

**Town of Wells**  
**2016 Comprehensive Plan Update**  
**Inventory**  
**Table of Contents**

**Part 1:**

- I. Historic and Archaeological Resources by SMPDC
  - Early History
  - Types of Resources for Growth Management Planning
  - Historic Resources and Structures
  - Local Historic Preservation
  - Perkins Cove/ Mousam River Heritage Coastal Area
  - Archaeological Resources
  - Prehistoric Archaeological Sites
  - Cultural Resources
  - Town of Wells Cemetery List
- II. Year-Round Population Trends by SMPDC
  - Age of Population
  - Year-Round Population Forecasts
  - Seasonal Population Forecasts
  - Graphic Profile
  - Demographic and Income Profile
- III. Local Economy by SMPDC
  - The Wells Labor Force
  - Unemployment Rate
  - Commuter Trends
  - The Employment Base of Wells
  - Retail Sales
  - Wells Employees by Industry
  - Wells Major Employers Data
  - Wells Commuting Data
  - Wells Taxable Retail Sales
  - Unemployment Rates
  - Assessed Valuation and Tax Rate
  - Operating Revenues and Expenditures
  - Debt
  - Property Tax Levy Limit
  - Investment Policy
  - Fund Balance Policy
  - Capital Improvement Plan
    - Town 2015 CIP Proposed Budget
- IV. Housing by SMPDC
  - Household Change
  - House Stock Characteristics
  - Housing Conditions
  - Housing/Affordability
  - Households In Need of Affordable Housing
  - Future Affordable Housing Needs

**Town of Wells**  
**2016 Comprehensive Plan Update**  
**Inventory**  
**Table of Contents**

- Statistical Analysis
- Wells Village Land Use Policies Study by Sustain Southern Maine, 2013
- Workforce Housing Charrette by Workforce Housing Coalition, 2013
- Housing Facts for York County by Main State Housing Authority
- V. Land Use by SMPDC
  - Residential Development
  - Commercial/Industrial
  - Open Space, Recreation & Natural Resource Land Use
  - Land Use and the Transportation Connection
  - Land Use and Sea Level Rise
  - Future Land Use Regions
- VI. Transportation by SMPDC
  - Introduction
  - Wells' Transportation System Users
  - The Wells Road Network
    - Road Maintenance
    - Functional Classification
    - Local Roads Assistance Program
    - Capital Improvements
    - Maine DOT Work Plan
    - Municipal Partnership Initiative
    - Maine DOT Map Viewer
    - Maine DOT Highway Corridor Priorities
    - Maine DOT Customer Service Levels
    - Traffic Volumes
    - Road Safety
    - Access Management
  - Corridor/ Transportation Studies
    - Wells Town Center Development Plan, 2002
    - Route 109 Corridor Study, 2004
    - HUD Center of Opportunity, 2013
    - Central York County Connections Study, 2012
  - Bridges, Sidewalks, and Bicycle Routes
    - Bridges
  - Pedestrian & Bicycle Infrastructure
    - Trails
    - Pedestrian Network
    - Bicycle Network
  - Parking
  - Other Modes of Transportation
    - Public Transportation
    - Rail
    - Air
  - Maine DOT Access Management Program Map
  - Bridge Maintenance List

**Town of Wells**  
**2016 Comprehensive Plan Update**  
**Inventory**  
**Table of Contents**

- Maine DOT State Compact Area Map
- Traffic Counts
- Downeaster Data
- VII. Critical Natural Resources by SMPDC
  - Topography
  - Soils
  - Wetlands
  - High Value Wildlife and Fisheries Habitat
  - Scenic and Coastal Areas
  - Floodplains
  - Climate Change
  - Marine Resources/ Harbor Facilities
  - Open Space
  - Watersheds
- VIII. Health, Wellness & Community Services by SMPDC
- IX. Public Facilities by SMPDC
  - Town Hall
  - Fire Department
  - Police Department
  - Wells EMS
  - Public Works
  - Transfer Station
  - Library
  - Education
  - Cemeteries
  - Harbor
  - Wastewater Treatment System
  - Water Service
- X. Maps by SMPDC, 2012-2014
  - KKWWD Service Area Map
  - KKWWD District Owned Watershed Lands
  - Water Distribution and Wastewater Collection Systems
  - National Wetlands Inventory
  - NRCS Soils
  - Watershed Drainage Divides
  - FEMA FIRM
  - Lodging Properties
  - Conserved Lands (aerial)
  - Conserved Lands
  - Wildlife Habitats
- XI. Comprehensive Plan Survey and Results
  - 2014 Survey and Results
  - 2016 Survey and Results
- XII. Significant Sand and Gravel Aquifers Map
- XIII. Beginning with Habitat

# Town of Wells

## 2016 Comprehensive Plan Update

### Inventory

### Table of Contents

- Kennebunk Plains and Wells Barren Habitat Information
  - Mount Agamenticus Habitat Information
  - Wells and Ogunquit Marsh Habitat Information
  - Beginning with Habitat Maps
- XIV. Public Poll Overview on Climate Change, NECAP

#### Part 2:

- XV. Maine Healthy Beaches 2013 Report to US EPA
- XVI. Wells National Estuarine Survey & Results
- Choices for Our Land and Water Survey 2014
  - Choices for Our Land and Water Survey Results by Clark University, 2014
  - Sustaining Coastal Landscapes and Community Benefits – Final Report, 2015
- XVII. Summary Climate Change Risk Assessment, 2014
- XVIII. 2013 Wells Harbor Management Plan
- XIX. Marsh Walk Feasibility Study, 2013