



Planning & Development
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Memo

Date: August 4, 2020

To: Board of Selectmen

From: Planning Office

Re: Ordinance Change Proposal – Accessory Dwelling Units

Background:

The Board of Selectmen and the Planning Board have conducted workshops to review a proposed change to the Accessory Dwelling Units Ordinance. Accessory dwelling units (ADU's) are small studio apartments that are allowed when added to an owner occupied dwelling. The current ordinance does not allow ADU's in the Residential B, Residential D or Beach Business Districts and does not address parking requirements.

An analysis of sample locations in each zone was conducted, see GIS plots and minimum ordinance requirements in each zone attached to the July 30th memo. More properties meet zoning requirements for lots than previously thought. The limiting factor of permitting an ADU may be the ability to add parking spaces and still meet lot coverage restrictions. An up to date boundary survey for each lot will most likely be required in these zones in order to prove these requirements are and can be met.

Proposal: Revise 145-55 to eliminate the existing exception to allow accessory dwelling units in all districts. Add a minimum parking requirement.

Reasons: Many home owners have inquired over the years why these units are allowed everywhere else in the Town except for the Residential B or D or Beach Business Districts.

Intent: The changes would allow in all Districts. All the existing restrictions would remain. Parking requirements would need to be addressed by the home owner.

Update: The Planning Board conducted a public hearing on August 3, 2020. No one from the public had any questions. The Planning Board workshopped the proposed ordinance change and voted to recommend to the Board of Selectmen to place the ordinance change on the November ballot for consideration by the voters of Wells.

The Board of Selectmen to consider scheduling a public hearing on August 18, 2020.