

# Chapter 11 – Public Facilities and Services Policies and Strategies

---

## Introduction

The Comprehensive Plan's Public Facilities and Services Policies and Strategies describe goals, policies, standards, and implementation strategies related to the public facilities and services in Wells including fire, police, schools, parks and open space. Municipal department heads and staff, school district staff, and representatives of the utilities were instrumental to the updating of this section of the comprehensive plan. Since 2005, the Town of Wells has continued to make significant investments in its municipal structures and facilities, and many of the facility needs identified in 2005 have been addressed through renovations and new construction. The Town of Wells and its municipal departments are forward thinking, and plan for future capital improvements and investments while anticipating emerging trends.

In the years ahead, if asset management plans have not been developed for all municipal structures, they should be created to ensure efficient tracking of maintenance needs and major upgrades. The school population has declined slightly since 2005, but the district's projects show slow and steady growth in the years to come and recent investments in the school facilities will accommodate this growth.

## Goals

### State Goal:

Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development, and resource protection as outlined in the Vision. (Growth Management Act)

### Regional Goal:

~~Improve the efficiency and effectiveness of public service delivery through formal and informal means of inter-local cooperation and communication.~~

**No goal is available at the regional level.**

### Wells Goals:

1. Promote a pattern of growth and development that allows for a ~~cost~~ effective ~~cost-effective~~ delivery of services, that is consistent with the needs and fiscal capacity of the Town.
2. Continue to ensure that police, fire and rescue services are adequate to meet the public health and safety needs of the residents of Wells as the community grows.
3. Program public facility improvements through a Capital Improvement Program that is based upon the policies and actions of this Comprehensive Plan Update.

- 3.4. Ensure municipal facilities incorporate energy efficient construction and renewable energy systems.
- 4.5. Strive to provide high quality educational facilities and programs that meet the needs of students.
- 5.6. Encourage educational programs for all ages that incorporate a variety of community resources including conservation lands, historic resources, community facilities and local business.
- 6.7. Ensure adequate planning to mitigate civil emergencies including the realities of climate change.
- 8. Assure the Wells Harbor remains a viable resource since the Harbor plays an important role as both an economic and recreational resource for the Town.
- 9. Develop asset management plans for all municipal facilities to inform capital improvement planning.

## **Policies**

To achieve these goals, it is the policy of the Town of Wells to:

- 1. ~~Promote~~ Ensure a pattern of growth and development that discourages sprawl, is consistent with the policies on land use and identified growth areas, and ~~allows-provides for~~ a cost effective and efficient delivery of services consistent with the needs of Wells.
- 2. ~~Maintain~~ Efficiently maintain and enhance the Town's public facilities and services to provide for the health and safety of the Town's residents, while also ensuring the health and safety of municipal employees and volunteers.
- 3. Encourage public/private cooperation in planning for, and financing, improvements to the Town's public facilities.
- 3.4. Encourage regional solutions, when possible, through cooperative agreements with adjacent communities and regional organizations if reduced cost and improved services can be realized.
- 4.5. Ensure that all students have the opportunities to receive the best possible and affordable education so they acquire the necessary skills and knowledge to make a positive contribution to the community.
- 6. Promote sustainable resource use by all Town departments, in their day to day

operations and in the construction and maintenance of municipal facilities.

7. Adopt a net zero energy resolution to guide all future municipal facility investments.

5-8. Encourage ~~the~~ multiple uses of community facilities, for greater efficiency, -to the greatest extent possible.

6-9. Support the dredging of the harbor to maintain it as a suitable mooring area.

10. Develop expanded parking, shuttling, and support facilities to ~~allow~~ provide additional transportation options ~~use of the area~~ for those engaging in commercial and recreational boating, ~~and other~~ marine uses, and beach access.

11. Lease municipal vehicles and equipment rather than purchasing them outright.

## **Standards**

To achieve these policies, the following are Town of Wells' standards to guide development:

1. Fire ponds shall be developed within one quarter mile of new development. If not possible, require developers to contribute to a fire protection development fund.

2. A Five-Year Capital Investment Planning process will continue to be implemented.

3. Land Use Regulations.

2-4. Asset Management Plan.

## **Implementation Strategies**

### **General**

1. Program public facility improvements through a Capital Improvement Program (CIP) that is based upon the policies and actions from this Comprehensive Plan, anticipated growth and changing demographics, -and an appropriate system of priorities.

2. Locate new public facilities within or adjacent to identified growth areas in Wells.

3. Establish regular communications with Wells Sanitary District and the Kennebunk, Kennebunkport and Wells Water District to coordinate their efforts with land use and municipal service planning in Wells.

## **Municipal Offices**

1. Monitor the space needs of Town Hall and consider future expansion and new ways to provide access as the need arises to ensure high quality and efficient level of service.
2. Continue to review the needs of all community facilities to determine the need for replacement or additions including, but not limited to: fire substations, police station, highway department and recreational facilities.
3. Utilize asset management plans ~~Continue~~ to monitor all Town-owned properties and resources to ensure that there is a rational basis for capital maintenance, repairs and acquisition.
- ~~4.1. Program public facility improvements through a Capital Improvement Program (CIP) that is based upon the policies and actions from this Comprehensive Plan and an appropriate system of priorities.~~
- 5.4. Encourage educational programs that use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.
- 6.5. Establish a monthly inter-department/inter-board newsletter to communicate appropriate information among the Town departments and Town committees and commissions.
- 7.6. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.
7. Work directly with the businesses and community groups of Wells to determine areas where cost sharing for municipal facilities and services may be appropriate.
8. Conduct a municipal staffing analysis to determine future staff needs by department or changes in how services are provided as the population grows and demographics shift over time

## **Fire Protection**

1. Continue the program of installing dry hydrants.
2. Adopt a specific development plan for fire protection addressing issues such as staffing needs, volunteer fire fighting resources, fire ponds, dry hydrants and response times. Said plan shall become part of the Comprehensive Plan.
3. Adopt an ordinance to require either the installation of fire ponds or payment by a developer into a fire protection fund where the development is not on Town water and installation of fire dry hydrant or pond to serve the development is not feasible.

## **Parks**

1. Adopt a specific development plan for parks and recreation facilities addressing issues such as maintenance of current facilities, ~~and the~~ acquisition of new facilities, and programming to meet Town needs. Include the many recreational trails within the open space areas of the community and the organizations managing those recreational resources. ~~Said~~ The resulting plan shall become part of the Comprehensive Plan.

## **Public Lands**

1. Continue to plan and manage publicly owned lands to meet Town needs consistent with the Comprehensive Plan and where possible maximize their asset and environmental resource value.
2. Employ the Town's land ranking classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.