

# Part 3 – Implementation Program

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The Comprehensive Plan’s Implementation Program describes how the goals, policies and standards will be implemented; when they will be implemented and who is responsible. The Implementation Program consolidates the implementation strategies for each policy-topic area found in Part 2. The intent of this section is to ensure coordination across the many topics and needs addressed in this planning document. Wells is committed to the holistic implementation of this Plan, and that will require the ongoing coordination of municipal boards, committees, and professional staff throughout the implementation phase of this planning process.

The Implementation Program is organized into the following categories:

## **Regulatory Implementation Programs**

- a. Land Use ~~and Development Implementation (Zoning and Subdivision)~~
- b. ~~Residential Growth Management~~

## **~~Non-Regulatory Implementation Programs~~**

Capital Improvement

- a. Open Space/Land Acquisition and Protection
- ~~b. Planning and Management~~
- ~~e.b.~~ Regional/Intergovernmental Cooperation
- ~~d.c.~~ Historic Preservation
- ~~e.d.~~ Town Character and Appearance
- ~~f.e.~~ Transportation and Circulation
- ~~g.f.~~ Economic Development
- ~~h.g.~~ Housing
- ~~i.h.~~ Public Facilities and Services
- ~~j.i.~~ Public Utilities
- ~~k.j.~~ Flood Hazard Mitigation

In addition, a responsible party is assigned to each action and a priority is given to each action—Ongoing indicates these efforts are underway; *Immediate* is to occur within the next 1-2 years; *short term* is to occur in the next 2 to 4 years and *long term* is to occur within the next 4-10 years.

## **REGULATORY PROGRAMS**

### **Land Use, ~~Development and Resource Protection~~ Implementation Program**

<b>Action</b>	<b>Responsibility</b>	<b>Priority</b>
<del>1. Appoint a Comprehensive Plan Implementation Committee (CPIC) to initiate and monitor Plan implementation.</del>	Board of Selectmen	Immediate
<del>2. Revise the zoning districts and requirements for those districts identified and described in the Land Use Section.</del>	CPIC with Planning Board	Immediate Short
<del>3. Revise the official zoning map to incorporate critical rural and transitional zones put forth in the Future Land Use Plan.</del>	CPIC with Planning Board	Immediate
<del>4. Revise the cluster ordinance in the Land Use Ordinance based on the Comprehensive Plan's Policies.</del>	CPIC with Planning Board	Immediate
<del>5. Establish a program to ensure there is proper inspection of all septic system installations and a program to monitor septic system performance in/or adjacent to the Branch Brook Critical Rural areas.</del>	CPIC	Short
<del>6. Maintain the current buffer around surface water bodies and wetlands in the Land Use Ordinance to prohibit septic systems and other uses with the potential to contaminate both the groundwater and the groundwater/ surface water interface.</del>	CPIC with Planning Board	Short
<del>7. Continually integrate the State of Maine Guidelines for Municipal Shoreland Protection, as may from time to time be revised, into the local land use regulations.</del>	CPIC with Planning Board	On-going
<del>8. Revise local subdivision and site plan review regulations to require stormwater management, erosion and sediment control and landscaping plans including a reference to a suitable guidance document that requires currently accepted Best Management Practices.</del>	CPIC with Planning Board	Immediate
<del>9. Require all applications for subdivision and site plan review investigate and map the presence of any significant wildlife habitat and habitat for state rare or endangered species that may not have been previously mapped.</del>	CPIC with Planning Board	Short
<del>10. Amend the land use code and subdivision regulation to require a timber cutting permit prior to construction of any large scale activity.</del>	CPIC with Planning Board	Immediate
<del>11. Retain the currently designated buffers along rivers and streams in the Town's Land Use Ordinance to maintain the quality of these areas for wildlife and fishery habitat.</del>	Citizens	On-going
<del>12. Implement the Flood Mitigation Policies and Implementation Strategies.</del>	CPIC	Short

<del>13. Adopt Town Character and Appearance standards to implement adopted Policies.</del>	<del>CPIC</del>	<del>Short</del>
<del>14. Adopt an ordinance to prohibit the placement of merchandise in building setbacks.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<u>1. Amend the Wells Land Use Ordinance consistent with the Land Use Policies, desired uses and land use guidelines.</u>	<u>Comprehensive Plan Update Committee (CPIC) / Planning Board</u>	<u>Ongoing</u>
<u>2. Establish a program to identify, select and prioritize appropriate lands in critical rural areas for open space protection and possible acquisition.</u>	<u>Conservation Commission</u>	<u>Ongoing</u>
<u>3. Work with the Wells Conservation Commission, State and Federal entities and private land trust and conservation organizations to assemble a database of parcels suitable for protection based upon guidance policies established by the Conservation Commission. The parcels should focus on Town Natural Resource, Land Use, and Transportation goals, such as establishing protected lands for salt marsh migration due to rising sea levels or parcels that will provide sustainable transportation links such as bike paths or pedestrian commuter paths</u>	<u>Conservation Commission</u>	<u>Ongoing</u>
<u>4. Maintain, and enhance where possible, the scenic views and corridors along the easterly side of Route 1 that incorporate coastal waters and marshes.</u>	<u>Planning Board</u>	<u>Ongoing</u>
<u>5. Work with owners of agriculture and forestry lands so they are aware of, and kept up to date with, Maine “current use” programs and encourage the donation or sale of land or conservation easements to the Town or conservation organizations.</u>	<u>Conservation Commission</u>	<u>Ongoing</u>
<u>6. Manage the development of public infrastructure and facilities in a manner that limits development pressure in rural and critical rural areas.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>7. Develop an open space plan for the Town of Wells.</u>	<u>Conservation Commission / Planning Board</u>	<u>Ongoing</u>
<u>8. Encourage the participation and comments from the conservation commission on public and private plans for open space.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>9. Continually assess existing and future Town-owned lands based upon conservation, recreation, and facility needs.</u>	<u>Selectboard / Conservation Commission</u>	<u>Ongoing</u>
<u>10. Update ordinances regarding floodplains following the release of updated FEMA maps in 2022.</u>	<u>Comprehensive Plan Update Committee (CPIC) / Planning Board</u>	<u>Short</u>
<u>11. Direct the Selectboard to consider traffic congestion, water resources, and development rates in planning for future growth.</u>	<u>Comprehensive Plan Update Committee (CPIC) / Planning Board</u>	<u>Ongoing</u>
<u>12. Aside from health and safety considerations do not extend sewer and water services west of I-95 which would increase development and reduce lot</u>	<u>Comprehensive Plan Update Committee (CPIC) / Planning</u>	<u>Ongoing</u>

<u>sizes.</u>	<u>Board / Selectboard</u>	
<u>13. Continue funding of the Land Bank to acquire open space to sustain public recreation, resources conservation, watershed protection, and wildlife habitat.</u>	<u>Selectboard / Conservation Commission</u>	<u>Ongoing</u>

### **~~Residential Growth Management Implementation Program~~**

<del>1. Appoint a Growth Management Committee to develop alternative strategies to the existing Residential Growth Management Ordinance (growth cap) within a three year period from the adoption of the Comprehensive Plan. The Committee will examine the potential of growth management strategies such as: a differential growth cap, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), Impact Fees and other innovative planning tools.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>2. Temporarily maintain the existing Residential Growth Ordinance for a period of no more than three years while the Growth Management Committee works to implement an alternative system to replace it.</del>	<del>Growth Management Committee</del>	<del>Short</del>

### **~~NON-REGULATORY PROGRAMS~~**

#### **Capital Improvement Implementation Program**

1. Program public facility improvements through the Capital Improvement Program (CIP) based upon the Comprehensive Plan's policies, implementation programs and an appropriate system of priorities.	Capital Improvement Program Committee	Immediate-Ongoing
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#### **Open Space/Land Acquisition and Protection Implementation Program**

<del>1. Work with the KKWWD to acquire key parcels of land with high value for ground water protection through fee simple acquisition or conservation easement.</del>	<del>Board of Selectmen</del>	<del>Immediate-Ongoing</del>
<del>2. Establish a Committee to review and assess the quality of current wetland management within Wells and, if deemed appropriate, establish guidelines for a local wetland regulation.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>3. Establish a program to identify, prioritize and protect high value freshwater wetlands including those containing vernal pools.</del>	<del>Conservation Commission</del>	<del>Short</del>
<del>4. Within areas of Wells designated as Rural Use, seek to maintain large parcels of land and to ensure that wildlife habitats are connected by travel corridors through both regulatory and non-regulatory means.</del>	<del>CPIC with Board of Selectmen, Planning Board and Conservation Commission.</del>	<del>Immediate</del>
<del>5. Charge the Conservation Commission or establish an open lands protection committee to identify and</del>	<del>Board of Selectmen</del>	<del>Immediate</del>

<del>prioritize high value open lands for protection and management including wetlands, wildlife habitat, forestry and agriculture.</del>		
<del>6. Establish a program to work with landowners with high value habitats to protect these areas.</del>	<del>Board of Selectmen</del>	<del>Immediate Ongoing</del>
<del>7. Appoint a Committee to recommend specific implementation programs to assure public access to beaches, manage beach use, protect the physical quality and create transportation links.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>8. Establish a graphic inventory of all sand dunes on the Town's Geographic Information System (GIS) and update as new data becomes available. Ensure that any landowner with property on a sand dune obtain any necessary state permits prior to obtaining any local permits.</del>	<del>Office of Planning and Development</del>	<del>Short</del>
<del>9. Continue to support the Conservation Commission's use of the Town of Wells' Land Ranking System to identify and prioritize lands with significant wetlands, groundwater sources, scenic view sheds, wildlife habitat, agriculture and forestry uses, outdoor recreation, and other values; and to make recommendations for their protection through the development of an open space plan. The plan will contain input from community recommendations to identify large land tracts throughout the Town within which a conservation area of significant size could be located.</del>	<del>Board of Selectmen</del>	<del>Immediate Ongoing</del>
<del>10. Employ the classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.</del>	<del>Planning Board and Conservation Commission</del>	<del>Immediate</del>
<del>11. Expand funding of the Town's Land Bank Fund to provide for adequate public open space in the Town of Wells.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>12. Charge the Conservation Commission to work with land owners and other reservation groups, such as the KKW Water District, Great Works Regional Land Trust, The Nature Conservancy, the Rachael Carson National Wildlife Refuge, and the State and Federal Government to leverage existing for open space in areas of mutual concern such as Branch Brook Area, Fenderson Wildlife Commons, the Tatnic Region and the Great Heath.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>13. Encourage prospective developers to preserve key open space parcels</del>	<del>Planning Board, Conservation Commission</del>	<del>Immediate Ongoing</del>
<u>1. Continue to support the Conservation Commission's use of the Town of Wells' Land Ranking System to identify and prioritize lands with significant wetlands, groundwater sources, scenic view sheds, wildlife habitat, agriculture and forestry uses, outdoor recreation, and other values; and to make recommendations for their</u>	<u>Selectboard</u>	<u>Ongoing</u>

<u>protection through the development of an open space plan. The plan will contain input from community recommendations to identify large land tracts throughout the Town within which a conservation area of significant size could be located.</u>		
<u>2. Employ the classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.</u>	<u>Conservation Commission</u>	<u>Ongoing</u>
<u>3. Continue to fund the Town's Land Bank Fund to provide for adequate public open space in the Town of Wells.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>4. Continue to support the Conservation Commission to work with land owners and other reservation groups such as the KKW Water District, Great Works Regional Land Trust, The Nature Conservancy, the Rachel Carson National Wildlife Refuge, and the State and Federal Government to leverage existing funding for open space in areas of mutual concern such as Fenderson Wildlife Commons, the Great Heath, the Tatnic Region, and upland areas adjacent to sand dunes, beaches, and salt marshes that may serve as migration areas in response to sea level rise.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>5. Continue to have the Conservation Commission review and comment on public or private plans involving open space areas identified via natural resource data, as high value wildlife habitat, before the Town's reviewing authority makes any decision on the plan.</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>6. Continue to have the Conservation Commission review tax foreclosed properties and other land proposed for public auction to determine its suitability for retention as conservation land.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>7. Work with landowners with high value habitat to protect these areas using tools such as acquisition, education, collaborative management, as well as economic incentives such as Tree Growth, Open Space and Critical Habitat Programs.</u>	<u>Conservation Commission</u>	<u>Ongoing</u>
<u>8. Produce public education and outreach materials that inform the public about their conservation options and the natural history of Wells.</u>	<u>Selectboard / Conservation Commission</u>	<u>Ongoing</u>
<u>9. Use Fenderson and other Wildlife Commons for environmental education opportunities for the students of the Wells/Ogunquit School District and the public.</u>	<u>Recreation Department</u>	<u>Ongoing</u>
<u>10. Use up-to-date State Inland Fisheries and Wildlife maps of wetlands and Threatened and Endangered species (See Appendix) as well as open space priorities as identified by the Wells Conservation Commission, when evaluating subdivision applications. In the event the proposed subdivision is in an area where such resources exist, the</u>	<u>Planning Board</u>	<u>Ongoing</u>

<u>Conservation Commission will make recommendations for the building and open space locations.</u>		
<u>11. Work with the KKWWD to acquire key parcels of land with high value for ground water protection through fee simple acquisition or conservation easement.</u>	<u>Conservation Commission / Selectboard</u>	<u>Ongoing</u>
<u>12. Assign to the Implementation Committee the responsibility to review and assess the quality of current wetland management and regulations within Wells including consistency with state and federal laws and regulations, and, if deemed appropriate, establish guidelines for a local wetland regulation.</u>	<u>Selectboard</u>	<u>Immediate</u>
<u>13. Establish a program to continue to identify, prioritize, and protect high value freshwater wetlands including vernal pools.</u>	<u>Planning Board</u>	<u>Ongoing</u>
<u>14. Periodically evaluate the subdivision rules and the results of existing cluster subdivision projects, to determine whether the existing rules are successfully preserving valuable open space.</u>	<u>Planning Board</u>	<u>Ongoing</u>

## Planning and Management Implementation Program

<b>Plans and Policies Preparation</b>		
<del>1. Prepare a local Development Plan for Harbor Management that addresses harbor use issues, marine resource protection, adjacent land use and public access.</del>	<del>Harbor Committee</del>	<del>Short</del>
<del>2. Review and implement the Wells Bay Regional Beach Management Plan.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>3. Initiate a study to determine the feasibility of an underground utilities program for Routes 1 (Post Antiques and Arts Corridor) and 9/109 and coordinate with future major construction.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>4. Encourage educational programs to use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.</del>	<del>CPIC</del>	<del>Immediate</del>
<del>5. Continue to review the Town's Land Use Ordinance to ensure that the quality of the ground and surface waters are protected.</del>	<del>CPIC</del>	<del>Immediate Ongoing</del>
<del>6. Prepare and adopt Development Plans for the Wells Post Road Antiques and Arts Corridor (Route 1); Route 9/109; and the Wells Transportation Center.</del>	<del>CPIC with Planning Board</del>	<del>Short Long</del>
<del>7. Establish a graphic inventory of all sand dunes on the Town's Geographic Information System (GIS) and update as new data becomes available. Ensure that any landowner with property on a sand dune obtain any necessary State permits prior to obtaining any local permits.</del>	<del>CPIC with Planning Staff</del>	<del>Long</del>
<del>8. Update the local harbor management plan that addresses harbor location and use issues, jetty issues, marine resource protection, adjacent land use and public access. The updated plan should be submitted to the Maine State Planning Office for approval and become a part of the Comprehensive Plan.</del>	<del>CPIC with Harbor Committee</del>	<del>Intermediate</del>
<del>9. Enable the Conservation Commission to review and comment on public or private plans involving open space areas identified via natural resource data, as high value wildlife habitat, before the Town's reviewing authority makes any decision on the plan.</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>10. Enable the Conservation Commission to continue to review foreclosed properties and other land proposed for public auction to determine its suitability for retention as conservation land.</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>11. Work with landowners with high value habitat to protect these areas using tools such as acquisition, education, collaborative management, as well as economic incentives such as Tree Growth, Open Space and Critical Habitat Programs.</del>	<del>Conservation Commission</del>	<del>On-going</del>



<del>12. Produce public education and outreach materials that inform the public about their conservation options and the natural history of Wells.</del>	<del>Conservation Commission</del>	<del>Immediate Ongoing</del>
<del>13. Use Fenderson Wildlife Commons and other locations for environmental education opportunities for the students of the Wells/Ogunquit Community School District and the public.</del>	<del>Conservation Commission with School District</del>	<del>On-going</del>
<del>14. Use up to date State Inland Fisheries and Wildlife maps of wetlands and Threatened and Endangered species (See Appendix) as well as open space priorities as identified by the Wells Conservation Commission, when evaluating subdivision applications. In the event the proposed subdivision is in an area where such resources exist, the Conservation Commission will make recommendations for the building and open space locations.</del>	<del>Planning Board with Conservation Commission</del>	<del>On-going</del>
<del>15. Work with the KKWWD to acquire key parcels of land with high value for ground water protection through fee simple acquisition or conservation easement.</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>16. Establish a Committee to review and assess the quality of current wetland management within Wells and, if deemed appropriate, establish guidelines for a local wetland regulation.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>17. Establish a program to identify and prioritize and protect high value freshwater wetlands including vernal pools.</del>	<del>CPIC</del>	<del>Short</del>
<del>18. Evaluate the use of impact fees for new development.</del>	<del>Growth Management Committee</del>	<del>Short</del>
<b>General Planning and Management</b>		
<del>1. Maintain a coordinated, accurate system for data management that allows for efficient transfer of uniform data and information from one department to another including geographic information.</del>	<del>Board of Selectmen with Town Manager</del>	<del>On-going</del>
<del>2. Continue to review the needs of all other community facilities to determine the need for replacement or additions including, but not limited to: fire substations, police station, highway department and recreational facilities.</del>	<del>Board of Selectmen with Town Manager</del>	<del>Immediate Ongoing</del>
<del>3. Continue to monitor all town-owned properties and resources to ensure that there is a program for ongoing capital maintenance, repairs and acquisition.</del>	<del>Board of Selectmen with Planning Board, Capital Improvement Program Committee and Conservation Commission.</del>	<del>Immediate Ongoing</del>
<del>4. Program public facility improvements through a Capital Improvement Program (CIP) that is based upon the Comprehensive Plan's policies and implementation strategies and an appropriate system of priorities.</del>	<del>Board of Selectmen with Planning Board and CIP Committee.</del>	<del>Immediate Ongoing</del>

<del>5. Develop and implement Town planning and management educational programs for volunteers of all ages involved in the business of the community which use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.</del>	<del>Planning Board with Office of Planning and Development</del>	<del>Short</del>
<del>6. Establish a monthly inter-department/inter-board newsletter to communicate appropriate information among the Town departments and town committees and commissions.</del>	<del>Town Manager</del>	<del>Short</del>
<del>7. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.</del>	<del>Board of Selectmen with Town Manager</del>	<del>Immediate</del>
<del>8. Work directly with the businesses and community groups of Wells to determine areas where cost sharing for municipal facilities and services may be appropriate.</del>	<del>Town Manager</del>	<del>Immediate</del>
<del>9. Establish a continuing program for re-evaluating the policies and implementing the programs established by the Comprehensive Plan.</del>	<del>CPIC with Board of Selectmen</del>	<del>Short Ongoing</del>

### **Regional/Intergovernmental Cooperation Implementation Program**

<del>1. Continue the cooperative relationship with the Wells National Estuarine Research Reserve to expand the water quality monitoring program with annual monitoring results and analysis made available to the Town.</del>	<del>Shellfish Commission</del>	<del>Immediate</del>
<del>2. Work with adjacent communities to maintain water quality standards for surface waters that occur in more than one community. Specifically, work with the Towns of Sanford and Kennebunk to undertake policies and programs for the protection of the Branch Brook watershed and aquifer and Merriland River.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>3. Ensure that the water quality of Ell Pond is not degraded by working with the Town of Sanford to implement a consistent set of standards for water quality protection.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>4. Continue to work with appropriate state agencies and the Wells National Estuarine Research Reserve to manage point and non-point source pollution into the harbor and estuary to ensure appropriate water quality levels for shell fish harvesting and other marine recreation activities</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>5. Work cooperatively with the Maine Inland Fisheries and Wildlife to manage and protect high value habitat and areas for significant habitat and rare and endangered species.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>

<del>6. Continue to work with the Department of Marine Resources and the DEP to ensure the viability of the recreational shellfish harvesting program and prohibit any commercial harvesting.</del>	<del>Shellfish Commission</del>	<del>Immediate</del>
<del>7. Actively participate with the MDOT in the US Route 1 Corridor Study and on the Route 109 Improvement Program between Exit 19 and the High Pine area.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>8. Work cooperatively with the MDOT to ensure that there is proper planning and implementation of projects in Town.</del>	<del>Board of Selectmen</del>	<del>Immediate-Short</del>
<del>9. Participate in the MDOT Regional Needs Assessment process in order to coordinate local transportation planning with the regional and State effort and to become aware of funding and program opportunities.</del>	<del>Selectmen</del>	<del>Immediate</del>
<del>10. Continue to work with the Maine Turnpike Authority in the negotiation for a major bus company to provide Boston to Portland bus service with a stop at the Transportation Center and for bus service from the Center to link surrounding communities. Transportation Center and for bus service from the Center to link surrounding communities.</del>	<del>Board of Selectmen</del>	<del>Immediate-Ongoing</del>
<del>11. Establish an ongoing dialogue with the water and sewer utility districts to ensure that they are aware of the growth area designations as well as other land use policies of this Plan.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>12. Work cooperatively with the Maine Department of Transportation for a new Turnpike interchange between Wells and Ogunquit to ease traffic congestion on Route 1.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>13. Continue to work with the Town of Sanford on the Route 109 corridor study and implement its recommendations when complete.</del>	<del>Town Manager and Planning staff</del>	<del>Immediate-Ongoing</del>
<del>14. Continue to participate in the Coastal Explorer planning process to evaluate and improve trolley service to adequately meet the needs of the community and the region.</del>	<del>Town Manager and Planning staff</del>	<del>Immediate-Ongoing</del>
<u>1. Continue the cooperative relationship with the Wells National Estuarine Research Reserve to expand the water quality monitoring program.</u>	<u>Town Manager / Planning Staff</u>	<u>Ongoing</u>
<u>2. Work with adjacent communities to maintain or improve water quality standards for surface waters that occur in more than one community. Specifically, work with the Towns of Sanford and Kennebunk to undertake policies and programs for the protection of the Branch Brook watershed and aquifer.</u>	<u>Selectboard</u>	<u>Ongoing</u>

<u>3. Ensure that the water quality of Ell Pond is not degraded by working with the Town of Sanford to implement a consistent set of standards for water quality protection.</u>	<u>Selectboard</u>	<u>Long</u>
<u>4. Work cooperatively with US Fish and Wildlife, the Maine Inland Fisheries and Wildlife Department, and other local, State and Federal agencies to manage and protect high value habitat and areas for significant habitat and rare and endangered species while addressing the realities of climate change and its impact on these resources and other infrastructure in Wells.</u>	<u>Conservation Commission</u>	<u>Ongoing</u>
<u>5. Continue to work with the Department of Marine Resources, the Wells National Estuarine Research Reserve and the Maine Department of Environmental Protection to ensure the viability of the recreational shellfish harvesting program and prohibit any commercial harvesting.</u>	<u>Shellfish Commission</u>	<u>Ongoing</u>
<u>6. Actively participate with the Maine Department of Transportation on all active projects in Town while advocating for a comprehensive US Route 1 Corridor Study.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>7. Work cooperatively with the MDOT to ensure that there is proper planning and implementation of all projects in Wells, and that a “complete and green streets” approach is incorporated.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>8. Participate in the MDOT Regional Needs Assessment process in order to coordinate local transportation planning with the regional and State efforts, and to become aware of funding and program opportunities.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>9. Establish an ongoing dialogue with all utility providers to ensure that they are aware of the growth area designations, sea-level rise projections, complete street policies, and the other policies established in this Plan.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>10. Work cooperatively with other Towns to help implement the regional Eastern Trail system.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>11. Participate in regional approaches within York County that address housing choice and the creation of workforce housing options that fit with the Visions of the communities involved. Continue to advocate for change to toll policy to alleviate the impact on local and regional roadways (i.e. Post Road, Route 1).</u>	<u>Selectboard</u>	<u>Ongoing</u>

## Historic Preservation Implementation Program

<del>1. Seek Local Government Certification with the State Historic Preservation Office to be eligible for matching grants to assist the work of the Wells Historic Preservation Commission.</del>	<del>Historic Preservation Commission with Historical Society</del>	<del>Immediate</del>
<del>2. Continue to support the identification and documentation of historic and archaeological resources for purposes of building a written and photographic record that can be used to maintain and protect these valuable community resources.</del>	<del>Board of Selectmen</del>	<del>Immediate-Ongoing</del>
<del>3. Identify scenic historic landscapes resources areas including agricultural lands and fields, rock walls, etc</del>	<del>Historic Preservation Commission</del>	<del>Immediate-Short</del>
<del>4. Manage the “Gateways” or major roadway entrances into the Town of Wells to protect their historic community character and ensure that any new development be consistent with this character.</del>	<del>Historic Preservation Commission</del>	<del>Short</del>
<del>5. Continue and enhance the education and outreach program for both the residents and visitors to Wells about the Town’s historic and archaeological resources.</del>	<del>Historic Preservation Commission</del>	<del>Ongoing</del>
<del>6. Work with public and private groups to establish a permanent heritage trail that would include a map and permanent markers for specific historic properties</del>	<del>Historic Preservation Commission</del>	<del>Short</del>
<del>7. Encourage more property owners to place their properties on the National Register of Historic Places.</del>	<del>Historic Preservation Commission</del>	<del>Immediate-Ongoing</del>
<del>8. Strengthen requirements in the Land Use Ordinance regarding proximity to and impacts on historic and archaeological resources.</del>	<del>CPIC with Historic Preservation Commission and Planning Board</del>	<del>Short</del>
<u>1. Seek Local Government Certification with the Maine Historic Preservation Commission in order to be eligible for matching grants related to preservation planning and cultural resource protection.</u>	<u>Selectboard / Historic Preservation Committee</u>	<u>Ongoing</u>
<u>2. Re-establish and maintain the Wells Historic Preservation Commission to assist with implementation of these actions and collaborate with the Historical Society.</u>	<u>Selectboard</u>	<u>Immediate</u>
<u>3. Continue to identify and document historic and archaeological resources for purposes of building a written and photographic record that can be used to maintain and protect these valuable community resources. The Maine Historic Preservation Commission has noted that a comprehensive survey of Wells’ historic above-ground resources needs to be conducted in order to identify other properties that may be eligible for nomination to the National Register of Historic Places.</u>	<u>Selectboard</u>	<u>Ongoing</u>

<u>4. Identify scenic historic landscape resource areas including agricultural lands and fields, rock walls, and other features that should be preserved as important cultural viewsheds.</u>	<u>Selectboard / Historic Preservation Committee</u>	<u>Ongoing</u>
<u>5. Manage the “Gateways” or major roadway entrances into the Town of Wells to protect their historic community character and ensure that any new development is consistent with this character.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>6. Continue and enhance the education and outreach program for both the residents and visitors to Wells about the Town’s historic and archaeological resources. Annual historic walks, walking and driving tours and education resources are examples.</u>	<u>Historic Preservation Committee</u>	<u>Ongoing</u>
<u>7. Work with public and private groups to establish a permanent heritage trail that would include map and permanent markers for specific historic properties.</u>	<u>Historic Preservation Committee</u>	<u>Long</u>
<u>8. Encourage more property owners to place their properties on the National Register of Historic Places.</u>	<u>Historic Preservation Committee</u>	<u>Long</u>
<u>9. Strengthen requirements in the Land Use Ordinance regarding proximity to and impacts on historic and archaeological resources. For known historic and archeological sites and areas sensitive to prehistoric archeology, use the local land use ordinances to require developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</u>	<u>Planning Board</u>	<u>Long</u>
<u>10. Adopt or amend the land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</u>	<u>Planning Board</u>	<u>Long</u>
<u>11. Continue to utilize design standards for all commercial zoning districts that are modelled after the existing design standards for the northern portion of the Route 1 Corridor and informed by the vision and purpose of each zoning district.</u>	<u>Planning Board</u>	<u>Long</u>

### **Town Character and Appearance Implementation Program**

<del>1. Initiate a street tree planting programs for Routes 1 and 9/109.</del>	<del>Board of Selectmen with Beautification Committee and Chamber of Com- merce, Garden Club</del>	<del>Short</del>
<del>2. Establish a program to preserve scenic views along the Route 1 Corridor and other specific locations as identified by the Scenic Resources Committee.</del>	<del>CPIC</del>	<del>Immediate</del>

<del>3. Identify scenic landscape resource areas including agricultural lands and fields, rock walls, etc</del>	<del>CPIC with Scenic Resources Committee</del>	<del>Immediate Ongoing</del>
<del>4. Install Town Entrance signs that reflect the traditional New England Traditional New England Wells Maine Style. See also the recommendation in the Historic Preservation Program.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>5. Initiate a street curb and sidewalk improvement program.</del>	<del>CPIC with Capital Improvement Program and Sidewalk Committees</del>	<del>Immediate Ongoing</del>
<u>1. Work on Town Character and Appearance design standards for all commercial zoning districts that can be used to evaluate site plan, sign and subdivision applications and Town Development Plans required to implement the Comprehensive Plan.</u>	<u>Planning Board / CPIC</u>	<u>Short</u>
<u>2. Continue a street tree planting and initiate a green infrastructure implementation program for Routes 1 and 9/109.</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>3. Initiate a street curb, sidewalk, and paved shoulder improvement program for all town owned and maintained roadway corridors.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>4. Adopt a Development Plan for the Route 1 Corridor that includes a form-based code, access management plan, and streetscape standards to guide future development activity.</u>	<u>Planning Board / CPIC / Selectboard</u>	<u>Short</u>
<u>6. Adopt a Development Plan for Route 109 east of the Turnpike including a form-based code, access management plan, and streetscape standards to guide future development activity.</u>	<u>Planning Board / CPIC / Selectboard</u>	<u>Short</u>
<u>7. Continue to implement and expand upon the Development Plan for the Wells Transportation Center.</u>	<u>Planning Board / Selectboard</u>	<u>Short</u>
<u>8. Adopt an ordinance to regulate the placement of merchandise in building setbacks.</u>	<u>Planning Board / Planning Staff</u>	<u>Short</u>

**Transportation and Circulation Implementation Program**

<del>1. Study alternative transportation options to ease congestion on Route 1</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>2. Reduce the seasonal congestion by providing off street parking adjacent to Route 1 and encour-aging residents/ tourists to use the trolley system, the park and ride facility and rideshare programs.</del>	<del>Board of Selectmen</del>	<del>Short</del>



<del>3. Continue to investigate and implement seasonal traffic calming measures in high density residential and commercial areas, especially adjacent to and east of Route 1.</del>	<del>Board of Selectmen</del>	<del>Immediate-Ongoing</del>
<del>4. Encourage users of alternative transportation modes to use the Wells Transportation Center.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>5. Implement the recommendations of the <i>Route 109/9 Corridor Plan</i>.</del>	<del>CPIC</del>	<del>Immediate-Short</del>
<del>6. Prepare Development Plans for Streets, Sidewalks and Bikeways.</del>	<del>CPIC</del>	<del>Immediate-Short</del>
<del>7. Prepare and fund a roadway improvement program with priorities for inclusion in the Town's Capital Improvement Program (CIP). This process will provide formal notice to all concerned regarding the Town's intention for future roadway improvements.</del>	<del>CPIC with Board of Selectmen</del>	<del>Short</del>
<del>8. Continue to study alternative routes to ease congestion on Route 1 such as the turnpike exit between Wells and Moody.</del>	<del>CPIC</del>	<del>Short-Ongoing</del>
<del>9. Build the connection between College Drive and Mile Road.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>10. Continue the firm policy ensuring that all roads accepted as public Town roads be built and constructed to the Town's roadway standards.</del>	<del>Road Commissioner</del>	<del>On-going</del>
<del>11. Consider establishing an impact fee for all roads accepted as public town roads appropriate for the impact of the development on Town services.</del>	<del>Board of Selectmen, Growth Management Committee</del>	<del>Short</del>
<del>12. Establish a committee to evaluate and improve the trolley service to adequately meet the needs of the community.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>13. Provide screened off street parking adjacent to Routes 1 and 109.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>14. Encourage residents and tourists to use the trolley system in conjunction with the off street parking areas, the park and ride facility and rideshare programs.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>15. Consider the use of private mass transit</del>	<del>Board of Selectmen</del>	<del>Long</del>
<del>16. Establish a committee to prepare a Development Plan for Bicycle Ways and Trails based on existing regional and local data and plans and also consider their relationship to sidewalks and other pedestrian ways. Said pedestrian /bicycle paths will be for non-motorized vehicles, i.e., no ATV, 4 wheelers, minibikes, etc.)</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>17. Have the Bicycle Ways and Trails Committee review local or state roadway improvements and where possible connect existing trails in Town and eventually connect with the Eastern Trail.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>18. Continue to investigate and implement seasonal traffic calming measures in high density residential and commercial areas, especially adjacent to and east</del>	<del>Board of Selectmen</del>	<del>Short</del>



of, US Route. Also, identify appropriate locations for pedestrian sidewalks, crosswalks, and signage to enhance pedestrian safety and traffic calming.		
<del>19. Plan for the expansion of the rideshare/vanpool facilities as the usage increases.</del>	<del>CPIG</del>	<del>Long</del>
<del>20. As the central area of Town develops, plan for appropriate multi-modal linkages using sidewalks, trails and bicycle paths.</del>	<del>CPIG</del>	<del>Long</del>
<del>21. Develop a comprehensive sidewalk and streetscape program for Route 109 east of the Turnpike.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>23. Effectively utilize the new internal Transportation Center access road and the existing traffic signal at Route 109.</del>	<del>Planning Board</del>	<del>Immediate-Ongoing</del>
<u>1. The Town completed the Route 109/9 Corridor Study that specifically recommended that this portion of the Corridor maintain its existing rural character. It will be necessary to cooperate with MDOT to ensure that the implementation is consistent with the goals and recommendations of this corridor study. Some intersection improvements are needed at: Dodge Road, Route 9B, Willie Hill Road, including the intersection at Bears Den.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>2. Work with MDOT to initiate a corridor study of Route 1 to identify infrastructure improvements, access management opportunities, and to coordinate the changes in local land use regulations needed to reinforce the future of this corridor and the integration of the identified growth areas.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>3. Work cooperatively with the state to ensure that there is proper planning and implementation of projects that address key roadway locations, bridges that need attention and high accident locations throughout the community.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>4. Maintain, enact or amend local land use ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.</u>	<u>Planning Board</u>	<u>Ongoing</u>
<u>5. Participate in the MDOT Regional Needs Assessment process in order to coordinate local transportation planning with the regional and State effort and to become aware of funding and program opportunities.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>6. Support and coordinate with York County Community Action (YCCA) on regional transit solutions.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>7. Identify locations in Wells and funding opportunities for establishing additional electric vehicle charging infrastructure.</u>	<u>Selectboard</u>	<u>Ongoing</u>

<u>8. Amend local regulations and standards to provide sufficient or additional right-of-way for raised sidewalks, bicycle paths, landscaping, access management, and other priority transportation issues.</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>9. Prepare and fund a roadway improvement program with priorities for inclusion in the Town's Capital Improvement Program (CIP). This process will provide formal notice to all concerned regarding the Town's intention for future roadway improvements.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>10. Continue to seek alternative routes to ease congestion on Route 1 such as the turnpike exit between Wells and Moody.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>11. Continue the firm policy ensuring that all roads accepted as public Town roads be built and constructed to the Town's roadway standards, and foster transportation-efficient growth patterns that provide for future street and transit connections.</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>12. The Route 1 Corridor is in need of signal upgrades to improve pedestrian and bicycle safety.</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>13. Adopt a municipal Complete and Green Streets Policy.</u>	<u>Selectboard</u>	<u>Short</u>
<u>14. Continue to participate in the Shoreline Explorer planning process to evaluate and improve trolley service to adequately meet the needs of the community and the region.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>15. Continue to encourage residents and tourists to use the Shoreline Explorer in conjunction with the off-street parking areas, the park n' ride facility, and rideshare programs.</u>	<u>Town Manager</u>	<u>Ongoing</u>
<u>16. Consider the use of private mass transit.</u>	<u>Town Manager</u>	<u>Ongoing</u>
<u>17. Prepare a Development Plan and design standards for Pedestrian and Bicycle pathways and trails based on existing regional and local data, and plans. Said pedestrian /bicycle paths will be for non- motorized vehicles (i.e., no ATV, 4 wheelers, minibikes, etc.)</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>18. At the Selectmen's discretion, review local or state roadway improvements to ensure compliance with the locally adopted Complete and Green Streets Policy, and where possible connect existing trails in Town and eventually connect with the Eastern Trail. As part of this planning, identify appropriate locations for pedestrian sidewalks, crosswalks, and signage to enhance pedestrian safety and traffic calming. This will enable better connection of the western side of town with the Route 1 corridor, and should also parallel the Route 1 corridor. This will provide an alternative, healthy means for residents in western Wells to shop and work while providing coastal residents with a means for reaching the</u>	<u>Selectboard</u>	<u>Short</u>

<u>conservation areas in the west.</u>		
<u>19. Continue to investigate and implement seasonal traffic calming measures in high density residential and commercial areas, especially adjacent to and east of US Route 1.</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>20. Encourage users of alternate transportation modes to use the Wells Transportation Center by providing them with the necessary infrastructure to access the Center, and amenities such as covered bicycle storage and charging facilities.</u>	<u>Town Manager</u>	<u>Ongoing</u>
<u>21. Plan for the expansion of the rideshare/vanpool facilities as the usage increases.</u>	<u>Town Manager</u>	<u>Long</u>
<u>22. Work to implement improved pedestrian and bicycle connections along Route 109 to the Route 1 Corridor</u>	<u>Selectboard</u>	<u>Ongoing</u>
<u>23. As the central area of Town develops, plan for appropriate multi-modal linkages using sidewalks, trails and bicycle paths.</u>	<u>Selectboard / Planning Board</u>	<u>Ongoing</u>
<u>24. Develop a comprehensive sidewalk, bike lane, and streetscape program that is specific to this corridor and reinforces the municipal Complete and Green Streets Policy.</u>	<u>Selectboard / Planning Board</u>	<u>Long</u>

### **Economic Development Implementation Program**

<del>1. Establish a non-profit economic development corporation (EDC) whose responsibility would be to market Wells and its resources to companies who would be compatible with the Town's existing small town character, scale and market</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>2. Identify areas in Town that would be suitable for future wholesale commercial, research and development or low impact businesses such as the Crediford Road Area. These areas should have good access to the local and regional highway network and be consistent with the Land Use goals and policies.</del>	<del>CPIC with Planning Board and EDC</del>	<del>Short</del>
<del>3. Identify and attract companies that would be suitable for Wells.</del>	<del>EDC</del>	<del>Short</del>
<del>4. Identify and attract companies that would be suitable for Wells and would also complement the existing business environment. Such businesses could take advantage of Wells' environmental resources as tourist attractions and could include bicycle/kayak touring, small restaurants, personal service establishments, business service and repair, and arts and crafts type shops.</del>	<del>EDC</del>	<del>Short</del>

<del>5. Establish a revolving loan fund coordinated with the local Chamber of Commerce and fund through local financial institutions to encourage small business development.</del>	<del>EDC</del>	<del>Long</del>
<del>6. Retain and expand existing businesses by facilitating technical assistance and training through State sponsored economic development programs as well as business planning and management workshop.</del>	<del>EDC</del>	<del>Short</del>
<del>7. Participate in the Southern Maine Regional Economic Development Program for technical assistance.</del>	<del>EDC</del>	<del>Immediate</del>
<del>8. Foster the development of home occupations and</del>	<del>EDC</del>	<del>Short</del>

<del>cottage industries that are consistent with Wells' rural, small town character. Review land use regulations and revise, if necessary, standards for home occupations that provides opportunity for small business yet minimizes impact on adjacent uses or the environment.</del>		
<del>9. Establish a committee to explore ecologically oriented tourist opportunities. Said committee should include representatives from business and natural resource oriented organizations such as the Wells National Estuarine Research Reserve, Laudholm Trust, Nature Conservancy, Great Works Regional Land Trust, and the Rachel Carson National Wildlife Refuge and the Mount Agamenticus Regional Trust.</del>	<del>Board of Selectmen</del>	<del>Immediate</del>
<del>10. Continue to maintain Wells Harbor as an active harbor that provides access, service and mooring facilities for both commercial, marine related vessels and recreational boats.</del>	<del>Board of Selectmen</del>	<del>Ongoing</del>
<del>11. Continue to support the farmers' market community.</del>	<del>Board of Selectmen</del>	<del>Ongoing</del>
<u>1. Establish a non-profit economic development corporation whose responsibility would be to market Wells and its resources to companies who would be compatible with the Town's existing character, scale and market. Financial support will need to be provided to this organization for this level of marketing and coordination.</u>		
<u>2. Complete a comprehensive Route One Corridor study in coordination with Maine DOT. As the primary commercial district in Wells, and the largest generator of transportation and congestion related concerns this corridor needs a plan that addresses coordinated infrastructure and regulatory changes.</u>		
<u>3. Review and amend local land use regulations to ensure they reflect the desired location, scale, and design of future development. These regulations must also address the connection to the local transportation network, and articulate how to best</u>		

<u>integrate new development activity in Wells over time. This should include the identification of “village” areas to serve as higher density mixed-use growth areas, and areas for lower density development and open space protection.</u>		
<u>4. Identified “village” growth areas will require zoning changes and planned infrastructure improvements over time. Other tools such as Tax Increment Financing districts should be evaluated in conjunction with these changes.</u>		
<u>5. Identify areas in Town that would be suitable for future wholesale commercial, research and development or low-impact businesses such as Transitional Area 5 (the Crediford Road area). These areas should have good access to the local and regional highway network and be consistent with the Land Use goals and policies.</u>		
<u>6. Identify and attract companies that would be suitable for Wells and would also complement the existing business environment. Such businesses could take advantage of Wells’ environmental resources as tourist attractions and could include bicycle/kayak touring, small restaurants, personal service establishments, business service and repair, and arts and crafts-type shops.</u>		
<u>7. Retain and expand existing businesses by facilitating technical assistance and training through State sponsored economic development programs as well as business planning and management workshops.</u>		
<u>8. Participate in the Southern Maine Planning and Development Commission (SMPDC) for technical and financial assistance.</u>		
<u>9. Establish a committee to explore ecologically oriented tourist opportunities. Said committee should include representatives from business and natural resource-oriented organizations such as the Wells National Estuarine Research Reserve, Laudholm Trust, Nature Conservancy, Great Works Regional Land Trust, and the Rachel Carson National Wildlife Refuge and the Mount Agamenticus Regional Trust.</u>		
<u>10. Continue to support the farmers’ market community and other types of “pop-up” markets and events. This should include regular programing and activity at the Wells Harbor Community Park to draw people to this wonderful area of the community without the need for permanent structures or development.</u>		
<u>11. Limit residential and commercial development in areas surrounding existing resource- based industries.</u>		

## Housing Implementation Program

<del>1. Adopt the Maine State Housing Authority (MSHA) definitions of affordability for York County and update affordability targets as new MSHA data are available</del>	<del>CPIC</del>	<del>Immediate, ongoing</del>
<del>2. Continue to allow housing for the senior population in growth and transitional areas and allow higher densities for this age group than other types of housing through a density bonus program where the facility can be served by public sewer and water.</del>	<del>CPIC</del>	<del>Immediate</del>
<del>3. Establish incentives such as those currently allowed for congregate housing to encourage the development of senior housing as long as the development is consistent with the goals and policies of this Comprehensive Plan</del>	<del>Planning Board</del>	<del>Short</del>
<del>4. Revise the mobile home regulations to ensure that they meet the State law for mobile home parks and mobile home park expansion. Such regulations must provide standards to minimize the impact on the Town's services, natural and cultural environment and be respectful of adjoining neighborhoods.</del>	<del>Planning Board</del>	<del>Immediate</del>
<del>5. Review the zoning ordinance and subdivision regulations to ensure that housing density is consistent with the Land Use Plan, is directed to Growth Areas of the community and is consistent with the capacity of municipal services to ensure new or redeveloped sites. See also Policies and</del>	<del>Planning Board</del>	<del>Immediate</del>

<del>Recommendations for Land Use.</del>		
<del>6. Review town land use ordinances to determine if these regulations can be revised to encourage more affordable housing.</del>	<del>CPIC</del>	<del>Immediate</del>
<del>7. Work with other communities to create a regional non-profit housing organization to foster affordable housing programs for low and moderate income families. Such a group could: a. Ensure that local land use regulations do not present a barrier to the development of affordable housing. b. Work cooperatively with nonprofit organizations and private developers to provide opportunities for affordable housing. c. Seek loans and grants from the State of Maine; d. Work with area banks through the Community Reinvestment Act. e. Consider the use of Town-owned land for affordable housing programs.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>8. Adopt or revise provisions in the land use and building codes to provide greater opportunities for the rehabilitation of low and moderate-income properties.</del>	<del>Planning Board</del>	<del>Short</del>

<del>9. Provide opportunities for multiple uses of buildings, including housing, in commercial areas of the community.</del>	<del>Planning Board</del>	<del>Short</del>
<del>10. Ensure that any revisions to the Growth Management Ordinance retain or expand the exemptions for affordable family and senior housing.</del>	<del>Growth Management Committee</del>	<del>Short</del>
<del>11. Work with York County Community College and the development community to pursue a student housing development in the vicinity of the college.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<u>1. Adopt and follow the Maine State Housing Authority (MSHA) definitions of affordability for York County and continue to update affordability targets as new MSHA data are available.</u>		
<u>2. Review existing land use regulations to determine if they allow for adequate opportunities to create housing for the senior population and for households needing access to affordable housing units.</u>		
<u>3. Review the zoning ordinance and subdivision regulations to ensure that housing density is consistent with the Land Use Plan resulting from this Comprehensive Plan, addresses the opportunity for multi-family and higher density residential developments in the identified Growth Areas of the community, and is consistent with the capacity of municipal services to these new or redeveloped sites.</u>		
<u>4. Regularly review town land use ordinances to determine if these regulations can be revised to incentivize affordable housing and if the price of the units created can be easily tracked.</u>		
<u>5. Consider the development of an Inclusionary Housing Ordinance that would further incentivize the creation of affordable housing units, and could be used in combination with the Cluster provision.</u>		
<u>6. Collaborate with housing-related organizations in the region, to support efforts to provide diverse housing for all citizens, including affordable and workforce housing.</u>		
<u>7. Work with other communities to create a regional non-profit housing organization to foster affordable housing programs for low-and moderate-income families. Such a group could:</u> <u>a. Ensure that local land use regulations do not present a barrier to the development of affordable housing.</u> <u>b. Work cooperatively with nonprofit organizations</u>		



<p><u>and private developers to provide opportunities for affordable housing.</u></p> <p><u>c. Seek loans and grants from the State of Maine;</u></p> <p><u>d. Work with area banks through the Community Reinvestment Act.</u></p> <p><u>e. Consider the use of Town-owned land for affordable housing programs.</u></p>		
<p><u>8. Adopt or revise provisions in the land use and building codes to provide greater opportunities for the rehabilitation of low- and moderate-income properties including health, safety, and energy efficiency improvements.</u></p>		
<p><u>9. Provide opportunities for mixed use buildings that include housing, in commercial areas of the community.</u></p>		
<p><u>10. Work with York County Community College and the development community to pursue a student housing development in the vicinity of the college.</u></p>		
<p><u>11. Refine and promote the use of the Cluster Subdivision provision as a regulatory strategy for rural portions of the community, reducing development impact and infrastructure costs through density and open space protections, a minimum of one acre lots, and reducing visual impact through vegetative buffering requirements along municipal roadways.</u></p>		
<p><u>12. Host a work session and evaluation with land use boards, municipal staff, developers, and Home Ownership Associations to discuss how infrastructure is currently being constructed and managed in Wells.</u></p>		
<p><u>13. Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in designated areas, subject to site suitability, and regulate the use of these as short-term rentals.</u></p>		
<p><u>14. Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.</u></p>		
<p><u>15. Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.</u></p>		
<p><u>16. Evaluate the impact and potential benefits of seasonal housing units and short-term rentals, and identify how to best regulate these uses in Wells.</u></p>		



## Public Facilities and Services Implementation Program

<b>General</b>		
<del>1. Monitor the space needs of Town Hall and consider future expansion as the need arises to ensure high quality and efficient level of service.</del>	Selectmen	Immediate-Ongoing
<del>2. Continue to review the needs of all community facilities to determine the need for replacement or additions including, but not limited to: fire substations, police station, highway department and recreational facilities.</del>	Selectmen	Immediate-Ongoing
<del>3. Continue to monitor all Town-owned properties and resources to ensure there is a rational basis for capital maintenance, repairs and acquisition.</del>	Selectmen, — Town Manager	Immediate-Ongoing
<del>4. Program public facility improvements through a</del>	Selectmen — with	Immediate-Ongoing
<del>Capital Improvement Program (CIP) based upon the policies and actions from this Comprehensive Plan and an appropriate system of priorities.</del>	Capital Improvement Program Committee	
<del>5. Encourage educational programs that use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.</del>	CPIC — with School District	Long
<del>6. Establish a monthly inter-department/inter-board newsletter to communicate appropriate information among the Town departments and Town committees and commissions.</del>	Board of Selectmen	Short
<del>7. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.</del>	Board of Selectmen	On-going
<del>8. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.</del>	Board of Selectmen	Immediate
<del>9. Work directly with the businesses and community groups of Wells to determine areas where cost sharing for municipal facilities and services may be appropriate.</del>	Town Manager	On-going
<b>Fire Protection</b>		
<del>1. Continue the program of installing dry hydrants.</del>	Board of Selectmen	On-going
<del>2. Adopt a specific development plan for fire protection addressing issues such as volunteer fire fighting resources, fire ponds, dry hydrants and response times. Said plan shall become part of the Comprehensive Plan.</del>	Board of Selectmen	Short
<del>3. Adopt an ordinance to require either the installation of fire ponds or payment by a developer into a fire protection fund where the development is not on Town water and installation of fire dry hydrant or pond to serve the development is not feasible.</del>	Board of Selectmen	Immediate

<p><b>Parks</b></p> <p><del>1. Adopt a specific development plan for parks and recreation facilities addressing issues such as maintenance of current facilities and acquisition of new facilities to meet Town needs. Said plan shall become part of the Comprehensive Plan.</del></p>	<p><del>Board of Selectmen</del></p>	<p><del>Short</del></p>
<p><b>Public Lands</b></p> <p><del>1. Continue to plan and manage publicly owned lands to meet Town needs consistent with the Comprehensive Plan and where possible maximize their asset and environmental resource value.</del></p>	<p><del>Board of Selectmen with Planning Board and Conservation Commission</del></p>	<p><del>On-going</del></p>
<p><del>2. Employ the Town's land ranking classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.</del></p>	<p><del>Planning Board and Conservation Commission</del></p>	<p><del>On-going</del></p>
<p><u>1. Program public facility improvements through a Capital Improvement Program (CIP) that is based upon the policies and actions from this Comprehensive Plan, anticipated growth and changing demographics, and an appropriate system of priorities.</u></p>		
<p><u>2. Locate new public facilities within or adjacent to identified growth areas in Wells.</u></p>		
<p><u>3. Establish regular communications with Wells Sanitary District and the Kennebunk, Kennebunkport and Wells Water District to coordinate their efforts with land use and municipal service planning in Wells, and continue to require capacity letters during the review of development applications.</u></p>		
<p><u>4. Establish regular communications with the School Board.</u></p>		
<p><u>5. Monitor the space needs of Town Hall and consider future expansion and new ways to provide access as the need arises to ensure high quality and efficient level of service.</u></p>		
<p><u>6. Continue to review the needs of all community facilities to determine the need for replacement or additions including, but not limited to: fire substations, police station, highway department and recreational facilities.</u></p>		
<p><u>7. Utilize asset management plans to monitor all Town-owned properties and resources to ensure that there is a rational basis for capital maintenance, repairs and acquisition.</u></p>		

<p><u>8. Continue to work with the Community School District on educational programs that use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.</u></p>		
<p><u>9. Continue to the inter-department/inter-board newsletter to communicate appropriate information among the Town departments and Town committees and commissions.</u></p>		
<p><u>10. Continue to conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.</u></p>		
<p><u>11. Work directly with the businesses and community groups of Wells to determine areas where cost sharing for municipal facilities and services may be appropriate.</u></p>		
<p><u>12. Conduct a municipal staffing analysis to determine future staff needs by department or changes in how services are provided as the population grows and demographics shift over time</u></p>		
<p><u>13. Continue the program of installing dry hydrants.</u></p>		
<p><u>14. Adopt a specific development plan for fire protection addressing issues such as staffing needs, volunteer fire fighting resources, fire ponds, dry hydrants and response times.</u></p>		
<p><u>15. Adopt an ordinance to require either the installation of fire ponds or payment by a developer into a fire protection fund where the development is not on Town water and installation of fire dry hydrant or pond to serve the development in not feasible.</u></p>		
<p><u>16. Adopt a specific development plan for parks and recreation facilities addressing issues such as maintenance of current facilities, the acquisition of new facilities, and programming, and encourage the tracking of programs to meet Town needs. Include the many recreational trails within the open space areas of the community and the organizations managing those recreational resources.</u></p>		
<p><u>17. Continue to plan and manage publicly owned lands to meet Town needs consistent with the Comprehensive Plan and where possible maximize their asset and environmental resource value.</u></p>		
<p><u>18. Employ the Town's land ranking classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.</u></p>		

## Public Utilities Implementation Program

<del>1. Continue the program of installing dry hydrants.</del>	<del>Planning Board</del>	<del>Immediate</del>
<del>2. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.</del>	<del>Selectmen, Town Manager</del>	<del>Short</del>
<del>3. Program public utility improvements that are based upon the policies and actions from this Comprehensive Plan and an appropriate system of priorities</del>	<del>Planning Board, Selectmen</del>	<del>Immediate Ongoing</del>
<del>4. Approve new developments that rely on public water only when the applicant can prove that adequate water supply for fire protection is available.</del>	<del>Planning Board</del>	<del>Immediate Ongoing</del>
<del>5. Establish an ongoing dialogue with the water and sewer utility districts to ensure that they are aware of the growth area designations and other land use policies of this Plan.</del>	<del>Board of Selectmen with Planning Board</del>	<del>On-going</del>
<del>6. Reconfigure the Branch Brook Aquifer Protection District to protect the Town's water supply.</del>	<del>Board of Selectmen with Planning Board</del>	<del>Short</del>
<del>7. Cooperate with the Towns of Sanford and Kennebunk to adopt policies and programs to protect the Branch Brook watershed and aquifer.</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>8. Continue to review the Town's land use regulations to ensure the quality of the ground and surface waters are protected through the proper management of wastewater and stormwater from residential, commercial and community sources.</del>	<del>Board of Selectmen with Planning Board</del>	<del>On-going</del>
<del>9. Prepare a specific Development Plan for drainage.</del>	<del>Board of Selectmen</del>	<del>Short</del>
<del>10. Work with appropriate utility companies to program public utility improvements based upon the Comprehensive Plan's policies and implementation programs and an appropriate system of priorities.</del>	<del>Board of Selectmen with CPIC</del>	<del>On-going</del>
<del>11. Approve new developments that rely on public water only when the applicant can prove adequate water supply for fire protection is available.</del>	<del>Planning Board</del>	<del>On-going</del>
<del>12. Continue to explore and implement methods to reduce, re-use and re-cycle Town waste.</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>13. Continue to work with wireless, cable and data utility system providers to ensure state-of-the-art facilities are available for residents and economic development.</del>	<del>Board of Selectmen</del>	<del>On-going</del>
<del>14. Explore the feasibility of implementing a program to locate overhead utility wires along key roads, (e.g. Route 1, 9/109, 9 and 109) underground over time.</del>	<del>CPIC</del>	<del>Short</del>
<u>1. Continue to communicate with the Wells Sanitary District and the Kennebunk, Kennebunkport and Wells Water District to ensure that they are aware of the growth area designations and other</u>		

<p><u>land use policies of this Plan, and that land use planning in Wells is informed by the realities each organization is facing</u></p>		
<p><u>2. Continue to utilize the Branch Brook Aquifer Protection District and other initiatives to protect the Town's water supply.</u></p>		
<p><u>3. Cooperate with the Towns of Sanford and Kennebunk to adopt policies and programs, including the securing of easements, to protect the Branch Brook watershed and aquifer.</u></p>		
<p><u>4. Continue to review the Town's land use regulations to ensure the quality of the ground and surface waters are protected through the proper management of wastewater and stormwater from residential, commercial and community sources.</u></p>		
<p><u>5. Work with appropriate utility companies to proactively plan for public utility improvements based upon the Comprehensive Plan's policies and implementation programs, and an appropriate system of priorities.</u></p>		
<p><u>6. Approve new developments that rely on public water only when the applicant can prove adequate water supply for fire protection is available.</u></p>		
<p><u>7. Continue to explore and implement methods to reduce, re-use and re-cycle Town waste including the composting of organic materials.</u></p>		
<p><u>8. Continue to work with wireless, cable and data utility system providers proactively to ensure state of the art facilities are available for residents and economic development.</u></p>		
<p><u>9. Explore the feasibility of implementing a program to locate overhead utility wires along key roads, (e.g. Route 1, 9/109, 9 and 109) underground over time.</u></p>		

## Flood Hazard Mitigation Implementation Program

<p><b>Planning</b>  <del>1. Establish a Flood Hazard Mitigation Committee to ensure the Plan remains current. Review this Plan once a year and update it every three years.</del></p>	<p>Board of Selectmen</p>	
<p><b>Prevention</b>          (Prevention activities include planning and zoning, open space preservation, floodplain development regulations, stormwater management, drainage improvements and pre-disaster mitigation activities.)</p>		
<p><b>Land Use Planning Activities</b>  <del>1. Identify local and state policies, programs and practices that directly or indirectly promote growth and development in the Special Flood Hazard Area and increase the potential for coastal damage due to flooding conditions. Once these policies and programs have been updated, recommend policy and regulatory changes that will discourage growth and development in the Special Flood Hazard Area.</del></p>	<p>FHMC</p>	<p>Short</p>
<p><del>2. Work with local, state and federal conservation organizations such as the U.S. Fish and Wildlife Service to identify and acquire parcels in the Special Flood Hazard Area that have the potential to reduce the risk from flooding.</del></p>	<p>FHMC</p>	<p>Short</p>
<p><del>3. Consider the inclusion of a floodplain management criteria as the Town formulates its open space strategy for management and acquisition of open space lands.</del></p>	<p>Conservation Commission</p>	<p>Short</p>
<p><del>4. Amend the Town's Floodplain Management Ordinance (Chapter 115) to be consistent with State requirements after the Town has accepted the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM).</del></p>	<p>Board of Selectmen</p>	<p>Short</p>
<p><del>5. Review the findings and conclusions of the Wells Bay Planning Committee to determine what recommendations should be included in the Town's flood plain management program and public education activities.</del></p>	<p>CPIC</p>	<p>Short</p>
<p><b>Stormwater management and drainage improvements</b>  <del>1. Conduct an inventory of all culverts and bridges to determine their adequacy to handle the 100 year flood event i.e., determine their capability to provide for the efficient runoff of peak stormwater discharge and to prevent localized flooding conditions.</del></p>	<p>Town Manager</p>	<p>Short</p>
<p><del>2. Seek the assistance and cooperation of landowners to gain access to drainage ways so debris can be removed to improve drainage. Because the existing drainage ways have become plugged over time and</del></p>	<p>Board of Selectmen</p>	<p>Short</p>

there is a 1 to 1 ½ feet change in elevation, some coastal areas experience minor and, on occasion, moderate flood conditions. This should restore to some degree the drainage system function.		
3. Initiate a regular program to clean out and maintain existing catch basins on public lands or rights-of-way so that they can retain an adequate amount of water during periods of peak discharge.	Town Manager	Short
4. Ensure that all proposed developments have an acceptable stormwater retention plan and drainage plan as part of the subdivision and site plan review process.	Planning Board	On-going
5. Adopt regulations for stormwater management.	Board of Selectmen	Short
<b>Property Protection</b> (Property protection activities include relocation, acquisition, demolition, building elevation, flood retrofitting, retrofitting and insurance. The Town should consider focusing its initial efforts on the seven repetitive loss properties.)		
1. Conduct a flood hazard audit and analysis of the seven repetitive loss properties located on Atlantic and Ocean Avenues and Webhannet Drive to determine how the risks can be reduced.	FHMC	Immediate
2. Ensure that all critical public facilities such as the Wells Sanitary Sewer District facilities and the KKW's water system plant are properly floodproofed to prevent the infiltration of floodwaters. These facilities should be adequately insured against the risk of flood damage.	Board of Selectmen	Short
3. Identify residential and commercial properties in the Special Flood Hazard Area that would be appropriate candidates for structural improvements such as elevation and retrofitting to reduce the risk of flood damage.	FHMC	Short
4. Work with property owners within the floodplain to identify loan programs for floodproofing or other appropriate mitigation activities for structures located within the Special Flood Hazard Area.	FHMC	Short
5. Initiate a pilot mitigation program to provide additional incentives for residential and commercial buildings located in the flood hazard area. For example, if a sufficient number of projects were generated in a localized area, a local contractor may be able to offer a discount to property owners who wish to elevate or retrofit their structures.	FHMC	Short

<p><b>Natural Resource Protection</b> (Natural resource protection includes dune stabilization, beach nourishment, wetland protection, and erosion and sediment control measures and best management practices.)</p> <p>1. Seek engineering assistance to review the Town's practice of relocating sand to the eroded beach area at the beginning of Laudholm Beach at the northeastern part of Drake's Island.</p>	Board of Selectmen	Short
<p><b>Emergency Services</b> (Emergency services include flood warning, flood response, critical facilities and public health and safety maintenance.)</p> <p>1. Review and update the Town's local Emergency Response Plan. Since the Plan was first prepared, changes in land use have occurred with new commercial and industrial development, and in the emergency planning context, such as the flood warning notification system, the updated evacuation plans and the Emergency Alert System (EAS). An updated Emergency Response Plan should reflect these changes.</p>	FHMC	Immediate
<p>2. Conduct a tabletop flood response drill once a year to test the notification and communication procedures, the responders' knowledge of their procedures and the extent of local resources such as sandbags, barricades, generators and shelters.</p>	FHMC	Short
<p>3. Provide additional support to the Town's Emergency Management Director in the form of a computer and part time administrative assistance.</p>	Board of Selectmen	Short
<p><b>Structural Projects</b> (Structural projects include seawalls, floodwalls and beach nourishment.)</p> <p>1. Continue to repair and improve the seawall footing along Webhannet Drive by placing sheet pile facade in from the existing seawall. This project provides protection from storm and flood damage to properties along Webhannet Drive. The project should continue for approximately 1,500 feet at an estimated cost of \$1,600,000. This project should be completed over a 5 to 7 year period</p>	Board of Selectmen	Short
<p>2. Monitor the results of the recently completed beach nourishment program so that minor alterations can be made, as needed.</p>	Conservation Commission	Short
<p><b>Public Information</b> (As one of the initial members in the Community Rating System (CRS) program, Wells has been active in various public information and education programs</p>	FHMC	Short



<p>associated with an effective floodplain management program.)</p> <p>1. <del>Initiate public information activities including providing:</del></p> <ul style="list-style-type: none"> <li><del>a. FIRM map information;</del></li> <li><del>b. Technical assistance on the floodplain regulations and flood mitigation activities;</del></li> <li><del>c. Information at the library;</del></li> <li><del>d. Outreach projects;</del></li> <li><del>e. Real estate disclosure</del></li> <li><del>f. Environmental education and</del></li> <li><del>g. Coordination with adjacent communities.</del></li> </ul>		
<p>2. <del>Prepare a public information brochure that describes in detail the comprehensive nature of the Town's floodplain management program.</del></p>	FHMC	Short
<p>3. <del>Establish a committee of concerned flood hazard property owners who are advocates of the Town's floodplain management efforts. Use the committee as a sounding board for new ideas and initiatives regarding an effective floodplain management program.</del></p>	Board of Selectmen	Short
<p>4. <del>Use the community cable access program to publicize the Town's floodplain management programs.</del></p>	FHMC	Immediate
<p>1. <u>Identify local and state policies, programs and practices that directly or indirectly promote growth and development in the Special Flood Hazard Area and areas subject to future flood hazards and increase the potential for coastal damage due to flooding conditions. Once these policies and programs have been updated, recommend policy and regulatory changes that will discourage growth and development in the Special Flood Hazard Area and areas vulnerable to future flood hazards, including sea level rise and storm surge.</u></p>		
<p>2. <u>Work with local, state, and federal conservation organizations such as the U.S. Fish and Wildlife Service to identify, acquire, and conserve parcels in the Special Flood Hazard Area and those in areas vulnerable to future flood hazards that have the potential to reduce the risk from flooding.</u></p>		
<p>3. <u>Consider the inclusion of floodplain management and sea level rise criteria as the Town formulates its open space strategy for management and acquisition of open space lands to promote conservation of areas vulnerable to flooding.</u></p>		
<p>4. <u>Continue to amend the Town's Floodplain Management Ordinance (Chapter 115) to be consistent with State requirements after the Town has adopted the new Flood Insurance Study (FIS)</u></p>		

<u>and Flood Insurance Rate Map (FIRM).</u>		
<u>5. Review the findings and conclusions of the Wells Bay Planning Committee to determine what recommendations should be included in the Town's floodplain management program and public education activities.</u>		
<u>6. Continue to encourage the Town's land use ordinances to include flood resilience measures and standards and direct development away from areas that are vulnerable to existing and future flood hazards.</u>		
<u>7. Continue to encourage the Town's land use ordinances to promote land conservation and protection of open space, especially for subdivisions and large developments.</u>		
<u>8. Continue to support the Conservation Commission in the implementation of the land bank program to support land conservation, especially in areas vulnerable to existing and future flood hazards and areas that can support landward migration of critical natural resources, such as saltmarshes, to address the impacts of climate change.</u>		
<u>9. Periodically update the inventory of all culverts, bridges, and stormwater infrastructure components to determine their adequacy to handle the 100-year flood event i.e., determine their capability to provide for the efficient runoff of peak stormwater discharge and to prevent localized flooding conditions.</u>		
<u>10. Seek the assistance and cooperation of landowners to gain access to drainage ways so debris can be removed to improve drainage. Because the existing drainage ways have become plugged over time and there is a 1 to 1 ½ feet change in elevation, some coastal areas experience minor and, on occasion, moderate flood conditions. This should restore to some degree the drainage system function.</u>		
<u>11. Initiate a regular program to clean out and maintain existing catch basins on public lands or rights-of-way so that they can retain an adequate amount of water during periods of peak discharge.</u>		
<u>12. Continue to ensure that all proposed developments have an acceptable stormwater retention plan and drainage plan as part of the subdivision and site plan review process.</u>		
<u>13. Adopt regulations for stormwater management and ensure they account for climate change and expected increases in precipitation frequency and intensity.</u>		

<p><u>14. Collaborate with others to utilize the reports from recent coastal flooding projects, including the New England Climate Adaptation Project, and the Tides, Taxes, and New Tactics project to assess the impacts of sea level rise, storm surge, and more frequent and intense precipitation events on stormwater infrastructure.</u></p>		
<p><u>15. Continue to require future developments to employ low impact development measures for stormwater management.</u></p>		
<p><u>16. Continue to use Stream Smart principles when designing culvert upgrades and replacements for municipal projects.</u></p>		
<p><u>17. Investigate establishing a municipal fund to support infrastructure improvements that enhance the community's resilience to coastal and flood hazards.</u></p>		
<p><u>18. Property protection activities include relocation, acquisition, demolition, building elevation, flood retrofitting, retrofitting and insurance. The Town should consider focusing its initial efforts on repetitive loss properties.</u></p>		
<p><u>19. Conduct a flood hazard audit and analysis of repetitive loss properties located on Atlantic and Ocean Avenues, Webhannet Drive, and other flood-prone areas of town to determine how the risks can be reduced.</u></p>		
<p><u>20. Identify residential and commercial properties in the Special Flood Hazard Area and areas vulnerable to storm surge and sea level rise that would be appropriate candidates for structural improvements such as elevation and retrofitting to reduce the risk of flood damage.</u></p>		
<p><u>21. Work with property owners within the floodplain to identify loan programs for floodproofing or other appropriate mitigation activities for structures located within the Special Flood Hazard Area.</u></p>		
<p><u>22. Work with FEMA, conservation groups, the U.S. Fish and Wildlife Program, other appropriate partners and property owners to identify and pursue opportunities to purchase properties repeatedly damaged by flood hazards and conserve them as open space.</u></p>		
<p><u>23. Initiate a pilot mitigation program to provide additional incentives for residential and commercial buildings located in the flood hazard area and areas vulnerable to sea level rise. For example, if a sufficient number of projects were generated in a localized area, a local contractor may be able to offer a discount to property owners who wish to elevate or retrofit their structures.</u></p>		

<p><u>24. Continue to seek engineering assistance to review the Town’s practice of relocating sand to the eroded beach area at the beginning of Laudholm Beach at the northeastern part of Drake’s Island.</u></p>		
<p><u>25. Continue to work with state and federal partners to evaluate the feasibility of beach nourishment through the beneficial reuse of dredged material where appropriate.</u></p>		
<p><u>26. Continue to assess how Wells’ beaches and other coastal resources will be impacted by sea level rise and increasing erosion.</u></p>		
<p><u>27. Continue to work with regional, state, and federal partners to investigate opportunities to protect natural resources and areas that provide natural flood mitigation benefits.</u></p>		
<p><u>28. Continue to preserve and protect natural wetland and coastal waterbody buffers through zoning, regulatory setbacks for development and land conservation.</u></p>		
<p><u>29. Continue to review and update the Town’s local Emergency Response Plan. Since the Plan was first prepared, changes in land use have occurred with new commercial and industrial development, and in the emergency planning context, such as the flood warning notification system, the Code Red Program, the updated evacuation plans and the Emergency Alert System (EAS). An updated Emergency Response Plan should reflect these changes.</u></p>		
<p><u>30. Conduct a tabletop flood response drill once a year to test the notification and communication procedures, the responders’ knowledge of their procedures and the extent of local resources such as sandbags, barricades, generators and shelters.</u></p>		
<p><u>31. Complete evacuation route signage.</u></p>		
<p><u>32. Continue to repair and improve the seawalls along town owned property.</u></p>		
<p><u>33. Continue to monitor the results of the recently completed beach nourishment.</u></p>		
<p><u>34. Initiate public information and engagement activities including providing:</u></p> <ul style="list-style-type: none"> <li><u>a. FIRM map information</u></li> <li><u>b. Sea level rise and storm surge hazards, impacts, and community vulnerability information</u></li> <li><u>c. Technical assistance on the floodplain regulations</u></li> </ul>		

<p>and flood mitigation activities</p> <p>d. <u>Information at the library</u></p> <p>e. <u>Outreach projects</u></p> <p>f. <u>Real estate disclosure</u></p> <p>g. <u>Environmental education</u></p> <p>h. <u>Flood mitigation actions that property owners can implement to protect their homes and businesses.</u></p> <p>i. <u>Coordination with adjacent communities.</u></p> <p>j. <u>Opportunities for residents and property owners to share their flood hazard knowledge, concerns, and experiences, as well as ideas for flood adaptation and mitigation activities, with town officials.</u></p>		
<p>35. <u>Prepare a public information brochure that describes in detail the comprehensive nature of the Town's floodplain management program, flood resilience, and sea level rise adaptation activities.</u></p>		
<p>36. <u>Continue to use the community cable access program to publicize the Town's floodplain management programs and sea level rise adaptation and resilience efforts.</u></p>		