by the Occupational Safety and Health Administration or other governmental safety regulations.			
	(4)	Farming equipment or farming activity between the hours of 7:00 a.m. and 10:00 p.m.			
	(5)	Timber harvesting and milling (felling trees, removing logs from woods and sawing and milling into finished product) between the hours of 7:00 a.m. and 10:00 p.m.			
	(6)	Noise from domestic power equipment such as, but not limited to, chain saws, sanders, grinders, lawn and garden tools or similar devices operated between 7:00 a.m. and 10:00 p.m.			
	(7)	Noise generated by any construction or demolition equipment which is operated between the hours of 7:00 a.m. and 10:00 p.m.			
	(8)	Emergency maintenance, construction or repair work.			
	(9)	Noise created by refuse and solid waste collection between the hours of 7:00 a.m. and 10:00 p.m.			
	(10)	Noise created by any municipal-sponsored events, municipal beach cleaning, school sporting events, parades and Town-approved fireworks displays.			

Town of Wells, Maine Review Checklist

Page 12 of 13

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

D.	The removal or disabling of any noise-suppression device on any equipment is prohibited. Any noise-suppression device on equipment shall be maintained in good working order.				
E.	Enforcement. Notwithstanding § 145-63 of this chapter, this section may be enforced by any of the following methods:				
(1)	A violation of this section may be considered a land use violation and the enforcement procedures in § 145-63 may be invoked by the Code Enforcement Officer.				
(2)	A violation of this section may be treated as a civil violation as defined by 17-A M.R.S.A. § 4-B and enforced by a law enforcement officer according to the procedures specified in 17-A M.R.S.A. § 17 and Rule 80H of the Maine Rules of Civil Procedure.				
(3)	A violation of this section may also be considered the creation of a loud and unreasonable noise as prohibited by 17-A M.R.S.A. § 501 (Offenses Against the Public Order: Disorderly Conduct), provided that neither the Town of Wells nor any of its employees may initiate proceedings alleging a violation of both the Town ordinance and the state statute against the same person or persons for the same incident. [Amended 4-16-1999]				
§ 145-46. Utility distribution lines.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Review. Notwithstanding §§ 145-61 and 145-62, utility distribution lines are allowed in all zoning districts without a building or use permit.			NA	
B.	Dimensional requirements. The dimensional requirements of Article V and § 145-35J do not apply to utility distribution lines. [Amended 6-4-1996]			NA	
§ 145-47. Utility transmission lines.		Application Meet Requirements			
		Yes	No	NA	Comments
A.	Lot lines. For the purposes of Subsection C, the boundary lines of a utility transmission line right-of-way, whether the right-of-way is in fee simple ownership, a leasehold or an easement, are considered the lot lines of the right-of-way.			NA	
B.	Review. A utility transmission line is a permitted use in all zoning districts upon obtaining site plan approval from the Planning Board in accordance with the provisions of Article X.			NA	
C.	Dimensional requirements.			NA	

Town of Wells, Maine Review Checklist

Page 13 of 13

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

	(1)	Utility transmission lines must meet setback requirements from lot lines and water bodies to the greatest extent practical by the configuration of the utility corridor in which they are located and by the constraints of topography. With the exception of the setback from lot lines, the dimensional requirements of Article V do not apply to utility transmission lines. All aboveground portions of utility transmission lines shall comply with the setback requirements of Article V and § 145-35J.				
	(2)	In all zoning districts where the setback for structures is greater than 10 feet from any lot line, the setback for the underground portion of a subsurface transmission line may be reduced to 10 feet from any lot lines.				
	(3)	Subsurface and aerial utility transmission lines may be placed within the setbacks from any lot line abutting a street right-of-way provided no portion of a utility transmission line is placed between ground level and a height of 20 feet above the center line of the street within said setback. [Amended 6-4-1996]				
§ 145-47.1. Public Transportation Shelter. [Added 11-6-2007]			Application Meet Requirements			
			Yes	No	NA	Comments
Public transportation shelters may be placed within the ordinarily required setbacks as set forth in Article V.					NA	
§ 145-47.2. School Bus Shelter. [Added 11-6-2007]			Application Meet Requirements			
			Yes	No	NA	
A single school bus shelter which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot following staff review for traffic safety and road maintenance impact.					NA	