

**An Ordinance to Amend Chapter 145-35 (Rural District) of the Code of the Town of Wells
Special Provisions and Chapter 202-4 (Subdivision of Land) Definitions**

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-
(Rural District) of the Code of the Town of Wells Special Provisions and Chapter 202-4
(Subdivision of Land) Definitions” to read as follows:**

Part 1: § 145-30. Rural District.

G. Special provisions.

(1) Subdivisions.

- (a) All residential subdivisions containing more than four dwelling units shall be clustered on the site according to the provisions of § 145-49, Residential Cluster Development. The Planning Board may waive this requirement for projects containing fewer than 20 lots if it determines that clustering is not practical because of the configuration of the original lot or because of its natural features.
- (b) Subdivisions as multifamily developments are not allowed in the district.
- (c) ~~Minor s~~Subdivisions which do not require open space shall require twice the lot line setbacks. If a residential cluster development, all land within the Aquifer Protection District shall be included within the common land or open space.

Part 2: § 202-4. Definitions.

In general, words and terms used in these regulations shall have their customary dictionary meanings. More specifically, certain words and terms used herein are defined in Chapter **145**, Land Use, of the Wells Municipal Code, and those definitions are incorporated herein by this reference as follows:

SUBDIVISION, MINOR

Any subdivision containing not more than four lots ~~or dwelling units~~ and in which no street is proposed to be constructed.

Part 3: 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