

TOWN OF WELLS, MAINE
COMPREHENSIVE PLAN UPDATE REVIEW COMMITTEE
Meeting Minutes
Thursday, June 30, 2016 5:00 P.M.
Wells Town Hall

Members Present: Town Manager Jon Carter, 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, Meeting Recorder Cinni Davidson

Guests: Lee Jay Feldman, SMRPD, and Phil Carey, Maine Planning

Excused: Town Engineer/Planner Mike Livingston

1. Review of the May 26, 2016 minutes. (The Committee did not meet on June 9.)

Motion by Kathy, seconded by Charles, to accept the minutes as written. Passed unanimously.

2. Good news

Jon reported that this Committee's original sunset was today. The Selectmen voted to extend it by 90 days to complete the project.

3. Q & A session with Lee Jay Feldman (SMRPD) and Phil Carey (Maine Planning)

~Future land use requirements:

Lee Jay discussed how the last plan was updated to reflect current conditions. The critical resource information is in the full plan. The implementation piece will contain all the goals, then the plan will be ready for adoption. In this update we need to address climate change, sea level rise, the Wells Harbor Management Plan and the Marsh Walk Study.

~State certification process

Jon asked about compliance with Section 208. Lee Jay said that step occurs when Phil reviews the finalized draft. One concern is, in the event of a law suit, how much our plan would have to comply with the state law. Phil said his role is advisory and when he reviews he looks for consistency. Larger communities with Planning Departments and zoning ordinances are expected to have a plan that is "consistent with the Growth Management Act." The zoning ordinance must be consistent with the Comprehensive Plan. Phil said it is preferable to have the future land use plan and the zoning maps mirror each other because there is less room for a challenge. The format is less important than the substance of the plan. It should show the areas where growth is being encouraged and where it isn't. Jodine noted that the Committee needs to decide what the

definitions should be, and the Committee should move on from Chapter 208 and change the areas as needed. Jon said the map was created based on a data set from the State and it reflects current data in Town. Kathy said the draft has to be finished before Phil reviews it. The map of future land use is different from the map of existing conditions. The current map applies until a new one is accepted.

Jon used the Section 3 map as an example. The Selectmen have said not to change the 2005 plan except to apply the data sets and the blueprint of the community going forward. Lee Jay read his narrative describing current uses and zoning, as well as future development. Phil said that in his review he looks for clear directions for the people who will work on the zoning ordinance. There can be critical resource areas within a land use district and the narrative would discuss how they are to be protected. Phil will review our plan before the Town adopts it in case he suggests any changes. Kathy asked about the history of our land use map. Mike, Jodine and Lee Jay put it together based on previous development patterns. Jon said we can put the land use map and zoning map together so people can compare them. Phil and Lee Jay advised that the Comprehensive Plan is not enforceable while the zoning ordinance is.

~Finalization process

Jon reviewed the next steps. The Committee has until September 30 to complete the review of the draft and submit their recommendations to the Selectmen. The State has 9 weeks (45 working days) to review what we submit, and we will make the necessary corrections during November-December. The Committee needs to develop a public awareness campaign for next spring to get this on the June 2017 Town Meeting ballot. Public hearings will be scheduled. Lee Jay said the implementation recommendations can be included as part of each chapter. The zoning map and ordinance changes will be part of implementation.

4. Survey Results

Jodine distributed copies of the survey results. Jon said most of the 893 responses were from older, year-round residents who are homeowners. The majority do not have school aged or older children living at home, and approximately 20% are not registered to vote. Jodine and Mike will compare the results of this survey to the previous one.

5. Schedule next meeting: Thursday, July 14 at 5 PM, location to be determined.

Respectfully submitted:

Cinndi Davidson, Meeting Recorder

Accepted by:

Jon Carter, Town Manager