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# The Wells Connector

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## Town Manager Update

**Larissa Crockett, Town Manager**

On Tuesday, July 13, 64 people joined staff to share their thoughts on how Wells has changed since 2005 and how they hope Wells will be in the next 10 years. Thank you to all who took the time to come out; a comprehensive plan is a community document grounded in a community's hopes, values, and vision. If you were not able to come, look for us at [Harbor Fest on July 31](#) and check out the [Comprehensive Plan website](#) for more information and upcoming community meetings.

## Police Department Update

**Jo-Ann Putnam, Chief of Police**

July 7<sup>th</sup> was School Resource Officer John Riegel's last day here at Wells PD. John and his family are moving to Tennessee. A luncheon was held on Monday, June 28<sup>th</sup> where memories and laughter were shared by all. We wish the Riegel family all the best in their new adventure!

Wells PD teamed up in June with Crossover Fitness of Wells to put 13 students through the RAD training

program.

Officer Riegel and his family



## Harbor Update

**Michael Yorke, Harbor Master**

Wells Harbor has seen a large increase in visitors for the month of July, despite the weather dampening spirits this past week. Charter boats have been very busy with multiple sold out trips daily and many people are trying their luck off the Town floats fishing for stripers and crab.

Hancock lumber has joined the efforts to construct a new shellfish lab for students to study marine biology. The building will also house a venue for the junior lobster license holders to retail their catch from. Hancock Lumber has donated design services as well as implementing cost controls measures for the purchase of construction materials.

Velux has once again come through offering an amazing type of skylight for the roof of the building, which I am going to keep a secret till the design is finished. Construction will begin in late Summer or early Fall, for a Spring 2022 opening.

## Fire Department Update

**Mark Dupuis, Fire Chief**

As some of you might have read on our Facebook page, Firefighter Zach Litvinchyk has been deployed overseas for active duty until March of 2022 working as a firefighter. We are very proud to have him serving in the military. We have displayed the Single Star military service flag from the top of our fire station, at the corner, to honor him and to show the public that one of our own is deployed. We ask that you all keep him and his family in your thoughts as he spends 10 months away from his family and friends to help protect other military service members while deployed. We thank him for his service to our country.

The Fire Department is in the middle of our hiring process for two new firefighters as well as a temporary position to fill in for firefighter Zach Litvinchyk. Last week, our captains, along with the help of Assessor Keeley Lambert, interviewed 10 new candidates for these positions. Following this interview process each of the

candidates were invited back for a rigorous physical agility test. Several of our fulltime and call firefighters assisted in this process and were able to meet all the candidates. This process included an aerial ladder climb, a hose-drag, a dummy-drag, a ground ladder-carry and set-up and a sledgehammer station where the candidate must strike a large heavy object to drive it 18 inches across a surface. This process is timed, and each candidate's time is recorded for overall evaluation with their interview scores. This is done to see how well applicants can function under extreme physical stress all while being encouraged by their peers as well as our Wells firefighters. It is a great team building process that allows us insight into each of the candidates that we could not see otherwise.

Select candidates will then be asked to come in this week for a second interview with an interview panel made up of the Fire Chief, Harbor Master Mike Yorke, and Director of Public Works, Carol Murray. We hope to have this completed within the next week so our new members have time to submit their two weeks' notice to their employers and hopefully start working for Wells in early August.

## Library Update

Cindy Appleby, Library Director

There's a lot happening at the library! You'll see some construction projects starting over the coming weeks, including the installation of electric vehicle (EV) chargers, new columns at the front entrance, and five new air conditioning units. Please pardon our dust while we continue to be open regular hours during these projects.

Summer Reading *Tails and Tales* for ages three through adult continues until August 21<sup>st</sup>, so come by and sign up, read some books, and win some prizes.

New this month: Our new YA book discussion group starts Tuesday, July 20<sup>th</sup> at 5:30 p.m. for 5<sup>th</sup>-12<sup>th</sup> graders, reading *The Alchemist* by Michael Scott. Our new film discussion group, Cinephile Corner, will discuss *Parasite*, the 2019 Academy Award Best Picture winner, on Thursday, July 22<sup>nd</sup> at 6:30 p.m.

Adult book groups, story times at the harbor, and a lot of fun summertime programming for kids is happening in person. Check out what's going on at [www.wellslibrary.org](http://www.wellslibrary.org).

## Planning Department Update

Michael Livingston, Town Engineer/Planner

There have been a lot of questions surrounding cluster subdivisions and the land use codes that govern them. The information below is a quick comparison of cluster vs. standard subdivision. We will continue the discussion of cluster development in a future newsletter. The current cluster development ordinance language will be reviewed as part of the Comprehensive Plan Update Committee's work.



- Cluster Developments allow one-family or two-family dwelling units to be built on 20,000 SF lots (typically) in all zones except Aquifer Protection and Shoreland Overlay.
- Street frontage requirements may be reduced to 50 feet resulting in less roadway needing to be built.
- These developments require subdivision review and approval by the Planning Board.
- Clustering dwelling units provides a more efficient use of land resulting in preservation of natural land forms, wetlands, habitats, vegetation, agricultural lands and historic sites.
- Clustering results in more Open Space to be preserved. 35% minimum Open Space is required for all cluster developments, no matter the number of lots proposed.
- Additional setbacks and buffering is required for abutting properties.

- Standard Subdivisions involve the creation of lots that must meet the dimensional requirements of the Zoning District the land is located in. For Example, the Rural zone requires lot sizes to be 100,000 SF in area with 200 feet of road frontage. This results in more road needing to be built.
- Standard Subdivisions with 5 lots or less require no Open Space.
- Standard Subdivisions that have 6 to 9 lots require a minimum of 10% Open Space
- Standard Subdivisions with 10 or more lots require a minimum of 35% Open Space
- These developments require review and approval by the Planning Board.
- A standard subdivision layout impacts a greater area of land and dedicates less Open Space.



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**Town of Wells**  
208 Sanford Road

**Contact Us**

Wells, ME 04090  
207-646-5113

