



TOWN OF WELLS, MAINE
COMPREHENSIVE PLAN UPDATE
COMMITTEE

Meeting Minutes
Thursday, May 19, 2022, 5:30 P.M.
Town Hall
208 Sanford Road

5:30 P.M. CALL TO ORDER & DETERMINATION OF QUORUM

A quorum being present, the meeting was called to order at 5:30 p.m. on Thursday, May 19, 2022, from the Littlefield Room at Town Hall.

Those present were Committee Members Chris Chase, Carol DesJardins, Tim Gowen, Linda Grenfell, Jon Moody, Martin Morse, James Smith and Jason Vennard. Also in attendance was Mike Livingston, Town Engineer.

Steve Whitman represented Resilience Planning and Design.

MINUTES

April 21, 2022 – Review and consider for approval.

MOTION

Motion made by Jim Smith to approve the April 21, 2022, minutes as presented, seconded by Tim Gowen. Motion approved.

April 28, 2022 – Review and consider for approval.

MOTION

Motion made by Martin Morse to approve the April 28, 2022, minutes as presented, seconded by Tim Gowen. Motion approved, with one abstention.

OPEN TO THE PUBLIC

None.

CPUC BUSINESS

- Part 4 Document Review Continued

1 Review of Part 4 continued from the previous meeting. There were edits and wording changes in
2 some of the sections and some priority ratings were changed.

3
4 Public Works Garage, Page 4: Chris Chase questioned a metal roof being placed on the sand and
5 salt shed. There was confusion on what buildings were being referenced and it was suggested
6 that dates be added on when the buildings were built. Wording was added that there are other
7 facilities in the town available for staff gatherings. Sentence on not having enough space for all
8 the equipment was to be deleted.

9
10 Flood Hazard Mitigation, Page 4: Four additional roads added: Bourne, Coles Hill, Atlantic and
11 Webhannet. Post Road at Merriland River was deleted. Last four lines in category were deleted.
12 Priority rating changed from Urgent to Desirable. Suggestion made to reference the flood maps.

13
14 Stormwater Management and Drainage Improvements, Page 5: Priority rating changed from
15 Urgent to Necessary.

16
17 Sidewalk Master Plan, Page 7: Martin Morse noted if a road is going to be rebuilt, sidewalks
18 should be part of the project. Tim Gowen suggests adding sentence regarding future sidewalk
19 construction specifically for clarification.

20
21 Harbor Dredging, Page 7: Paragraph should be left in, not deleted. Priority rating changed from
22 Desirable to Necessary.

23
24 Marsh Walk, Page 7: Martin Morse feels this needs a further feasibility study, and \$750,000 is
25 not sufficient. Deleted.

26
27 Field House, Page 8: Deleted.

28
29 Eastern Trail Development, Page 8: Chris Chase suggested noting how much money the town
30 has put into the project to-date, and how much more will need to be contributed.

31
32 Summary of Capital Investment Strategy, Page 10: Items 4, 5, 6, 19 and 20 were removed. Item
33 11 needs to be clarified.

34
35 Martin Morse wants wording indicating costs are not accurate.

36
37 • Part 3 Document Review

38
39 Part 3, Implementation Program was reviewed, designating “Responsible Party” and “Priority”
40 for each Action. Priority categories are Immediate (1-2 years), Short Term (2-4 years), and Long
41 Term (4-10 years). Each item was discussed in depth.

42
43 Wording was changed and added, and deletions were Item 14, Page 4 (Motion), Item 4, 8 and 9,
44 Page 15, Item 5 (Motion) and Item 12, Page 18, and Item 17 and 22, Page 19.

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46 **MOTION**

47 Motion made by Martin Morse, seconded by Tim Gowen to delete Item 14, Page 4. Motion
48 approved.

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MOTION

Motion made by Jim Smith, seconded by Tim Gowen, to delete Item 5, Page 18. Motion approved.

MOTION

Motion made by Jason Vennard, seconded by Jim Smith, to extend the meeting by 15 minutes. Motion approved.

Discussion and review of Part 3 will continue at next meeting.

- Draft 2022 Plan Status

Not discussed.

- Timeline to Adoption

Mike Livingston presented a memo outlining dates for completing the project, moving backwards. Although it may not be possible to timely get the plan back from the state to have it ready to be voted on the ballot in November, the Committee would like to try to meet the required dates.

Meeting extended an additional five minutes. All approved.

- Next Steps

Not discussed.

- Next Meeting

June 9, 2022, 6-8 p.m.

OPEN TO THE PUBLIC

None.

OTHER BUSINESS

None.

ADJOURN

MOTION

Motion made by Jason Vennard, seconded by Chris Chase to adjourn. Motion approved.

Meeting adjourned at 8:20 p.m.

1 MINUTES APPROVED June 9, _____, 2022
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4 ACCEPTED BY:

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6
7 Carol DesJardins
8 Carol DesJardins, Recording Secretary

Chris Chase
Chris Chase, Chairman