

An Ordinance to Amend Chapter 145-6 (Amendments) 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- 6 (Amendments) of the Code of the Town of Wells” to read as follows:

Part 1: Chapter 145. Land Use

Article I. General Provisions

§ 145-6. Amendments.

A. Initiation of proposed amendments.

(1) A proposed amendment to either the text of this chapter or to a zoning district boundary may be initiated by petition of at least 10% of the votes cast in the last gubernatorial election in the Town.

(2) Proposed amendments to the text of this chapter may be initiated by the Board of Selectmen, the Planning Board, or by an individual, corporation, or other entity having right, title and interest in property within the Town of Wells to be affected by said proposed amendment.

(3) Proposed amendments to a zoning district boundary may be initiated by the Board of Selectmen, the Planning Board, or by an individual, corporation or other entity having right, title, and interest in a property and concurrence from 75% of all properties that are the subject of the zoning district boundary amendment request.

H. Form of articles for Land Use Ordinance changes.

In the warrant, each article shall make reference to an appendix item, which shall describe the ordinance change and include all text stricken out, addition and replacement changes. Each article for Land Use Ordinance Changes shall contain the recommendations of the Board of Selectmen and the Planning Board both in the warrant and on the ballot. Each Land Use article on the ballot shall be worded as follows:

“Shall the Town of Wells hereby ordain and enact “An Ordinance to Amend Chapter _____ of the Code of the Town of Wells to _____”

Board of Selectmen Recommends

(Yes/No)

(# For / # Against)

Planning Board Recommends

(Yes/No)

(# For / # Against)

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