

TOWN OF WELLS, MAINE
COMPREHENSIVE PLAN UPDATE REVIEW COMMITTEE
Meeting Minutes
Thursday, September 8, 2016 5:00 P.M.
Wells Town Hall

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

1. Review of the August 25, 2016 minutes.

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

2. Review public comments from the survey.

Ed reviewed the comments about the 3 most pressing issues. The next step will be to match the comments with the goals and policies to make sure everything is being addressed. We should include "no more cottages/condos" as a goal that has been met. From the comments, apparently people aren't aware that they are no longer allowed.

3. Review revised Section 8 of the Plan

The Coastal Zone has been renamed Seaside Area.

Page 2 under Future Region Use & Zoning, add "an increase in building height restrictions should be considered due to flood elevation impacts."

Page 7 the large unforested freshwater wetlands include The Heath which is designated RP.

4. The notes from Mike's meeting with the Conservation Commission were reviewed.

~Density bonuses for cluster subdivisions were discussed. Mike will draft a goal for a sliding scale of bonuses and review it with the Planning Board. We don't want to risk lawsuits—the Planning Board would have to be able to justify each % bonus that they grant.

~Open space: the Town doesn't want to be responsible for the open space in subdivisions. There should be a HOA or easement to a conservation organization to manage the open space.

~#3 &4 Smaller brooks on the USGS map should be included in the Shoreland zone.
Mike will draft some language.

~Items 5 and 7 have been accomplished.

~#6 will be included with the goals.

~#9 Topography: both vertical and horizontal distances in Shoreland Zones should be considered.

5. Last meeting is scheduled for September 22:

~Full color maps will be available,

~Mike will draft a goal for the appearance of commercial facilities

~A vote from the Committee to the Selectmen to move it forward, with recommendations for marketing the updated Plan to the residents

Respectfully submitted:

Cinndi Davidson, Meeting Recorder

Accepted by:

Jon Carter, Town Manager