



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Agenda

Thursday, September 16, 2021, 6:00 P.M.

Wells Town Hall

208 Sanford Road

6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

MINUTES

I. August 19, 2021 draft meeting minutes

DOCUMENTS:

[CPUC MIN 08-19-21 DRAFT.PDF](#)

OPEN TO THE PUBLIC (MAXIMUM 10 MINUTES AND MAXIMUM 3 MINUTES PER PERSON)

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OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Minutes
Thursday, August 19, 2021, 6:00 P.M.
Wells Town Hall
208 Sanford Road

6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

A quorum being present, the meeting was called to order at 5:55 p.m. on Thursday, August 19, 2021, from the Littlefield Room at Town Hall.

Those present were Committee Members Chris Chase, Carol DesJardins, Hunter Edwards, Tim Gowen, Linda Grenfell, Steve Koeninger, Jon Moody, Martin Morse, Chris Pugsley, James Smith and Jason Vennard. Also in attendance were Larissa Crockett, Town Manager; Jodine Adams, Code Enforcement Officer; and John McLeod, Selectman Liaison.

Liz Kelly and Rich Brerton were present representing Resilience Planning and Design.

MINUTES

July 15, 2021 – Review and consider for approval.

No corrections or changes.

MOTION

Motion made by Steve Koeninger to approve the July 15, 2021, minutes, seconded by Hunter Edwards. Motion approved unanimously.

OPEN TO THE PUBLIC

There were no questions or comments.

CPUC BUSINESS

- Introductions of all in attendance were made.
- Overview of the Planning Process for Comprehensive Plan Update:

Liz Kelly gave a review of the planning protocol and asked for feedback from Committee members.

1
2 Larissa Crockett noted that the town has a number of boards with expertise on topics for
3 discussion, such as shellfish and harbor. This committee should share feedback with those
4 boards for guidance and asked how the committee would like to receive input from these other
5 boards prior to a finalization to present to the public.

6
7 Jim Smith would like to have members of the other boards to attend our meetings to give
8 suggestions and comments. Larissa feels this would be good in the winter months. They also
9 would be welcome to submit issues to our committee which they see relevant to their area of
10 expertise, which they would like to have considered for incorporation into the Plan. These
11 boards could also give specific language to their topics.

12
13 Chris Chase feels the boards should bring forward their ideas to this committee, and we could
14 work with what they present as to what should be considered for the Plan.

15
16 Martin Morse would like them to come in sooner rather than later. If sections are ready for
17 discussion, we should start meeting with them, which would give more time to consider the
18 topics.

19
20 Hunter Edwards asked if this committee should attend the meetings of the other town boards that
21 have expertise in certain areas, and Larissa noted any member is invited to attend any meetings
22 at any time.

23
24 Martin would like priorities to be set for when topics are to be addressed. Liz stated they are still
25 determining the goals and priorities in the Plan and will present priorities at a later date.

26
27 Larissa will reach out to the other boards and ask for lists of what they would like to have
28 considered for discussion, and any additional issues such as language changes inside the Plan.

29
30 • Introduction of CPUC Editing Matrix:

31
32 There was discussion on the excel matrix form. This is for committee members to give their
33 individual comments on suggested changes in the material that was being reviewed. The form
34 will be filled out by each member, given to Resilience prior to the next meeting. It will be
35 streamlined, and then put on the meeting agenda for review by all members. The members
36 agreed to a tighter timeline for both Resilience and committee members for the materials to be
37 distributed. Privacy of the member comments will be taken into consideration. Larissa proposed
38 it might be reasonable to give Resilience two weeks to review the comments prior to the Monday
39 before the next Thursday meeting in order for staff to distribute the materials. Martin feels all
40 changes should be made available to the public.

41
42 Larissa reminded the committee that a final draft should be done by the June deadline.

43
44 • Feedback on New Drafts - Marine Resources, Transportation, and Historic & Archeological
45 Resources:

46
47 Rich Brerton gave an overview on marine resources, and on existing conditions analysis data.
48 He noted the data sources referenced in the distributed materials. He indicated they have

1 analyzed sea level rise changes over time, and they have added sections on sand dunes and
2 beaches. The Wells Reserve Management Plan has been updated.

3
4 The Harbor Management Plan document did not provide a lot of information for them, and it was
5 suggested he meet with the Harbor Master for complete information.

6
7 Regarding the Wells Harbor pedestrian bridge, a discussion pursued on whether or not to have
8 this in the updated plan, since it had been researched and discussed at length years ago, at a large
9 cost to the town, and was deemed not to be a feasible project. Both Jim and Chris Pugsley would
10 like to see the data and then discuss it further.

11
12 Rich told the committee it could stay in as a data point of reference to be used for further
13 discussion.

14 15 **MOTION**

16 Motion made by Martin Morse to not add pedestrian bridge reference to the plan as it wasn't
17 referenced in the 2005 Plan, seconded by Tim Gowen. Motion made to accept by a majority.
18 Chris Pugsley did not enter a vote.

19
20 On shellfish resources, Rich asked if there was any thought of bringing in commercial
21 harvesting, with recreational harvesting being the priority. It was suggested by Steve Koeninger
22 that in the Plan there needs to be a definition on the difference between recreational and
23 commercial harvesting. It needs to be well defined, and the regulations need to be made clear.
24 Chris Chase also wants to have a description in the plan of the rebuilding and planning that has
25 taken place over the years, which has resulted in great improvements.

26
27 Larissa told of a grant to the town to build an educational center, and a guarantee for another
28 grant funding for the clam building. This should be noted in the plan. The town's goal is an
29 educational and recreational focus, and not commercial. There also should be a discussion on
30 green crabs and other invasive crustaceans. Resilience needs information from the Harbor
31 Master on the reseeding plan for upcoming years, with a precise history on shell fishing. Rich
32 stated, if desired, there could be more historical information on that, regarding pollution,
33 wastewater treatment, etc. Chris Chase wants to keep this information in the Plan because it is
34 working.

35
36 Rich will make some evaluative remarks that the shellfish program is working, and there is a
37 plan for the future.

38
39 Regarding the marina boatyard programs, Martin thinks the State Harbor Master should know
40 what is in the Plan. He thinks public access on Moody Beach should be in the Plan if it is a
41 viable option. Steve explained people are being solicited to join in on a class action suit, and if it
42 goes to the Supreme Court, it will go back to the way it was. There should be a line in the Plan
43 on this.

44
45 On agriculture with the water use and what it is limited too, Chris Chase explained it is only
46 allowed for one person and one person has permission. There should be a line in the Plan
47 regarding the language about agriculture and the one person usage.

1 Hunter mentioned about putting wording in to influence policy and influence voting decisions.
2 Should it be in there or not.

3
4 Rich will put it into inventory for now. The committee can deliberate, add or not add it. It was
5 suggested it be taken to the Harbor Committee. Do they want to encourage or be silent on it.

6
7 Linda noted there was no mention of ocean acidification, which is affecting the shellfish plan,
8 and suggests a sentence be added with regard to the clamming plan. Rich would include this as
9 part of global change.

10
11 • Review of Transportation and Circulation:

12
13 Liz gave an update on the transportation inventory.

14
15 There is still a Group One Corridor Study being done by DOT, and Liz will be reaching out to
16 them for updates. The same transportation information in the 2005 Study is relative to the
17 present. She summarized the public transportation options. The improvement of the rail
18 transportation project is a big investment and noted as something happening in the future. They
19 have added additional information on the effect of sea rise on infrastructure in the future.

20
21 Liz explained that Complete Street is a contract that is being applied advocating that a street
22 meets the feasibility of accommodating all sorts of transportation, i.e. traffic, pedestrians, bike
23 riders, etc. The design, engineering and construction should take into consideration how to
24 accommodate all forms of transportation. A formal commitment by the town to consider all
25 modes of transportation is required. This is in reference to public streets.

26
27 The central area development plan needs to be discussed as to is it feasible or should it be
28 scratched. Linda asked if there is a plan for Complete Streets. It should be expressed what we
29 want, and then the Selectmen should negotiate with the DOT on what we can get. Chris Chase
30 stated that anything we change in the DOT plan, the town has to pay for.

31
32 Larissa suggests wording to express there is a desire for the Town of Wells to make Route One a
33 more desirable place. Steve added signal upgrades should be included in that wording.

34
35 Jim expressed that with the transportation topic in the Plan, we should be very bold in our
36 thinking. If we take bold steps such as bicycle lanes, it could reduce a lot of the vehicle traffic,
37 and he noted e-bikes are becoming popular, which is a safe and beneficial way for three season
38 people to get to the beaches and other places. He added that he feels citizens in Wells pay a
39 disproportionate rate for using Route 95 between York and Wells.

40
41 Martin suggests going to the DOT to see if there can be another path between York and
42 Ogunquit.

43
44 Larissa suggested an update in the language to actively work with the Maine DOT to identify
45 opportunities or alternatives to access Rt. 1, and to discourage truck access.

46
47 Hunter wants to have the language be specific to the Route One Corridor. Jason Vennard added
48 the need to keep focus on all roadways.

1
2 Linda suggested having 3.e on Page 4 become 3.a and be more specific in that wording. There is
3 a need to encourage bicycling, as it would improve air quality, and it would encourage elders to
4 move here if there were bicycle accessibilities. She also wants to add to the Complete Street
5 policies the planting of trees and vegetation for a cooler city.

6
7 Larissa added it will be at least ten years before the Eastern Trail is completed through Wells.

8
9 Jim wants to be more proactive in our language and add parking at the beaches be expanded to
10 include bicycle parking.

11
12 Larissa suggested exploring the opportunity of having an e-share bicycle share program in place
13 at the transportation center.

14
15 Chris Chase left the meeting at 7:50 p.m. Jason Vennard Chaired the remainder of the meeting.

16
17 Larissa noted there could be a discussion on remote parking lots, using trolleys to get to the
18 beaches.

19
20 Jason stated the need to think boldly to generate ideas for a transportation solution. Need to state
21 what we are working toward, and then have the specifics of the plans.

22
23 **MOTION**

24 Motion made by Jim Smith to extend the meeting 15 minutes, seconded by Hunter Edwards.
25 Motion passed unanimously.

26
27
28 Linda stated we need to identify how we can make things more accessible, and also people still
29 ask about a town center.

30
31 Martin added we can scratch bridges out, but ferries can be discussed. Larissa said ferries have
32 been tried and cannot work from the harbor from a private venture point of view.

33
34 **MOTION**

35 Due to time restraints, a motion was made by Hunter Edwards to table Historical and
36 Archeological Resources, seconded by Jim Smith. Motion accepted unanimously.

37
38 Larissa suggested a Saturday workshop for additional discussions. The Committee agreed.

- 39
40
 - Report out on Harborfest Table

41
42 Liz noted that Harborfest had a broad span of generations, and the comments made will be put
43 into one report. There was a positive outcome for moving forward.

44
45 Jon Moody noted in the report that the traffic count decreased. Jim questioned if they were
46 comparing apples to apples.

1 **OPEN TO THE PUBLIC**

2

3 There were no questions or comments.

4

5 **OTHER BUSINESS**

6

- 7 • Next Steps:

8

9 Three sections on Fiscal Capacity, Public Facilities and Utilities will be discussed next. Public
10 Facilities (trouble getting information together) and Utilities may be changed to a later date.

11

12 Discussion on Forum format for November and continued outreach planning.

13

14 **ADJOURN**

15

16 **MOTION**

17 Motion made by Steve Koeninger to adjourn, seconded by Jon Moody. Motion approved
18 unanimously.

19

20

21 Meeting adjourned at 8:13 p.m.

22

23 MINUTES APPROVED _____, 2021

24

25 ACCEPTED BY:

26

27

28

29 _____
Carol DesJardins, Recording Secretary

Chris Chase, Chairman