



Planning & Development
208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: May 11, 2022

To: CPUC and Board of Selectmen

From: Michael G. Livingston, Town Engineer/Planner

Re: Comprehensive Plan requirements

Adoption Timeline Information:

Chapter 12, Comprehensive Plan Updates, of the Town Ordinances requires the CPUC and public to have the final clean and marked up versions of the proposed Updated Comp Plan 30 days prior to the required CPUC public hearing. After the public hearing, the CPUC could consider a vote to recommend the Plan to the Board of Selectmen and voters. The Board of Selectmen would normally need to schedule and then conduct a public hearing of their own to place the Plan on the ballot.

§ 12-4. The update document.

A. The 2005 Comprehensive Plan shall be used as the basis for the first Comprehensive Plan update under this ordinance. Subsequent periodic updates shall be constructed from the most current update. The 2005 Comprehensive Plan Table of Contents structure of Part 1 through Part 5 shall be maintained. The chapters of Part 2 shall maintain the same five sections as the 2005 Comprehensive Plan: Introduction; Goals; Policies; Standards; and Implementation Strategies.

B. The first update after enactment of this chapter, and every subsequent update recommended for adoption, shall be made widely available to the public by the CPUC, in both a "clean" and a "mark-up/revision" copy, at least 30 days prior to any public hearing.

C. The CPUC will hold at least one public hearing on its proposed Comprehensive Plan update. If a follow-up hearing is held pursuant to comments made at a public hearing, the follow-up hearing may be conducted provided the same public notice is given.

The deadline for the November 8th ballot is 60 days prior which would be September 9th

Working backwards:

BOS meeting Sept. 6th – public hearing and vote to place on ballot

BOS meeting Aug. 16th – review Plan and CPUC recommendation and schedule public hearing for Sept. 6th

CPUC Public hearing Aug 10th

Plan Final version deadline 30 days prior to Aug 10th = July 11th

There could be the possibility of the CPUC and BOS conducting joint public hearings which could change the Plan Final version deadline date to 30 days prior to Sept. 6th which would be Aug 4th.