



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Minutes
Thursday, October 21, 2021, 6:00 P.M.
Town Hall
208 Sanford Road

6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

A quorum being present, the meeting was called to order at 6:00 p.m. on Thursday, October 21, 2021, from the Littlefield Room at Town Hall.

Those present were Committee Members Chris Chase, Carol DesJardins, Linda Grenfell, Martin Morse, Chris Pugsley, James Smith and Jason Vennard. Also in attendance were Larissa Crockett, Town Manager; Jodine Adams, Code Enforcement Officer; and Sean Roche, Selectman Liaison.

Steve Whitman and Rich Brereton were present representing Resilience Planning and Design.

MINUTES

September 16, 2021 – Review and consider for approval.

MOTION

Motion made by Jason Vennard to approve the September 16, 2021, minutes as amended, seconded by Martin Morse. Motion approved.

OPEN TO THE PUBLIC

There were no questions or comments.

CPUC BUSINESS

- There was a discussion on the Selectmen seeking comments from committee members on requiring a hybrid format for public input during committee meetings.
- Overview of the Planning Process for this Comprehensive Plan Update

Steve Whitman gave an update on existing conditions and public participation. Chris Pugsley asked if we were on schedule and Steve Whitman answered we are fine. There was potential to

1 wrap it up in the fall, but drafted by June with time for the public to review for the November
2 vote.

- 3
- 4 • Feedback on New Drafts: *Land Use and Public Facilities and Utilities*
- 5

6 Rich Brereton reviewed key findings on the land use section and the draft of the developable
7 land map.

8

9 There was a discussion on density bonuses. Martin Morse stated he was opposed to density
10 bonuses, as it encouraged more growth. The intention of the density bonus was discussed, and
11 all agreed this is a problem which this committee is not capable of addressing. There needs to be
12 another committee or committees to address this issue.

13

14 Rich Brereton continued that residential development is a major change in land use since 2005.
15 Wells is one of the largest conservation land holders. The data includes marsh land. The
16 Residential Growth Ordinance expired in 2008. Should it be updated? He recommends the
17 committee review the 2005 future Land Use Plans and revisit goals for growth areas and
18 transitional areas. An Open Space Plan should be developed.

19

20 In answer to Jim Smith's question, potential sewage cross contamination could be a cluster
21 zoning issue. Chris Chase said there are rules by the State of Maine that guide private septic
22 and private wells. There are a lot of follow up questions that need to be asked regarding that
23 problem.

24

25 Larissa Crockett asked what is the demand for public water and sewage west of the turnpike, and
26 Chris Chase told the committee the town has no control over extending those services.

27

28 Chris Pugsley asked about the feasibility of acquiring land for a potential future turnpike
29 interchange. Chris Chase said there is nothing in the DOT plans for the next 30 years, and
30 suggested the possibility of a secondary road from the York exit.

31

32 Chris Pugsley asked about looking at the possibility of building a town center. Chris Chase
33 noted it is not feasible to find a proper location. Jason Vennard supports continuing the
34 conversation. Perhaps tweaking zoning in an area to make development of a town center
35 feasible. Larissa Crockett suggested the possibility of having a town center for the townspeople
36 away from Route 1.

37

38 On the subject of Public Facilities and Utilities, Steve Whitman reviewed information received
39 from the department heads. In the past the town was very hesitant to embrace public hydrants
40 due to a misunderstanding that there was a KKW fee. That charge is not being administered and
41 they wanted the town to reconsider. A private hydrant is pressurized but owned by the housing
42 HOA. Fire ponds satisfy the homeowners insurance requirement. This should be placed in the
43 Fire Department Section, and a list of hydrants should be available.

44

45 Jim Smith observed the EMS information is 2018 data. Steve Whitman responded it is all the
46 information they could get.

1 In reviewing the Inventory List, Larissa Crockett suggested the Estimated Investment Cost
2 column be deleted, and questioned the Expected Investment Dates. There was a discussion on
3 the apparatus, and Chris Chase suggested the town no longer purchased town vehicles and leased
4 them instead.

5
6 Martin Morse suggested having an indication of the cooperation and mutual aid between
7 communities during emergencies. Larissa Crockett feels the Chief would add that no one can
8 help with mutual aid due to staffing, etc. Chris Chase wanted it known that we are getting the
9 job done, doing the best we can. Staffing will continue to be an issue that needs to be addressed
10 moving forward. Chris Chase believes there is mutual aid with the police departments as well.

11
12 Larissa Crockett added that senior staff would like to use population and growth models for what
13 will be needed in five or ten years. What level does it take to serve the public? There should be
14 a separation from the physical capital plan and human capital, on current staffing needs for future
15 growth.

16
17 Under Utilities, Chris Chase feels underground utilities should be encouraged.

18
19 Jim Smith, on Recreation Facilities and Programs asked who is receiving these services. Mostly
20 K through 8. Seniors are serviced through the Senior Center. Little League has its own facility
21 and a private soccer club and Wells Ogunquit football share facilities with Little League.

- 22
23 • Discussion of Outreach and Advertising for Forum

24
25 Childcare will be available. Steve Whitman explained the intent of the posters, which will be
26 enlarged and hung on the wall. The public can ask any questions they want at any station.
27 Corrections and changes were discussed on the information on the flyers.

28 29 **OPEN TO THE PUBLIC**

30
31 Owen Grumbling asked if salt marsh lands were subtracted from the numbers. They are
32 conservation but underwater. Jason Vennard answered saying it is the same thing but the
33 numbers are different. They have excluded wet lands and salt marsh lands from conserved lands.

34 35 **MOTION**

36 A motion was made by Jason Vennard and seconded by Chris Pugsley to extend the meeting by
37 five minutes. Motion approved.

38
39 Bill Spiller stated he has tried to find out what the people are concerned about in this town. They
40 want to retain a rural character. The committee has to be careful to find out what the people are
41 concerned about. People come here to get away from urban areas. It's coming to a place less
42 crowded, less busy. Route 1 should be discussed along with land use and conservation.

43
44 Sean Roche commented on the school capacity numbers, noting that there were smaller
45 student/teacher ratios.

1 **ADJOURN**

2 **MOTION**

3 Motion made to adjourn by Jason Vennard, seconded by Martin Morse. Motion approved.

4
5 Meeting was adjourned at 8:05

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9

10 MINUTES APPROVED _____, 2021

11 ACCEPTED BY:

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15

16 _____
Carol DesJardins, Recording Secretary

Chris Chase, Chairman

DRAFT