

Town of Wells, Maine Review Checklist

Project Name/District: Rolling Woods Preserve Subdivision – RA & Rural Districts- Tax Map 67, Lot 3

Date of Review: 01/05/23; 01/19/23; 08/03/23

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article VII
Performance Standards**

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements			
		Yes	No	NA	Comments
The purpose of this section is to allow, by Planning Board approval, the clustering of one- and two-family dwelling units. Clustering shall provide a more efficient use of land resulting in the preservation of natural land forms, wetlands, wildlife and waterfowl habitats, significant vegetation and agricultural lands, other natural resources, and historic sites. Notwithstanding other provisions of this chapter, the Planning Board may modify the dimensional requirements of this chapter as specified in this section to permit the clustering of one- and two-family homes. Such modifications shall not be construed as the granting of a variance to relieve hardship.					
A.	Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed. All areas of a cluster subdivision located within the Aquifer Protection District or the Shoreland Overlay District shall be dedicated as undeveloped open space. [Amended 6-14-2016]	Y			The subdivision is located within the RA and Rural District. None of the parcel area is located in the AP or Shoreland Overlay zones.
B.	Density. The maximum density of dwelling units permitted shall be the same as permitted in the district(s) in which the cluster development is located, unless density bonuses are granted in accordance with § 145-49D. To determine maximum density the following steps shall be taken:	Y			Proposed density is detailed on a table on sheet 2. Total parcel area is 1,018,078 SF. Area is RA zone is noted to be 949,492 SF. Less the outsale lot ROW, the 15% deduction is based on 931,836 SF. (15% deduction is 139,775 SF). $931,836 - 139,775 = 792,061$. $792,061 / 40,000 = 19.8$ dwelling units/lots. 17 lots/dwelling units are proposed. 50' wide ROW/utility easement serving outsale lot has been extended beyond the detention basin proposed on the outsale lot, as the outsale lot driveway cannot cross the basin. Outsale lot ROW area is 17,656 SF in area.
(1)	In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting 15% of the area of the lot to account for roads and parking.	Y			Total parcel area is 1,018,078 SF. Area is RA zone is noted to be 949,492 SF. Less the outsale lot ROW, the 15% deduction is based on 931,836 SF. (15% deduction is 139,775 SF). $931,836 - 139,775 = 792,061$. $792,061 / 40,000 = 19.8$ dwelling units/lots. 17 lots/dwelling units are proposed.

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	(2) A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.	Y			Total parcel area is 1,018,078 SF. 23.37 acres/ 1,018,078 SF would require = 356,327.3 SF (8.18 acres) or 35% open space. 8.38 acres or 35.87% of open space is proposed. See plan note 19 on sheet 1. Open space areas are divided into two areas. 20,587 SF (Area A) and 344,551 SF (Area B) for a total of 365,138 SF or 8.38 acres.																										
C.	Dimensional requirements.																														
	(1) The minimum lot sizes may be reduced to the following dimensions depending on whether or not served by public sewer: [Amended 6-14-2022]	Y			All lots to be located within the RA zone and not served by public sewer. <u>(Apply zoning requirements of RA zone 100 linear feet to the east per 145-19A).</u> All residential cluster lots shall be a minimum of 30,000 SF in area. On 2/6/2023 the Planning Board voted to grant lot size reductions from 40,000 SF minimum to 30,000 SF minimum.																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Served by Public Sewer</th> </tr> <tr> <th style="width: 50%;">Type of Dwelling</th> <th>RA, GB and RC Districts (square feet)</th> </tr> </thead> <tbody> <tr> <td>One-family Dwelling</td> <td align="center">10,000</td> </tr> <tr> <td>Two-family Dwelling</td> <td align="center">15,000</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <th style="text-align: center;">Type of Dwelling</th> <th>Rural District (square feet)</th> </tr> <tr> <td>One-family Dwelling</td> <td align="center">20,000</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Not Served by Public Sewer</th> </tr> <tr> <th style="width: 50%;">Type of Dwelling</th> <th>Rural District (square feet)</th> </tr> </thead> <tbody> <tr> <td>One-family Dwelling</td> <td align="center">40,000</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <th style="text-align: center;">Type of Dwelling</th> <th>RA and RC Districts (square feet)</th> </tr> <tr> <td>One-family Dwelling</td> <td align="center">30,000</td> </tr> </tbody> </table>	Served by Public Sewer		Type of Dwelling	RA, GB and RC Districts (square feet)	One-family Dwelling	10,000	Two-family Dwelling	15,000			Type of Dwelling	Rural District (square feet)	One-family Dwelling	20,000	Not Served by Public Sewer		Type of Dwelling	Rural District (square feet)	One-family Dwelling	40,000			Type of Dwelling	RA and RC Districts (square feet)	One-family Dwelling	30,000				
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		Yes	No	NA	Comments
(2)	The required setbacks from lot lines and from street rights-of-way within the cluster development may be reduced, but no structure shall be located within 15 feet of any lot line or within 20 feet of any street right-of-way within the cluster development.	Y			<p>Per 145-49C(2) lot line setbacks shall be a minimum of 15'. On 2/6/23 the Planning Board granted lot line setback reductions from 20 feet to 15 feet.</p> <p>Per 145-49C(2) the lot line abutting the proposed street within the cluster development can be reduced from 25' to 20'. Planning Board voted to grant street setback reductions from Rolling Woods Lane on 2/6/23.</p>
(3)	The required street frontage on a proposed private street may be reduced to no less than 50 feet. The required street frontage on a Town way may not be reduced, except lots within the Rural District may reduce street frontage on a Town way to no less than 150 feet. [Amended 6-14-2022]	Y*			<p><u>Per 149-49C(3) the residential cluster lots are permitted to reduce street frontage along a proposed private street may be reduced to 50 feet. Such reductions to be determined by the Planning Board.</u></p> <p>All 17 cluster lot proposed in the subdivision have frontage off of a proposed private street. Curve data labels added on sheet 2. <u>All lots appear to have a minimum of 50' of street frontage proposed.</u></p> <p>No cluster lots proposed to have frontage off of a Town way.</p>
(4)	When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required nonclustered setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development. [Amended 6-14-2022]	Y			<p>See note 15 on sheet 1. The cluster subdivision is located within the RA zone. Lot line setback requirements in the RA zone are 15'. 15 x 2 = 30'.</p> <p>A 30' wide setback/ no-cut buffer is required from abutting non-clustered residential lots.</p> <p>On 2/6/23 the Planning Board determined that the existing vegetation within the 30' wide no-cut buffers is sufficient for residential abutters.</p>

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		Yes	No	NA	Comments
(5)	When a cluster lot abuts a Town way, the setback from the street shall be twice the required noncluster setback of the district. The setback area shall be a no cut buffer of natural vegetation, or the Planning Board shall require natural evergreen plantings to establish a visual screen, except at driveway locations. Utility and driveway locations shall be combined as one location. [Added 6-14-2016; amended 6-14-2022]			NA	None of the proposed cluster lots have frontage along a Town way.
D.	Innovative open space bonus. At least 35% of the total parcel acreage in a cluster subdivision must be designated as open space and protected as such in perpetuity. At the discretion of the Planning Board the applicant may earn density bonuses in addition to the maximum density permitted in § 145-49B. The applicant may seek application of more than one density bonus as set forth below, and the total density bonus earned shall be cumulative. However, in no case shall the total density bonus allow the overall subdivision density to exceed the maximum density allowed in § 145-49B above by more than 25% in the rural areas and 50% in the growth areas as set forth in the Comprehensive Plan. Bonuses shall be allotted in whole lot increments only and shall not be rounded up. Density calculations, including all awarded open space bonuses, shall be shown on the subdivision plan.			NA	Sheet 2, Density Table states “No ‘Innovative Open Space Bonus’ Allotments (IAW 145-49D) are requested.”
(1)	An open space cluster plan that provides at least 50% of the total parcel acreage as open space, protected as such in perpetuity, may be awarded a density bonus of 10%. The purposes for which proposed open space areas will be used shall be fully documented by the applicant.				
(2)	An open space cluster plan that protects agriculturally valuable lands and provides for their use as such in perpetuity may be awarded a 5% density bonus. The open space land preserved for agricultural use must consist of at least 3.5 acres, and be land that has been historically farmed, or contain good soils for farming, and be reasonably accessible to receive a bonus. The instrument designating the land as agriculture use, acceptable to the Planning Board, may reasonably restrict the type or intensity of farming to occur to prevent nuisances. This provision only requires that permission be reasonably available so that validity of the bonus is not affected if agricultural uses are not pursued at any particular time.				

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(3)	An open space cluster plan that protects timber harvesting lands and provides permission for that use to continue in perpetuity may be awarded a 5% density bonus. The open space preserved for timber harvesting must include at least 10 contiguous acres and be land that has historically been forested, and must be reasonably accessible to receive a bonus. A forest management plan signed by a professional forester outlining proposed activities to ensure compliance with performance standards and regeneration requirements established pursuant to Title 12 M.R.S.A § 8869 must be submitted.				
(4)	An open space cluster plan that accomplishes either of the following: [Amended 6-14-2022]				
	(a) Protects valuable wildlife and environmental areas in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.				
	(b) Links dedicated open space to large parcels of adjoining dedicated open space to provide usable wildlife habitat or corridor connections between usable wildlife habitats in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.				
(5)	An open space cluster plan that allows public access to the open space may be awarded a density bonus of 5%. The nature of public access required to trigger this bonus is pedestrian traffic. The instrument granting access, acceptable to the Planning Board, may reasonably restrict the use of motorized vehicles.				
(6)	An open space cluster plan that preserves, and provides for their use as such in perpetuity, the Town's historic, traditional New England seacoast and rural community character and appearance by preserving and incorporating existing historic structures and natural features of historic significance may be awarded a density bonus of 5%.				
(7)	An open space cluster plan that effectively links large areas of the dedicated open space to adjoining dedicated open space may be awarded a density bonus of 5%.				

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(8)	An open space cluster plan that preserves scenic vistas especially toward the seacoast from Route 1 and along scenic corridors especially along Routes 1, 9, 109, and roads in rural areas may be awarded a density bonus of 5%.				
(9)	A "unit for unit" density bonus may be granted for open space cluster plans that include affordable housing for moderate-income buyers. For example, if 10% of the dwelling units in the project are affordable for moderate-income buyers then a density bonus of 10% may be awarded. The matching density bonus may be doubled for open space cluster plans that include affordable housing for low-income buyers. For example, if 10% of the dwelling units in the project are affordable for low-income buyers then a density bonus of 20% may be awarded.				
E.	Aquifer Protection District. Where the parcel is located in the Rural District and partially in the Aquifer Protection District the permitted density for that portion of the lot within the Aquifer Protection District may be applied to the portion of the lot located in the Rural District, provided that: [Amended 6-14-2022]			NA	The parcel is not located in the Aquifer Protection District
(1)	All land within the Aquifer Protection District shall be included within the common land or open space;				
(2)	All stormwater facilities and development shall be located outside the Aquifer Protection District. Stormwater undisturbed natural buffers may be located in the Aquifer Protection District.				
(3)	All stormwater detention facilities shall be located outside the Aquifer Protection District. Stormwater retention facilities may be located in the Aquifer Protection District.				
F.	Management of open space. The open space portion of the cluster development site shall be permanently dedicated open space by covenant recorded at the Registry of Deeds and shown on the recorded subdivision plans. No more than 2% of the open space shall be impervious surfaces that are accessory to the proposed use of open space (i.e., roads, parking areas, sheds, etc.), of which total structural coverage shall not exceed 600 square feet. Nonroofed or elevated structures (i.e., walking paths) are allowed. The designated open space shall not be used for additional building lots.	Y			Note 19 on sheet 1 states the Open Space shall be owned and managed by the Homeowners' Association. Use of passive recreation (walking paths) are permitted. Timber harvesting, tree clearing and soil disturbance in the open space is not permitted.
(1)	Prior to the sale of any lots, the open space shall be controlled by one or more of the following methods:				

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	(a) Ownership by an association of the owners of the dwelling units within the development;	Y*			Declaration/Homeowners Association documents provided <u>and to be reviewed by the Town Engineer.</u> Town Attorney review comments provided.
	(b) Ownership by an association of the owners of the dwelling units within the development with a conservation easement granted to the Town or recognized conservation organization;			NA	
	(c) Dedication to the Town as public open space; and/or			NA	
	(d) Transfer, with permanent restrictions, to a land trust or other recognized conservation organization.			NA	
	(2) The developer may structure the control of the common open space in one or more of the above methods. The Planning Board shall approve the arrangements for the ownership, control and maintenance of the common open space as part of the subdivision approval. No changes in use or management of the common open space shall be made without the approval of the Planning Board.				Declaration/Homeowners Association documents provided <u>and to be reviewed by the Town Engineer.</u> Town Attorney review comments provided.
G.	Homeowners' association management of open space. If the open space will be owned and/or managed by the owners within the cluster development, then a homeowners' association shall be created to own and manage the common lands and facilities. Covenants for mandatory membership in the homeowners' association, setting forth the owner's rights, interest and responsibilities, and providing for the assessment of lots or units to fund common expenses shall be required and approved by the Planning Board and shall be included in the deed for each lot. The documents shall also include a management plan for the common open space and facilities.	Y*			Declaration/Homeowners Association documents provided <u>and to be reviewed by the Town Engineer.</u> Town Attorney review comments provided.