



TOWN OF WELLS

208 Sanford Road
Wells, Maine 04090

Offices of the
Town Manager and
Board of Selectmen

Tel: (207) 646-5113
Fax: (207) 646-2935
TDD (207) 646-7892
www.wellstown.org

AGENDA SELECTMEN'S MEETING (ZOOM) Tuesday, January 19, 2021

Zoom link for attendees:

https://us02web.zoom.us/webinar/register/WN_hzxPuvqzSySf6edJq3d54w

5:00 PM – EXECUTIVE SESSION to discuss Personnel Objectives per M.R.S. 405(6)(A)

6:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Brian Marraffa, dba: B At Your Disposal, 20 Pierce Avenue, Sanford, application for a Solid Waste Disposal License. (R)
2. Casella Waste Services, dba: Pine Tree Waste/BBI/Oceanside, 87 Pleasant Hill Road, application for a Solid Waste Disposal License. (R)
3. Richard M. Varano, dba: Varano's, 60 Mile Road, Wells, application for a full-time Malt, Wine and Spirituous Liquor License. (R)
4. Good News
5. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.

2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
 - a) Discussion, update and action on Budget Review Process.
 - b) Discussion and action on memorial donations to Forbes Park.
 - c) Discussion and action on proposed Ordinance Amendment to Chapter 145-52, Lodging Facilities, regarding sprinkler system and landscape buffer requirements.
 - d) Discussion and action on proposed Ordinance Amendment to Chapter 145-24, Residential-Commercial District, regarding Restrictions in the RC Zone.
 - e) Northern New England Telephone Operations LLC, application for a Pole Location Permit, for one pole to be located 115' North from Pole #26 on Meetinghouse Road.
 - f) Northern New England Telephone Operations LLC, application for an Underground Location Permit for 5 pads to be located 700' North from Pole #16 on Island Beach Road.
 - g) Discussion and action on accepting donations and bequests.
 - h) Discussion and action on approving minutes of January 5, 2021 Selectmen's meeting (5 mins.).

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Adjournment



Planning & Development
 208 Sanford Road, Wells, Maine 04090
 Phone: (207) 646-5187, Fax: (207) 646-7046
 Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: January 14, 2021
 To: Board of Selectmen
 From: Planning Office
 Re: Ordinance Change Proposals

Background:

This is an item that the Code and Planning Office have wanted to clarify for some time. The Lodging Advisory Committee has reviewed and support the proposed changes.

Proposal: **Revise 145-52, Lodging Facilities**

Issue 1: Currently all buildings of a Hotel/Motel facility are required to be constructed with a sprinkler system including detached accessory buildings such as sheds and gazebos. Clarification is needed to only require sprinkler systems within buildings containing the Hotel/Motel units, see proposed addition to 145-52.I.(8)

(8) All buildings with Hotel/Motel units shall be constructed with sprinkler systems.

Issue 2: The landscape buffer requirements need clarification, see proposed changes to 145-52.I.(4):

(4) There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines of natural or planted vegetation.

(a) The buffer shall create a visual screen to existing residential uses.

(b) An access road or path may be allowed to cross the buffer.

(c) The buffer shall be approved by the Planning Board.

(d) The buffer composition shall be at the discretion of the Planning Board.

See attached changes in context of the ordinance.

Chapter 145. Land Use

Article VII. Performance Standards

§ 145-52. Lodging facilities.

- I. Hotel/motels shall meet the following criteria:[Added 11-5-2013]
 - (1) A minimum lot size: three acres of net area.
 - (2) A minimum of 20 hotel/motel units in a single building.
 - (3) A minimum buffer between any street right-of-way which meets or exceeds the following:
 - (a) For a one-story building, a minimum setback of 40 feet;
 - (b) For a two-story building, a minimum setback of 60 feet;
 - (c) For a three-story building, a minimum setback of 80 feet;
 - (d) The buffer shall consist of trees, shrubs, plantings, grass, and mulch areas;
 - (e) Non-vegetated features such as access roads, walkways, and trolley stops may be allowed in the buffer;
 - (f) Two handicap-accessible parking spaces may be allowed in the buffer; and
 - (g) The buffer shall be approved by the Planning Board.
 - (4) There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines of natural or planted vegetation.
 - (a) The buffer shall create a visual screen to existing residential uses.
 - (b) An access road *or path* may be allowed to cross the buffer.
 - (c) The buffer shall be approved by the Planning Board.
 - (d) The buffer composition shall be at the discretion of the Planning Board.*
- (5) A hotel/motel office shall be provided.
- (6) Three-story buildings shall enclose all stairways.
- (7) All facilities shall be connected to public water and public sewer systems.
- (8) All buildings *with Hotel/Motel units* shall be constructed with sprinkler systems.
- (9) Kitchen facilities are permitted in the hotel/motel units.
- (10) Only gas fireplaces shall be permitted.
- (11) Only one manager's dwelling unit may be permitted.
- (12) The hotel/motel unit deck or enclosed porch shall not be insulated or climate controlled.

CA72-d



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: January 14, 2021
To: Board of Selectmen
From: Planning Office
Re: Ordinance Change Proposals

Background:

This is an item that a property owner raised regarding restrictions in the RC Zone across from the elementary school. The owner would like to establish a day care facility. The state regulations require an outdoor play area to be provided. The Town ordinance restricts outside businesses in the RC Zone, *"All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths, shall be located entirely within an enclosed structure."*

Proposal: Revise 145-24

Option 1: Allow outside uses everywhere in the RC Zones but with a 5,000 sf limit and required screening.

- G. Special provisions.
 - (3) All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths, shall be located entirely within an enclosed structure or within a fenced in and/or buffered area not to exceed 5,000 square feet. Buffered area shall mean vegetative screening or solid fence as approved by the reviewing authority.

Option 2: Propose the same change but limit it to the RC Zone between I-95 and Route One.

- G. Special provisions.
 - (3) All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths, shall be located entirely within an enclosed structure or if located within the RC District east of I-95 and west of Route One and enclosed within a fenced in and/or buffered area not to exceed 5,000 square feet. Buffered area shall mean vegetative screening or solid fence as approved by the reviewing authority.

Option 3: Propose the same change but limit it to Day-Care home and Day-care center/nursery school uses.

G. Special provisions.

(3) All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths, or day-care uses with a fenced in and/or buffered area not to exceed 5,000 square feet (Buffered area shall mean vegetative screening or solid fence as approved by the reviewing authority), shall be located entirely within an enclosed structure.

Option 4: Do nothing, keep existing ordinance.
