

**An Ordinance to Amend Chapter 201 (Streets and Sidewalks) of the Code of the Town of Wells
to Revise General Provisions**

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 201 (Streets and Sidewalks) of the Code of the Town of Wells to Revise General Provisions” to read as follows:

Part 1: ~~§ 201-9, entitled “Effective date” is hereby amended as follows:~~

~~§ 201-9. Effective date.~~

~~The effective date of this article shall be July 1, 1994. Amendments shall be effective upon adoption, unless otherwise provided.~~

§ 201-10. Streets constructed after ~~July 1, 1994~~ July 1, 2025.

A. All street and related drainage plans shall be stamped and signed by a professional engineer registered by the State of Maine. The engineer's seal shall be affixed to all design drawings.

B. The minimum right-of-way width for all streets ~~except boulevards~~ shall be 50 feet. ~~The minimum right-of-way width for each lane contained in a boulevard shall be 20 feet and shall include the roadbed.~~ Access to street side embankments and drainage facilities shall be provided within the right-of-way or by access easements over the adjacent land. All such easements shall be shown on the design drawings.

C. All streets shall be designed in accordance with Article III, Specifications, of this chapter.

D. The roadway shall be centered within the right-of-way ~~unless otherwise authorized by the Road Commissioner~~ except for minor deviations not to exceed 10 feet that are due to existing conditions.

E. Any dead-end street shall ~~have a turnaround at its end which shall be a cul-de-sac having a paved area with an outside radius of 65 feet or another design approved by the Road Commissioner and the Fire Chief. Cul-de-sacs may have a center island, provided that the width of the paved area around the island shall be at least 25 feet, and provided that the center island will not obstruct the movements of emergency vehicles around the cul-de-sac~~ adhere to the following turnaround standards:

- (1) If serving street frontage for more than 7 lots, a cul-de-sac having a paved outside radius of 65 feet, paved width of 30 feet and a center island with an inside radius of 35 feet, provided the movements of emergency vehicles will not be obstructed five feet beyond the paved outside radius and five feet within the inside radius;
- (2) If serving street frontage for more than 4 but less than 8 lots, a cul-de-sac must be constructed of pavement having an outside radius of 52 feet and a solid interior provided the movements of emergency vehicles will not be obstructed five feet beyond the paved outside radius;
- (3) If serving street frontage for no more than 4 lots, a hammer head turn tee must be constructed with a road width of 24 feet gravel, two turn-tee heads 60 feet in length as measured from the intersection of the turn-tee and with intersection radii of 20 feet; and

- (4) If serving street frontage for no more than 2 lots and the street length is less than 150 feet, no turn around is required.

F. The minimum paved width of a roadway shall be 24 feet and shall be centered on a gravel base. ~~In a residential subdivision containing fewer than 15 lots, the width of the paved roadway may be reduced to 20 feet.~~ The minimum width of gravel base ~~in either case~~ shall be 30 feet.

(1) Private streets ~~in subdivisions~~ providing ~~access~~ street frontage to fewer than ~~six~~ five lots do not have to be paved, and the width of the gravel ~~base road may shall~~ be ~~reduced to 26~~ 24 feet.

~~(2) Private streets less than 1,000 feet in length which provide access to fewer than four lots do not have to be paved, and the width of the gravel base may be reduced to 20 feet.~~

~~(3)~~ Private streets built under the provisions of Subsection F will not be considered for acceptance as Town streets. If the private street is shown on a subdivision plan and/or a site plan, the plan or plans shall contain a note reflecting that the street is to be maintained to Town standards and will remain a private street in accordance with the terms of this article.

~~(4) The minimum paved width of a lane in a boulevard shall be 12 feet, centered on a gravel base, with a minimum width of 15 feet.~~

(3) Private streets shall be subject to a maintenance agreement between owners that use the street.

G. Roads in other developments ~~condominium projects~~, campgrounds (whether tent or RV), lodging facilities, affordable housing, multifamily developments, life care facilities, congregate care facilities, elderly housing, student and dormitory housing, and multifamily dwelling unit projects shall be built to the standards imposed by the Planning Board during the review process and shall not be offered to the Town for acceptance. Each approved subdivision or site plan for a ~~development of condominium projects~~, campgrounds (whether tent or RV), lodging facilities, affordable housing, multifamily developments, life care facilities, congregate care facilities, elderly housing, student and dormitory housing, and multifamily dwelling project shall contain a note that affords public notice that project roads are to be maintained to Town standards and will remain private and will not be considered for Town acceptance.

H. Private streets created prior to July 1, 2025 are legally nonconforming. Existing lots of record retain legally nonconforming street frontage on such streets. New lots created on legally nonconforming streets shall require the streets to be upgraded to meet the standards of §201-10. C, D, E and F.

Part 2: 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