Wells CPUC Editing Matrix--WEAC-LGA-Chapter 6 - Land Use Policies and Strategies				
Commenter's Name:	**Document Name:**	**Page #:**	**Paragraph #:**	**Your comment or question:**
Lisa Gatti-Arnold	Chapter 6 - Land Use Policies and Strategies	2	2	Reinstate a growth ordinance that includes climate change mitigation and adaptation.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	3	Wells Goals #2	Growth that is "respectful" is too vague. Add growth that "minimizes impact on Town's village, rural and beach/waterfront areas, and that includes climate change mitigation and adaptation."
Lisa GA	Chapter 6 - Land Use Policies and Strategies	pp 3-4	Policies	Add somewhere within or add another sentence "land use and development will maintain marsh areas as protection for coastal areas, and that addresses climate change mitigation and adaptation."
Lisa GA	Chapter 6 - Land Use Policies and Strategies	4	top	Add: Encourage other forms of transportation by providing infrastructure, such as sidewalks and bike lanes.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	5	15 & 16	Add from Maine's Growth Management Program includes "Prevent inappropriate development in natural hazard areas, including flood plains and areas of high erosion." This is not mentioned in Wells comprehensive plan and should be included. Include: Assess any proposed project for long-term function under the effects of climate change."
Lisa GA	Chapter 6 - Land Use Policies and Strategies	8	last paragraph	Add from Maine's Growth Management Program includes "Prevent inappropriate development in natural hazard areas, including flood plains and areas of high erosion." Again, this part of the growth management plan is not mentioned, although the Wells comp plan recommended explaining how the Maine GMP was used as a resource.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	5 & 12	#14 & 1/2	Ask: Consider the feasibility of turnpike exit/entrance in Tatnic area , but is this area also an existing resource protection district that is heavily regulated? (Ogunquit River)
Lisa GA	Chapter 6 - Land Use Policies and Strategies	13	3	Minimum lot size of under half-acre with "35% open space and significant natural features." Is open space and significant natural features defined somewhere?
Lisa GA	Chapter 6 - Land Use Policies and Strategies	17	top of page	add to bullets: for buildings designed for long-term and that are all electric and net zero or highly energy efficient.

Lisa GA	Chapter 6 - Land Use Policies and Strategies	17	3rd and 4th bullet point	Define this: Allow all types of student, transient and seasonal housing Continue to allow lodging units.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	17	Transitional areas bullet 4th point	add, buildings that are climate-changed adapted, all electric and net zero or highly energy efficient.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	18	top, bullets 5 & 6	Add for buildings that are climate-changed adapted, all electric and net zero or highly energy efficient.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	19	top of page	Reinstate a growth ordinance that includes climate change mitigation and adaptation.
Lisa GA	Chapter 6 - Land Use Policies and Strategies	22	# 12	Add section based on State Growth Management Plan: Land policies need to coordinate to "Protect, maintain and, when warranted, improve the water quality of each water body pursuant to Title 38, chapter 3, subchapter I, article 4-A and ensure that the water quality will be protected from long-term and cumulative increases in phosphorus from development in great pond watersheds; [PL 2001, c. 578, §15 (NEW).] D. Ensure that its land use policies and ordinances are consistent with applicable state law regarding critical natural resources. A municipality or multimunicipal region, if authorized to enact ordinances, may adopt ordinances more stringent than applicable state law..."
	Chapter 6 - Land Use Policies and Strategies	23	bottom of page	Develop a climate action plan for the Town of Wells.