

TOWN OF WELLS, MAINE
COMPREHENSIVE PLAN UPDATE REVIEW COMMITTEE
Meeting Minutes
Thursday, April 28, 2016 5:00 P.M.
Wells Public Library

Members Present: Town Manager Jon Carter, Town Engineer/Planner Mike Livingston, Code Enforcement Officer Jodine Adams, Selectman Kathy Chase, Conservation Commission representative Rocky Furman, citizen representative Edmond Pare', citizen representative Carol Simpson, Planning Board representative Charles Anderson, Meeting Recorder Cinndi Davidson

Excused: Luke Guerrette

1. Review of the April 14, 2016 minutes

The minutes were accepted as written. Passed unanimously.

2. Update on the survey results to date.

There are 330 on-line responses and about 200+ paper copies in the boxes. The results haven't changed since the last update. Shannon said there is no special code to let one person input the paper copies. She has tried Chrome and Windows Explorer.

3. Review possible goals to add regarding blasting, using the most recent ground water aquifer maps, and protection of high value groundwater resources, Sect VII, pg. 17

Mike has learned that MDEP does the surface water classification and testing with a report generated every two years. They also do groundwater testing. Mike's list of goals for groundwater protection were reviewed and will be included in Section VII.

4. Review-Roundtable of the portion of the Draft: Section VIII. Future Land Use-Pg.1-7

Carol suggested including a section on trail maintenance. Jon said this is part of implementation.

Carol asked about the regulation of open space. Mike said that in a subdivision, management/ownership could be either a homeowners association, deeding it to the Town, deeding it to a recognized conservation group, or the residents each owning a percentage. Provisions for the open space and any revisions must be approved by the Planning Board.

Mike distributed color maps of land use created by SMPDC. These are overlays, not changes to the zoning map. Other overlays can show critical areas, natural resources and habitats. One goal could be to increase the shoreland zone along brooks and streams. The coastal shoreland zone is 250'. Comparing the maps to the text in Section VIII, Zone 1 is coastal, from Route One to the ocean. Zone 2 is from the Turnpike to Route One and Zones 3, 4 and 5 are rural, west of the

Turnpike. Zone 1 is the most heavily developed area of town, and also the location of our marine resources.

Cluster developments and using wetlands as part of the density calculations are means of encouraging developers to preserve open space. Any changes to the land use ordinances have to be voted by the residents. Changes would be reviewed by the Planning Board and Selectmen before going to the voters.

5. Schedule next meeting.

Thursday, May 12 at 5:00 PM, probably at Town Hall. Finish the review of Section VIII.

Respectfully submitted:

Cinndi Davidson, Meeting Recorder

Accepted by:

Jon Carter, Town Manager