



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: August 4, 2020

To: Board of Selectmen

From: Planning Office

Re: Ordinance Change Proposal – Lodging Facilities Season Extension

Background:

The Board of Selectmen requested that the Lodging Facilities Advisory Committee (LFAC) review a proposed change to extend the season for lodging facilities (Seasonal Cottages/Housekeeping Cottages and RV Parks) in order to give some relief to the COVID 19 closures earlier this year. The Planning Board was also requested to review the possible changes and schedule a public hearing.

Proposals: Revise 145-52 to change the beginning occupancy date of seasonal cottages from May 1 to April 15 for 2021 and 2022.

Or, revise 145-52 and 145-50 to allow the beginning occupancy date of seasonal cottages and RV parks to April 1 for 2021 and 2022.

LFAC Recommendation:

Due to the limited change and issues with the facilities' infrastructure to open early, the LFAC voted to recommend no change to the current ordinance. The rationale for the motion was that a change would help only a small number of our lodging facilities. The pandemic has affected everyone, including shops and restaurants, and there is no way to make up for lost time and revenue.

Planning Board Recommendation:

The Planning Board reviewed the proposed ordinance change on their August 3rd meeting. The Planning Board voted in agreement with the LFAC recommendation that the ordinance change should not be moved forward to Town vote. The Planning Board also voted to conduct a public hearing on August 17th if the Board of Selectmen chooses to pursue the ordinance changes for the November ballot.

The Board of Selectmen should consider if any ordinance changes are to be considered and whether to schedule a public hearing on August 18, 2020.