

**An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells
to Extend Occupancy Time Limits on Certain Seasonal Accommodations in 2021 and 2022
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 Accommodations in 2021 and 2022 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:

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 may be occupied between April 1 and October 31 in 2021 and 2022 only, 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: (i) said units may be occupied between April 1 and October 31 in 2021 and 2022 only, to account for the occupancy lost during 2020 as a result of the COVID-19 pandemic; (ii) any such extension in occupancy during 2021 and 2022 shall not constitute a change that would require an amendment to an approved site plan; and (iii) in the event that an existing approved site plan for any seasonal cottage complex provides for longer occupancy periods than those specified herein, the more generous shall prevail.

H. Housekeeping cottage complex conversion to seasonal cottage complex.

(2) A housekeeping cottage complex existing on January 1, 2003, may be converted to a seasonal cottage complex by applying to the Staff Review Committee for a change of use, following the procedures and requirements of Article X, Site Plan Approval.

(a) A note shall be added to the plan that states "All units shall be closed and water service to the units shall be turned off from November 1 through April 30 of the following year;" except that if said plan is approved between November 3, 2020 and October 31, 2022, then the note on the plan shall read as follows: "All units shall be closed and water service to the units shall be turned off from November 1 through April 1 of the following year."

(b) If the complex is held in a condominium form of ownership, a copy of the condominium documents must be supplied, a current list of owners and a letter from the board of directors requesting the change of use.

Part 3: Section 145-50 Tent and recreational vehicle parks

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. 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. Except that: (i) said sites may be occupied between April 1 and October 31 in 2021 and 2022 only, to account for the occupancy lost during 2020 as a result of the COVID-19 pandemic; (ii) any such extension in occupancy during 2021 and 2022 shall not constitute a change that would require an amendment to an approved site plan; and (iii) in the event that an existing approved site plan for any Tent and recreational vehicle park provides for longer occupancy periods than those specified herein, the more generous shall prevail.

Part 4: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting and shall sunset and no longer be in effect as of November 2, 2022.

Given under our hands this _____ day of August 2020.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

Karl Ekstedt

Kathleen Chase

Timothy Roche

John K. MacLeod, III

Sean P. J. Roche