

**An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells
to Add Definitions and to Add Hotel/Motel Seasonal Worker Housing Performance
Standards**

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 Town of Wells to Add Definitions and to Add Hotel/Motel Seasonal Worker Housing Performance Standards” to read as follows:

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

§ 145-10. Definitions.

HOTEL/MOTEL WORKER – any person who is employed by a Hotel/Motel employer to provide services at the Hotel/Motel where the Hotel/Motel Worker is to be housed.

HOTEL/MOTEL EMPLOYER – any person who owns, controls, or operates a Hotel/Motel in the Town of Wells and includes any person or contractor who, in a managerial, supervisory, or confidential capacity, employs Hotel/Motel Workers to provide services at a Hotel/Motel in conjunction with the Hotel’s purpose.

HOTEL/ MOTEL WORKER HOUSING UNIT– a hotel/motel unit that is occupied by a maximum of two hotel/motel workers per a one bedroom hotel/motel housing unit or four hotel/motel workers per a two bedroom unit that contains sleeping, bathing, sanitary and kitchen facilities.

Part 2: Article VII. Performance Standards, § 145-52.1, entitled “Hotel/Motel Seasonal Worker Housing” is hereby added as follows:

§ 145-52.1. Hotel/Motel Seasonal Worker Housing.

- A. To increase the availability of housing for employees of hotels/motels, any hotel/motel shall be allowed to house employees on-site seasonally subject to the following performance standards:
1. A maximum of one hotel/motel unit per 10 hotel/motel units may be utilized as a hotel/motel worker housing unit.
 2. A maximum occupancy of two hotel/motel workers per a one bedroom hotel/motel housing unit or four hotel/motel workers per a two bedroom unit is permitted. No guests or family members of hotel/motel workers shall occupy the hotel/motel worker housing unit.
 3. Any hotel/motel workers occupying a hotel/motel worker housing unit shall be employed by the Hotel/Motel employer as a full time employee, working a minimum of 30 hours per week.
 4. A hotel/motel worker housing unit occupied by a hotel/motel worker is not subject to check-in and check-out requirements or restricted to any length of stay or closure requirements.

5. The hotel/motel employer shall maintain records of all hotel/motel worker housing units occupied by hotel/motel workers. Records shall include when occupancy commences, when occupancy ends, the unit number, the name and payroll records of hotel/motel workers occupying a unit.
6. The hotel/motel worker housing unit shall consist of a hotel/motel unit that provides sleeping, bathing, sanitary and kitchen facilities.
7. The number of hotel/motel worker housing units shall be identified annually on the Lodging License application.
8. Employment information and payroll records shall be provided to the Town upon request.
9. A hotel/motel worker housing unit shall remain a hotel/motel unit subject to a lodging license and associated fees and inspections.
10. Occupancy of a hotel/motel unit by a hotel/motel worker shall only be allowed seasonally from April 1st through November 1st.

Part 3: Effective Date.

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

Given under our hands this ____ day of _____, 2025.

THE SELECT BOARD OF THE TOWN OF WELLS:

John MacLeod III

Scott DeFelice

Kathleen Chase

Timothy Roche

James N. Smith