



Planning & Development
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Memo

Date: February 23, 2023 [updated March 29, 2023 after CEO inspection of property](#)

To: Code Office

From: Planning & Development

Re: [The Beaches Guestrooms and Cottages](#) (former Village Green Motel & Cabins) – Tax Map 117, Lot 53

Background:

The current property owner is 773 Post Road Wells, LLC. The property is currently known as The Beaches Motel & Cottages which is located off of 773 Post Road and is identified as Tax Map 117, Lot 53.

Due to recent research of the property for the upcoming Lodging License review, this memo has been updated to correct the number of existing/grandfathered lodging units on the property.

Property History & Description:

The property does not have Site Plan approval with the Town of Wells. The existing lodging facility is grandfathered in its non-conformities as it does not comply with the current Lodging Facility performance standards (145-52).

The parcel is 1.22 acres or approximately 53,143 SF in size. The parcel is located within the General Business District.

The current uses of the property consist of [two](#) year round [dwelling units \(two-family dwelling\)](#). The lodging facility office is also located adjacent to the dwelling units at the northwest corner of the property along Route One.

The [dwellings and office are](#) attached to a one-story, 1,772 SF motel building with 420 SF canopy which consists of [6 units](#) (8, 9, 10, 11, 12, and 14).

There are [7 “cabins”](#) on the parcel as well. The use of these units is unclear but believed to be motel units based on when they were originally built in 1975:

Cabin #1 is 260 SF with a 60 SF screened porch.

Cabin #2 is 260 SF with a 60 SF screened porch and a 20 SF utility storage space.

Cabin #3 is 460 SF with a 60 SF screened porch and a 6 SF utility storage space.

Cabin #4 is 300 SF with a 60 SF screened porch and a 6 SF utility storage space.

Cabin #5 is 360 SF.

Cabin #6 is 406 SF with a 54 SF screened porch.

Cabin #7 is 406 SF with a 54 SF screened porch.

Another building (newer motel label by Assessor Tax Card record built around 2003) is 2-stories with 350 SF per story and a 288 SF open porch per story and appears to consist of 4 motel units (175 SF per motel unit). *It is unclear why the addition of these 4 motel units did not trigger site plan approval.

The parcel has a pool with apron (approximately 964 SF in size) and associated pool shed. A privacy chain-link fence is also located around the cottage units (see attached aerial).

Total Uses on the property include:

- 2 dwelling units (two-family)
- 17 motel units

Density:

The parcel does not comply with the General Business District density requirements. The parcel is 53,143 SF parcel in net area.

20 motel units per acre requires 2,178 SF per unit. 1 dwelling requires 20,000 SF per unit.

20,000 SF for 1 dwelling unit
+ 20,000 SF for 1 dwelling unit
+ 21,780 SF for 6 motel units
+ 8,712 SF for 4 motel units
+ 15,246 SF for 7 motel-cottage units

85,738 SF total land area required for the above uses.

The above uses exceed the density requirements by 32,595 SF. The parcel appears to be grandfathered in the existing non-conforming density.

Lot Coverage:

From review of the 2012 aerial image of the property (attached) the parcel has the following coverage:

10,509 SF pavement/gravel/concrete
964 SF pool with apron
370 SF wall? along Route One
86 SF shed behind 4-unit motel building ***
7,442 SF in structure footprints

19,285 SF in total coverage

19,285 / 53,143 = 36% lot coverage. The General Business District permits a maximum of 65% coverage. Lot coverage for this property is currently conforming.

***the shed behind the 4-unit motel building appears to have been located on the property between 2007 and 2012. This shed was added without site plan approval.

Parking:

Based on the aerial image 12 angled spaces are designated and striped on the pavement. A 14' one-way travel aisle appears to exist. 7 additional spaces appear to be provided by gravel/stone or older pavement but are not striped. This is a total of 19 parking spaces.

The code requires: 2 spaces for **each** dwelling.
 1.1 spaces for each sleeping room for a lodging unit

It is unclear how many bedrooms are in each unit. The assumption will be all units are 1-bedroom based on the unit square footages. 10 motels and 7 cottages = 17 one-bedroom units. $17 \times 1.1 = 19$ spaces.

Two (2) spaces for **each** dwelling is 4 + 19 spaces for the lodging units require **23** spaces. The parcel is grandfathered in that it does not provide the required number of parking spaces.

Office/ Length of Stay Restrictions:

It is unclear what office hours are provided by this facility. The owner has identified the office to be located within the existing dwelling unit run by the property owner. It is not clear what provisions are made to reach motel management during off-hours.

It is unclear what length of stay restrictions apply to this parcel. The code does require check-in and check-out records to be maintained by the Beaches Motel & Cottages office and to have those records available for periodic inspection by the Town Code Enforcement Office. The Town asks that the property owner provide written documentation on how this facility operates its length of stay which is typically the 28-day rule for all units and a closure of the housekeeping cottage units from January 10th to April 1st of each year.

Fire Pit Inquiry in 2014:

The property owner resides on the parcel within the dwelling and plans to utilize the fire pit in the area shown (see attachment to 2014 memo) for his family's use. The fire pit is accessory to the dwelling use. It is recommended the owner consult with the Fire Department for any fire permitting or to address any safety concerns.

Site Plan Violations:

- 2003 4-unit motel building constructed without site plan approval?
- Shed located behind 4-unit building between 2007-2012 without site plan approval
- One of the dwellings appears to be offered as a lodging "suite" on the motel's website (see beachesofmaine.com) **This unit is a dwelling unit, not lodging.**
- Lot coverage was expanded:
 - Patio installed next to the pool shed between 2007-2012
 - a walkway was installed leading to the pool between 2012-2016
 - parking spaces were added between the pool and office between 2019-2022
 - landscaping removed from lodging facility 25' wide buffer and pavement added leading to 4-unit motel building between 2019-2022
 - landscaping (flowers, shrubs, lilac tree and various other trees removed along Route 1 from the 40' wide lodging facility buffer from Route One between 2019-2022.

Recommendations:

An as-built survey / Site Plan is necessary for the changes made to the property without site plan approval.