

An Ordinance to Amend Chapter 145-35 (General Regulations) of the Code of the Town of Wells to Require Surveyor Certification in Certain Circumstances

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 Require Surveyor Certification in Certain Circumstances” 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 5 feet of a property line or street right-of-way setback shall require a certification by a Maine licensed professional land surveyor stating that the new building meets setbacks and the two nearest lot corners have existing monumentation or if monumentation is missing, a stone bound monument has been installed.

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