



# TOWN OF WELLS, MAINE

## COMPREHENSIVE PLAN UPDATE COMMITTEE

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Meeting Agenda

Thursday, May 18, 2023, 6:00 P.M.

Wells Town Hall

208 Sanford Road

### **6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

#### **ELECTION OF OFFICERS**

The Committee members to vote on the following positions:

Chairman and Vice Chairman. See attached memo.

Documents:

[CPUC ELECTIONS NEEDED MEMO 05-15-23.PDF](#)

#### **MINUTES**

Documents:

**PUBLIC HEARING(S)**

**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.

To share a comment or ask a question please attend the meeting at the Wells Town Hall, 2<sup>nd</sup> floor, Littlefield Meeting Room or submit an e-mail or letter to the Wells Planning Office prior to the meeting.

**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**



**Planning & Development**  
**208 Sanford Road, Wells, Maine 04090**

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Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Assistant Planner</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

**Memo**

Date: May 15, 2023

To: CPUC

From: Michael G. Livingston, Town Engineer/Planner

Re: Comprehensive Plan Update – Officer Re-elections and Member Re-Appointments

Once the 5/18/23 meeting is called to order, a quorum determination is to be made and the CPUC must vote to elect the positions of Chairman and Vice Chairman.

Current CPUC members:

Chris Chase	Hunter Edwards
Jason Vernard	Carol DesJardins
Tim Gowen	Jon Moody
Linda Grenfell	Martin morse
James Smith	

On May 2, 2023, Jon Moody and Carol DesJardins were re-appointed as members.

On May 16, 2023, David MacKenzie will be considered for re-appointment to the CPUC.

A total of 10 members to be appointed to the CPUC for the May 18<sup>th</sup> meeting. A quorum determination would consist of 6 members being present at a meeting. At least one member will not be present on May 18<sup>th</sup>.

Per § 12-3. D of the Ordinance, two positions are elected annually.

Current Positions:

Chairman – Chris Chase

Vice Chairman – Jason Vernard

Carol DesJardins was the volunteer secretary until her term expired in January 2023. She has been re-appointed to the Committee as a member but does not wish to continue as the Secretary. Meeting minutes can be produced by a part-time Town employee for review and approval by the Committee per § 12-3. E.



# TOWN OF WELLS, MAINE

## COMPREHENSIVE PLAN UPDATE COMMITTEE

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Meeting Minutes  
Thursday, June 9, 2022, 6:00 P.M.  
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 6:00 p.m. on Thursday, June 9, 2022, from the Littlefield Room at Town Hall.

Those present were Committee Members Chris Chase, Carol DesJardins, Tim Gowen, Linda Grenfell, Martin Morse, and Chris Pugsley. Also in attendance were Mike Livingston, Town Engineer; Jodine Adams, Code Enforcement Officer; and John McLeod, Selectman Liaison.

Steve Whitman represented Resilience Planning and Design.

### **MINUTES**

May 19, 2022 – Review and consider for approval.

### **MOTION**

Motion made by Martin Morse to approve the May 19, 2022, minutes as presented, seconded by Chris Pugsley. Motion approved.

### **OPEN TO THE PUBLIC**

None.

### **CPUC BUSINESS**

- Feedback on Drafts and Discussion of Edits/Additions.

Review continued on Part 3 from the previous meeting. Areas of responsibility and priority ratings were entered for the Economic Development Implementation Program, Housing Implementation Program, Public Facilities and Services Implementation Program, Public Utilities Implementation Program, and Flood Hazard Mitigation Implementation Program sections.

1 Part 4: As a follow-up to the previous meeting, the Committee had asked Steve Whitman to  
2 provide a cost number for the Town of Wells to-date on the Eastern Trail Development project.  
3 Steve Whitman told the Committee that since 2004, the cost to the town has been \$85,323.  
4

5 On the Summary of Capital Investment Strategy page, Item #11, the Committee had asked for an  
6 explanation of the hardening of infrastructure for sea level rise and storm surge. Steve Whitman  
7 told the Committee that the Engineer Consultant will be assessing all the walls, and the general  
8 hardening of the infrastructure is an unknown cost. The issues will be ongoing. Chris Chase  
9 noted that nothing can be done on what is federal land, and the town's right of way is getting  
10 smaller.

- 11
- 12 • Timeline for Submission to the State of Maine.
- 13

14 Steve Whitman told the Committee that the State receives a clean printed copy and a clean  
15 digital form copy. Once received back from the State there will be a public meeting for  
16 discussion.  
17

18 Martin Morse thinks the Board of Selectmen has the authorization to send the Plan to the State,  
19 not the Committee. This could not be confirmed. He would like to send it to the Board of  
20 Selectmen for review and then have it forwarded by them to the State. He also would like more  
21 people present once the Plan comes back from the State to make final representation to go before  
22 the Board of Selectmen and the public.  
23

24 Chris Chase noted it only needs to be signed by him as Chairman of the Committee and the Chair  
25 of the Board of Selectmen.  
26

#### 27 **MOTION**

28 Motion made by Tim Gowen to forward the Plan to the State, seconded by Linda Grenfell.  
29 Motion approved.  
30

#### 31 **OPEN TO THE PUBLIC**

32  
33 None.  
34

#### 35 **OTHER BUSINESS**

36  
37 None.  
38

#### 39 **ADJOURN**

#### 41 **MOTION**

42 Motion made by Linda Grenfell to adjourn, seconded by Tim Gowen. Motion approved.  
43

44 Meeting adjourned at 8:05.  
45  
46  
47  
48

1 MINUTES APPROVED \_\_\_\_\_, 2022

2

3

4 ACCEPTED BY:

5

6

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8 \_\_\_\_\_  
Carol DesJardins, Recording Secretary

\_\_\_\_\_  
Chris Chase, Chairman

DRAFT