

**An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells  
to Extend Occupancy Time Limits on Certain Seasonal Lodgings  
to Compensate for Time Lost as a Result of the COVID-19 Pandemic**

**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 (Land Use) of the Code of the Town of Wells to Extend Occupancy Time Limits on Certain Seasonal Lodgings to Compensate for Time Lost as a Result of the COVID-19 Pandemic” to read as follows:

**Part 1:** Section 145-10, entitled “Definitions” is hereby amended as follows:

HOUSEKEEPING COTTAGE

A one-story building containing a single unit made up of a room or group of rooms containing facilities for eating, sleeping, bathing and cooking rented to transient guests for a period usually not exceeding 28 days. Such a unit shall not be occupied between January 10 and April 1, except that said units can be occupied in 2020 until FILL IN DATE, and in 2021 between FILL IN DATE and FILL IN DATE to account for the occupancy lost during 2020 as a result of the COVID-19 pandemic.

SEASONAL COTTAGE

A one-story building containing a single unit made up of a room or group of rooms containing facilities for eating, sleeping, bathing and cooking and that is not occupied and to which water service is turned off between November 1 and April 30, except that said units can be occupied in 2020 until FILL IN DATE, and in 2021 between FILL IN DATE and FILL IN DATE to account for the occupancy lost during 2020 as a result of the COVID-19 pandemic.

**Part 2:** Section 145-52, entitled “Lodging facilities” is hereby amended as follows:

G. Seasonal cottage facility.

(4) All seasonal cottages in a seasonal cottage complex shall be closed and the water service to the units turned off between November 1 and April 30 of the following year, except that said units can be occupied in 2020 until FILL IN DATE, and in 2021 between FILL IN DATE and FILL IN DATE to account for the occupancy lost during 2020 as a result of the COVID-19 pandemic.

**Part 3:** Section 145-50, entitled “Tent and recreational vehicle parks” is hereby amended as follows:

Tent and recreational vehicle parks shall conform to the minimum requirements imposed under state licensing procedures and the following standards:

A. Parks shall be open only between April 15 and October 31, inclusive, except that said units can be occupied in 2020 until **FILL IN DATE**, and in 2021 between **FILL IN DATE** and **FILL IN DATE** to account for the occupancy lost during 2020 as a result of the COVID-19 pandemic. Except as specified herein, ~~F~~from November 1 of one year to April 14 of the following year, no person shall occupy any site, the water services to all sites shall be turned off or disconnected, and the electrical service to all sites shall be turned off or disconnected.

**Part 4:** Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this 12<sup>th</sup> day of May 2020.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

\_\_\_\_\_  
Karl Ekstedt

\_\_\_\_\_  
Kathleen Chase

\_\_\_\_\_  
Timothy Roche

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John K. MacLeod, III

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Sean P. J. Roche