



STATE OF MAINE  
EXECUTIVE DEPARTMENT  
STATE PLANNING OFFICE  
38 STATE HOUSE STATION AUGUSTA, MAINE 04333

JOHN ELIAS BALDACCI  
GOVERNOR

MARTHA E. FREEMAN  
DIRECTOR

March 2, 2005

James Spiller, Chairman, Board of Selectman  
J. Michael Huston, Acting Town Manager  
David Talevi, Chairman, Comprehensive Plan Improvement Task Force  
John Czamanske AICP, Town Planner

Town of Wells  
P.O. Box 398  
Wells, ME 04090

To one and all:

Congratulations are in order. The State Planning Office ("SPO") is pleased to find the Town of Wells Comprehensive Plan Update of February 24, 2005 to be *consistent* with the Growth Management Act. The Town should be proud of its planners and planning task force in their ability to engage residents to put together a plan and strong strategies which will help guide decision making.

It is understood, that at present the Residential Growth Management Ordinance will remain in place on a *strictly temporary* basis (page 35) for up to three years, until proposals for an alternate system of growth management are studied, developed and brought to Town Meeting for adoption. It is clear that the need for an alternative system and the fiscal responsibilities of removing the cap warrant a temporary cap.

We wish you the best on the Plan's adoption April 29<sup>th</sup> followed by the *immediate* appointment of its Growth Management Committee. Please keep us closely apprised of its progress with developing growth management alternatives. We would be pleased to be of assistance as time permits.

Listed below is a reiteration of each inconsistency cited in SPO's consistency review of December 5, 2002 and a statement recognizing that each item has been addressed.

**Inconsistency 1. Orderly Growth and Efficient Use of Services**

The Plan does not provide adequate areas, strategies, and standards to support the majority of projected growth in designated growth areas.

**The Orderly Growth and Efficient Use of Services inconsistency has been addressed.**

**Inconsistency 2. Residential Growth Cap**

The Plan does not provide a justifiable basis for a town wide residential growth cap or an assessment of the impact of a cap on local and regional affordable housing and growth trends.

**The Residential Growth Cap inconsistency has been addressed.**

**Inconsistency 3. Public Facilities**

The public facilities chapters of the Plan (inventory and policy sections) do not clearly identify those investments that are necessary to support the Town's growth/rural strategy or provide a meaningful basis for promoting a pattern of growth and development that is cost effective and discourages sprawl.

The Plan also lacks the required Capital Investments Plan (CInP).

**The public facilities inconsistency has been addressed.**

**Inconsistency 4. Affordable Housing**

The affordable housing chapters of the Plan (both inventory and policies) are incomplete.

**The Affordable Housing inconsistency has been adequately addressed.**

**Inconsistency 5. Fiscal Capacity**

The Fiscal Capacity chapter is incomplete and in some cases the analysis appears to be faulty.

**The Fiscal Capacity inconsistency has been adequately addressed.**

**Inconsistency 6. Wildlife and Fisheries Habitat**

Inconsistent focus on fisheries habitat and limited strategies in support of their protection. potentially conflicting policies on dredging and habitat protection.

**The Wildlife and Fisheries Habitat inconsistency has been adequately addressed.**

**Inconsistency 7. Unique Critical Areas**

The Plan does not include any strategies to implement its policies for Unique Critical Areas.

**The Unique Critical Areas inconsistency has been addressed.**

**Inconsistency 8. Natural Resource-Based Industries, Rural Land Preservation and Outdoor Recreation**

The Plan lacks goals, policies, and strategies to protect natural resource-based industries, limit housing development, and preserve large blocks of un-fragmented land and access to outdoor recreation.

**The Natural Resource-Based Industries, Rural Land Preservation and Outdoor Recreation inconsistency has been adequately addressed.**

**Inconsistency 9. Transportation**

There is no discussion of the State's Access Management law in the Inventory and how it affects Wells.

**The Transportation inconsistency has been addressed.**

**Inconsistency 10. Historic and Archaeological Resources**

There is inadequate protection of archaeological resources and archaeological resource potential areas.

**The Historic and Archaeological Resources inconsistency has been addressed.**

**Inconsistency 11. Land Use Plan and Maps**

The final adopted Future Land Use Map was not submitted for review. The Future Land Use Map that was originally submitted for review is unacceptable. At least one growth area designation is unclear.

**The Land Use Plan Map inconsistency has been adequately addressed.**

**Inconsistency 12. Demographic and Economic Profile**

Demographic and housing data is out of date.

**The demographic and housing data inconsistency has been addressed.**

**Inconsistency 13. Implementation Program**

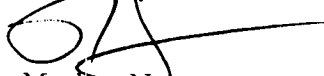
The Implementation Program is not realistic.

**The implementation program inconsistency has been dismissed therefore this inconsistency is no longer outstanding.**

You certainly should all take a bow. As such, we encourage you to incorporate a list of committee members, Town Selectman, Town staff and consultants involved in shaping the plan.

Should you have any questions, please feel free to contact Ruta at 287/2851 or by e-mail at [ruta.dzenis@maine.gov](mailto:ruta.dzenis@maine.gov).

Yours truly,



Matthew Nazar  
Director - Land Use Team



Ruta Dzenis AICP  
Senior Planner – Land Use Team

c: David Versel, SMRPC