

TOWN OF WELLS, MAINE
COMPREHENSIVE PLAN UPDATE REVIEW COMMITTEE
Meeting Minutes
Thursday, May 12, 2016 5:00 P.M.
Wells Town Hall

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, Budget Committee representative Luke Guerrette

1. Review of the April 28, 2016 minutes

The minutes were accepted as written. Passed unanimously.

2. Survey Results

Ed has started entering the responses from the paper surveys. There is interest in waterslides and more family friendly activities. There were some objections to including mineral extraction with agriculture and forestry. Many people were concerned with the character of the town and the amount of development that is occurring. Mike and Jodine discussed earlier efforts to establish architectural standards for the Town, which have never been approved by the voters.

3. Continued discussion of the land use map.

Mike has added an overlay with the critical rural areas and their definitions as required by the State. High, medium and low density areas were reviewed. To meet the State's requirements we need to identify critical rural areas, rural areas and growth areas and include the definitions in the Comprehensive Plan. Mike noted that the areas along the Merriland River and Webhannet River should be called critical natural resources rather than critical rural areas. A zoning district is a line adopted by the Town; a land use map is a map of goals used for future planning. Mike discussed options for lot sizes, and clarified the density bonuses and cluster subdivisions. Lot sizes can decrease if water and sewer lines are extended into an area. Mike will add the same overlay information to the current zoning map.

4. Next Meeting: Thursday, May 26 at 5 PM in the new Littlefield Meeting Room.

Respectfully submitted:

Cinndi Davidson, Meeting Recorder

Accepted by:

Jon Carter, Town Manager