

FUTURE LAND USE PLANNING – WELLS 2022 COMPREHENSIVE PLAN UPDATE

2005 Future Land Use Map

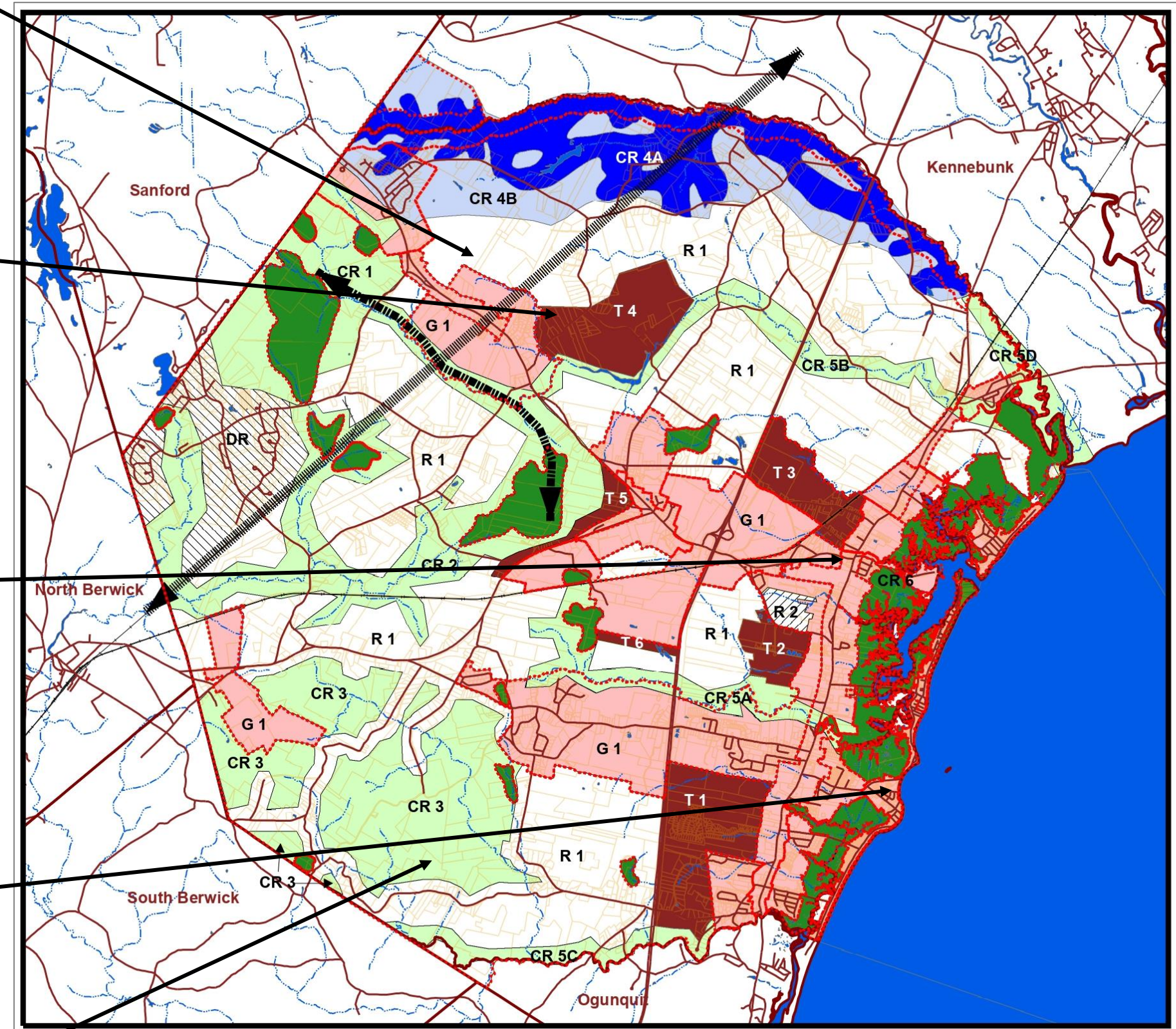
1 Recommendation: Hall Property as Critical Rural Area
The recently conserved Hall Property could be added to "Critical Rural Areas."

2 Question: Transitional Areas
How would the committee like to address limiting growth west of I-95? Public feedback indicated controlling growth is essential to preserving the rural character of Wells. Example: The Town recently acquired a new parcel for conservation directly adjacent (northwest corner) to transitional zone T4 Hobbs Farm – would the committee like to consider removing T4 from transitional areas?

3 Recommendation: Designate a Future Downtown Area Through Transitional Zoning
Public feedback indicated creating a Wells "Downtown" could help manage future growth and create a town center. Is the committee interested in designating a downtown area as a future growth area (transitional zone)?

4 Recommendation: Direct Growth Away from Coastal Flood Hazard Areas
Growth in flood hazard areas should be discouraged. The flood hazard areas are currently located in "Developed Growth Areas" – areas with little space left for new growth, but infill development, incremental growth, changes in use, or redevelopment could occur. How would the committee like to address this in the future land use plan?

5 Question: Critical Rural Areas
Are there any other changes to critical rural areas the committee would like to see?



6 Question: Greenways
Should the map show existing and proposed Eastern Trail? Any other "greenways?"

Town of Wells Comprehensive Plan Map 15
Future Land Use Plan
Growth, Transitional, Rural, and Critical Rural Areas

Growth Areas
 G 1 - Developed Areas and Previously Designated Growth Areas

Transitional Areas

- T 1 - Moody
- T 2 - Community College
- T 3 - Burnt Mill
- T 4 - Hobbs Farm
- T 5 - Credford Limited Commercial
- T 6 - Limited Industrial

Rural Areas

- R 1 - Rural Area Previously Designated
- R 2 - Chapel Road Rural Extension
- DR - Developed Rural

Critical Rural Areas

- CR 1 - Fenderson Commons
- CR 2 - The Heath and West Brook Corridors
- CR 3 - Tatnic Hills/Mt. Agamenticus Area
- CR 4A - Branch Brook Aquifer Travel Time <200 days
- CR 4B - Branch Brook Aquifer Recharge Area
- CR 5A - Webhannet River Corridor
- CR 5B - Merriland River Corridor
- CR 5C - Ogunquit River
- CR 5D - Lower Branch Brook (not in Recharge Area)
- CR 6 - Existing Resource Protection Districts

Trails

- Heath-Fenderson Greenway
- Eastern Trail

Legend:
 Existing Zoning Districts (dotted line)
 York County Towns (solid line)
 Tax Parcels - March 04 (yellow outline)

Data provided by Maine Office of GIS
 Future Land Use Areas Digitized from Cmte Proposals
 Printed 3 February 2005 FINAL

4
 1 inch equals 5,000 feet

0 5,000 10,000 Feet

Graphic created for preliminary discussion of Future Land Use Planning for the 2022 Wells Comprehensive Plan Update. Created by FB Environmental.