



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Agenda

Thursday, September 21, 2023, 6:00 P.M.

Wells Town Hall

208 Sanford Road

6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

PUBLIC HEARING - OPEN TO THE PUBLIC

Committee to motion and vote to open the Public Hearing; introduce the committee and format of the hearing; and introduce the Town's consultant, Steven Whitman of Resilience Planning & Design, to give a brief history and summary of the Comprehensive Plan update to date.

Public comments to be heard.

Committee members, Consultant, Town Staff or Selectmen present, to respond if appropriate.

Committee to motion and vote to close the public hearing.

CPUC BUSINESS

- Discussion on public comments
- Discussion on any potential changes to the proposed Plan
- Discuss if another workshop meeting of the Committee is needed to make any changes to the plan. The next regular meeting date would be October 19th.
- If no changes are to be made, the Committee should consider making a motion and voting to forward the proposed Plan to the Board of Selectmen for consideration to hold hearings and place on the June 2024 Annual Town Meeting.

MINUTES

Documents:

[CPUC MIN 08-17-2023 DRAFT.PDF](#)

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

Maximum 10 minutes unless extended by vote of the Committee and maximum 3 minutes per person unless extended by the Chair.

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Minutes
Thursday, August 17, 2023, 6:00 P.M.
Town Hall
208 Sanford Road

6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chris Chase called the meeting to order at 6:00 PM. Members present: Dave MacKenzie, Hunter Edwards, Jason Vennard, Jonathan Moody, Carol DesJardins, Martin Morse, Tim Gowen.

Excused: Nick Tricerino, Linda Grenfell, Selectman Liaison John MacLeod.

Also present: Town Manager Mike Pardue, Town Engineer/Planner Mike Livingston, Code Enforcement Officer Jodine Adams, Selectman Liaison Jim Smith, Meeting Recorder Cindi Davidson.

Steve Whitman represented Resilience Planning and Design.

MINUTES

June 15, 2023

There was a question about the motion to adjourn.

MOTION

Motion by Martin, seconded by Dave, to accept the minutes as amended. Passed with Jason abstaining.

OPEN TO THE PUBLIC

There were no public comments.

CPUC BUSINESS

~Discussion on State Approval

1 The July 26 letter and e-mail report that the Plan is consistent with the Growth Management Act.
2 Steve compared the two versions of the Plan, the complete tracked version and the final version.
3 In June 2022, tracked and clean versions were sent to the State for review. All changes that were
4 submitted to the State are in the latest tracked version. Mike provided members with single-sided
5 copies of the pages with changes so they can easily be inserted in the binders. The Ordinance
6 12-4 requires two versions of the Plan, clean and marked up, available for the public to review
7 before the public hearing. Dave recommended putting a notice in the fall tax bills and posting
8 information on the Town web site. Carol said it needs spell checking and spacing, some words
9 are running together. Steve said the software is hard to format.

10
11 **MOTION**

12 Motion by Jason, seconded by Tim, to allow the staff to make the necessary changes as
13 recommended. Passed with Hunter abstaining.

14
15 Carol asked about an implementation committee. Jim said that, assuming the voters approve the
16 plan, the Selectmen can appoint the CPUC as the implementation committee. The CPUC is a
17 standing committee. The consensus was to have Steve change “the Selectmen shall” to “may.”
18

19 ~Discussion on any other changes to the Plan.
20

21 Jodine questioned Chapter 12 and whether the Selectmen can make any changes based on
22 comments at the public hearing. Mike and Jodine will check with the Town Attorney.
23

24 **MOTION**

25 Motion by Jason, seconded by Dave, to change Page 5 ¶1 Line 5 to read “The Town will
26 establish a Comprehensive Plan Implementation Plan.” Passed unanimously.
27

28 Carol questioned Page 42 Goals and the reference to a “coastal feeling west of the Turnpike”.
29 The rural feeling is west; the coastal and historic feelings are east of I-95.
30

31 Martin asked about the official map section. Steve said the Committee didn’t ask him to make
32 any changes. Mike said there are several official signed copies of the zoning map posted in
33 public buildings. Martin said the maps should be updated to show Eastern Trails and the
34 railroads. Section 5 page 10 Transportation: the name of the railroad is still Boston & Maine. The
35 Cozy Corner bridge is rated “in poor condition because of advanced deterioration of the
36 substructure,” and the same comment was made in 2005. Mike Pardue said the language in the
37 report is disturbing and the Town needs to work with the State and Federal authorities on the
38 infrastructure conditions. Steve suggested adding language “continue to request updates on the
39 status of repairs from MDOT, B&MRR and others.”
40

41 **MOTION**

42 Motion by Jason, seconded by Chris, to leave the language as currently written and take no
43 further action on this item. The motion failed 2-4.
44

45 **MOTION**

46 Motion by Dave, seconded by Martin, to include #25 on page 95 “continue to request updates on
47 the timing of repairs or replacement of all critical transportation infrastructure maintained by

1 MDOT, B&MRR, the Turnpike Authority and others.” Passed 4-3 with Jason, Chris and Martin
2 opposed.

3
4 ~Determine what to publish, when and where

5
6 ~Discuss timeframe for meetings and public hearings

7
8 Steve will get the changes to Mike by Monday. The tracked version and final version will be
9 available to the public in the Library, Town Manager’s Office, Town Clerk’s Office and
10 Planning Office.

11
12 **MOTION**

13 Motion by Jason, seconded by Jonathan, that the plan as amended tonight is the final version and
14 will be distributed in the locations discussed no later than August 25. Passed unanimously.

15
16 **MOTION**

17 Motion by Jason, seconded by Jonathan, to schedule a public hearing for 6 PM on September 21.
18 Passed unanimously.

19
20 Volunteer and Events Coordinator Rebekah Kelley will be asked to do live streaming during the
21 public hearing and monitor Facebook. The Town newsletter will include a link to the new
22 version of the plan.

23
24 The Committee’s timeline will depend on the number of comments at the public hearing. If
25 necessary, the Committee and Selectmen could hold a joint public hearing and/or a workshop to
26 consider any proposed changes.

27
28 **OPEN TO THE PUBLIC**

29
30 There were no public comments.

31
32 **OTHER BUSINESS**

33
34 There was no other business.

35
36 **ADJOURN**

37
38 **MOTION**

39 Motion by Jason, seconded by Dave, to adjourn. Passed unanimously.

40
41 The meeting adjourned at 7:40 PM.

42
43 Respectfully submitted,

44
45
46 _____
47 Cinndi Davidson, Recorder

48 _____
Chris Chase, Chairman