



**Planning & Development**  
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**Memo**

Date: January 12, 2022

To: Planning Board and Board of Selectmen

From: Planning Office

Re: Ordinance Change Proposals – Residential Cluster Development Standards

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**Background:**

The Board of Selectmen and the Planning Board have scheduled a joint workshop meeting to discuss recommendations on the changes to the existing Residential Cluster Development requirements. Several possible changes have been proposed by either or both Boards. The joint workshop goal is to brainstorm the changes and come to some consensus that can be placed on the June 2022 Town Meeting for possible approval by the voters.

**Considerations:**

Item 1: **Minimum lot size** requirements if not served by public sewer are currently 20,000 SF. An increase in minimum lot size to 40,000 SF if not served by public sewer to be considered. Another option could be 30,000 SF if served by municipal water or sewer service.

Item 2: **Density calculation** for a residential cluster development currently requires a 15% deduction of the parcel's net area to account for roads. A consideration to increase the deduction to 25% to account for roads and unsuitable land to be discussed.

Item 3: **Street Frontage** for Lots within a residential cluster development are permitted to have frontage on Town streets. A restriction could be proposed to prohibited cluster lots from accessing Town streets or to use street frontage on Town streets. An alternative proposal could be to continue to allow cluster lots to have frontage on a Town street but to increase the minimum street frontage requirements to 150 or 200 feet.

Item 4: **Buffers** along Town streets could be increased or more defined as no cut and providing a visual screen.

Item 5: **Multi-Family** Development standards should also be considered for change as well regarding density to match/coincide with the Cluster requirements. Currently no land deductions apply but all density bonuses are possible.

Item 6: **Density Bonuses** – should any changes or eliminations be considered? One change that is needed is to clarify density when a portion of the project is located within the Aquifer Protection District, 145-49.E.

**Any other changes to be considered.**

**Impacts to also Consider:**

How will active subdivision applications be addressed.

- Several Sketch plans have been received but are on hold due to snow conditions.
- Law states that an application can be vested if considered as “pending”. Pending means has received a substantial review,  
*a substantive review of an application for a license or permit required by law at the time of application shall consist of a review of that application to determine whether it complies with the review criteria and other applicable requirements of law.*  
Typically, substantial review is considered when an application has been deemed complete by the reviewing authority or when a public hearing has been conducted.
- Several applications have received preliminary approval and are vested/grandfathered already.