



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Minutes
Thursday, June 15, 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, Nick Tricerino, Jonathan Moody, Carol DesJardins, Linda Grenfell, Martin Morse, Tim Gowen.

Excused: Hunter Edwards, Jason Vennard

Also present: Town Manager Mike Pardue, Town Engineer/Planner Mike Livingston, Code Enforcement Officer Jodine Adams, Selectman Liaison John MacLeod, Meeting Recorder Cinni Davidson.

Steve Whitman represented Resilience Planning and Design.

MINUTES

May 18, 2023

There was a question about Page 5, Line 45, regarding the definition of “differential zoning.” Mike Livingston explained that it means the Town has multiple zones.

MOTION

Motion by Martin, seconded by Jonathan, to accept the minutes as written. Passed unanimously.

OPEN TO THE PUBLIC

There were no public comments.

1 **CPUC BUSINESS**

- 2
- 3 ● Steve Whitman to describe proposed Plan changes to address State of Maine review
 - 4 comments.
 - 5 ● Review and Discuss Plan Changes.
- 6

7 Steve Whitman proposed a review of the state’s comments on wetlands, open space and
8 conservation land.

9

10 #1 Wetlands. Chris said we should keep track of wetlands that are lost, filled in, etc. Mike said
11 wetlands are often on private land and we don’t track them unless a State approval is involved or
12 if they are in a development getting approval through the Planning Board.

13

14 #2 Surface waters. Delete point source pollution on page 15 and page 24. There is only non-
15 point source pollution.

16

17 #3 Wildlife and Fisheries. Page 20, change MDEP to MDIFW, Maine Department of Inland
18 Fisheries and Wildlife.

19

20 Page 23. The State Planning Office was abolished in 2012. Policies #2 and 34—add “continue
21 to”. The Plan will be updated as necessary.

22

23 #4 Forest and Farmland Resources. Add #5 Continue to safeguard lands identified as prime
24 farmland or capable of supporting commercial forestry.

25

26 #5 Chapter 6-Land Use Policies and Strategies. A paragraph was added about the Future Land
27 Use Plan intended to address population growth and development. Mike said growth is affected
28 by the density requirements in the ordinance and access to public water and sewer. The Planning
29 Board is required to follow the ordinances.

30

31 There was a discussion about extending sewer and water west of the Turnpike. The supply of
32 groundwater is finite. The train station has public sewer. We have to balance extending the
33 water and sewer to the west and eliminating density bonuses. If sewer is extended, the cost of
34 the pumping station would be considerable. Mike said there are zones, Light Industrial and
35 Transportation Center zones where extending sewer would make sense. If sewer was extended
36 west of the Turnpike, ordinances could be changed so that it wouldn’t affect residential density.

37

38 Page 31 Policies: Martin said the developers should be responsible for the infrastructure in their
39 projects. They shouldn’t expect the Town to provide financing. Nick and Chris asked if
40 “financial” can be deleted from #25.

41

42 **MOTION**

43 Motion by Tim, seconded by Martin, to require the developers to provide all the infrastructure
44 for their projects. Passed unanimously.

1 Page 41. Items 15-19 were added. Add “continue to” to #16 to make the language consistent with
2 #15 and #17. #18 the amount of capital investment is up to the voters. A straw poll was taken
3 and “75%” will be deleted. #19 should be under Part 3 Implementation.
4

5 Page 59. The mobile home language has been moved to page 60 Implementation strategies.
6

7 Page 60. Martin says his family owns land abutting the College and they support a dormitory for
8 student housing. He recommended putting the College in T2, a transitional area. Mike said the
9 College was previously included in T2 with RV park and cottage properties. The CPUC
10 previously removed the T2 zone from the Plan.
11

12 **MOTION**

13 Motion by Martin to change the zone from RD to T2 for the College. A road from Chapel Road
14 through the campus to Route One had been previously proposed but was never approved. The
15 motion was not seconded, and Martin withdrew it.
16

17 Page 78, Part 5. Change State Planning Office to State Economist.
18

19 Page 97, Section 8 of Part 5. The state would like us to differentiate between existing and future
20 land use. Mike said we can’t add chapters but we can change the titles.
21

- 22 • Discuss timeframe for meetings, public forums and hearings.
- 23 • Discuss Agenda for Next Meeting

24 Steve can make the updates based on tonight’s discussion and forward the Plan to the State.
25

26 **MOTION**

27 Motion by Dave, seconded by Jonathan, to approve tonight’s changes and have Steve send the
28 Plan to the State. Passed unanimously.
29

30 The Plan will be submitted to the Board of Selectmen this fall, with a public hearing to be held in
31 January in time for the June 2024 Town Meeting.
32

33 **OPEN TO THE PUBLIC**

34
35 There were no public comments.
36

37 **OTHER BUSINESS**

38
39 There was no other business.
40

41 **ADJOURN**

42 **MOTION**

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44 Motion made by Mr. Gowen to adjourn, seconded by Mr. Morse. Motion approved.
45

46 The meeting adjourned at 7:45 PM.
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MINUTES APPROVED August 17, 2023

ACCEPTED BY:

Cinndi Davidson
Cinndi Davidson, Recorder

Chris Chase
Chris Chase, Chairman