

*Town of Wells, Maine
Code Enforcement Office*

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December 8, 2025

Memorandum For: Town of Wells, Planning Board (reference: 22 Laudholm Farm Rd. 147-013-Main)

Subject: Chapter 145 Land Use section 145-39, Off Street Parking

Per the request of the Planning Department and in accordance with Chapter 145-39D (1) Parking requirements for this type of Use is not listed.

The plan General Note #9b (3) iii Recreation Medium Intensity Commercial (Example: golf simulator).

Proposal of Golf Simulators (Remote Services).

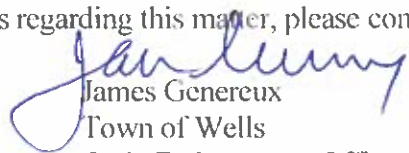
Unit – each unit is a total of 912 square feet (bathroom included). The request is for 2 units (1,824 sf) and 3 simulators in total. The units are proposed to be remote use with no employees on site. Additional items to consider. League play verse Casual Play, Peak Use times, Overflow & Guests. There is no Food or Drink services being proposed.

- Golf Simulator – Using AI calculations the common (Casual Play only) use with no variable (participant and guests) are 2 parking spots per simulator. A total of 6 parking spaces would be required.

Additional consideration if applicable: Leagues Play and Peak Use Times - another way to calculate if this is an option would be 5 spaces per 1,000sf, if this is a consideration each unit would require 5 spaces per unit or a total of 10 spaces for the two (2) units.

There are no employees being considered if there is then (1) additional parking space should be considered. There are no food or beverages being sold if this changes these factors could come from Chapter 145-39D. Handicap Parking space with signage needs to be considered per 145-39.

If you have any questions regarding this matter, please contact the undersigned.


James Genereux
Town of Wells
Code Enforcement Officer