



**TOWN OF WELLS, MAINE**

**COMPREHENSIVE PLAN UPDATE  
COMMITTEE**

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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 Cinni 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.

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41 The meeting adjourned at 7:40 PM.

42  
43 Respectfully submitted,

44  
45   
46 Cinni Davidson  
47 Cinni Davidson, Recorder

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Chris Chase, Chairman