

**An Ordinance to Amend Chapter 145-35 (General regulations) of the Code of the Town of Wells**

**NOTE:** Proposed additions to existing Code sections are underlined.  
Proposed deletions of existing Code sections are ~~crossed-out~~.  
Other sections of the Ordinance are unchanged.

**The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 145-35 (General regulations) of the Code of the Town of Wells” to read as follows:**

**Part 1:** § 145-35. General regulations.

N. The construction of any building addition, building replacement or new building greater than 400 square feet in floor area within 25 feet of a property line shall require a boundary survey plan of the property on which the building is to be located by a Maine licensed professional land surveyor. Lot corners along any public or private street shall be installed or replaced by stone bound monumentation.

**Part 2:** Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this \_\_\_\_ day of \_\_\_\_\_, 2026.

THE SELECT BOARD OF THE TOWN OF WELLS:

\_\_\_\_\_  
John MacLeod III

\_\_\_\_\_  
Avery Seuter

\_\_\_\_\_  
Kathleen Chase

\_\_\_\_\_  
Timothy Roche

\_\_\_\_\_  
James N. Smith