

Wells CPUC Editing Matrix--WEAC-BW--Wells Demographics and Economics (102721 DRAFT)				
Commenter'	Document	Page #:	Paragraph #:	Your comment or question:
WEAC-BW	(see above)	2, "Key Findings"		As Wells' population has grown rapidly and has an increasing aging population, and given that these trends are projected to continue, there is an opportunity for Wells to design it's future to adapt to this growth in a way that will eliminate future carbon emissions and provide residents with cleaner air and a sense of doing our part to combat climate change. All future growth should be examined through the lens of greatly reducing and eventually eliminating carbon emissions. This is our opportunity to build the new carbon-free future in Wells. It is our opportunity to make these changes now when the cost is minimal instead of waiting until federal and state laws require these changes and we're in the position of having to bear the expense of having to undo or redo what we have done. We will need to be all-electric in the transportation and building energy use areas. We will need to eliminate green house gas emissions in our food and goods supplies. The time to get started is now.
WEAC-BW	(see above)	4, "Wells' Goals"	add item 3	<p>GOAL Establish a sustainable level of growth for the Town</p> <p>STRATEGY</p> <p>(1) The sustainability committee should utilize all available scientific data and the assistance of the Southern Maine Regional Planning Commission to recommend a sustainable level of growth for the Town.</p> <p>(2) Consider such measures as:</p> <p>a. Require climate risk analysis for new buildings in high-risk areas, and assess all new projects for their ability to function in the long term under climate change.</p> <p>b. Adopt Green Building Codes (insulation, windows, fixtures, water use, etc.)</p> <p>c. Incentivize low-impact, highly energy efficient new buildings</p> <p>d. Develop and require a "Climate Assessment Certificate" for all new building projects (including Town)</p> <p>e. Revisit Town's cluster housing ordinance to see if it aligns with sustainability goals</p>

WEAC-BW	(see above)	5, "Policies"	1	Add an item 5 to address the carbon reduction/elimination goals for all new growth as noted above
WEAC-BW	(see above)	5, "Implementation Strategies"	3	<p>Develop a plan using Town resources, Committees and outside consultants for addressing carbon emission reduction/ elimination in all new growth. Encourage participation of all Wells' residents, particularly the growing retiree population, in committee(s) addressing climate change concerns.</p> <p>Work with SMPDC (Southern Maine Planning) to prepare a Climate Action Plan. Kittery, Kennebunk, Kennebunkport, Biddeford, and other southern ME towns are at some stage of preparing Climate Action Plans. SMP can help develop an integrated plan with these/other towns.</p>
WEAC-BW	(see above)	6, "Goals"		Include carbon emission reduction goals at the State level. Include a plan to address these goals at the Town level (as noted above)
WEAC-BW	(see above)	6, "Goals"		<p>The Comprehensive Planning process gives Wells an opportunity to address future economic challenges from climate change and to plan for economic strength and diversity. Climate adaptation strategies and policies can bring about economic benefit and financial savings. Economic sustainability depends on creating a flexible and durable economy in the face of climate change.</p> <p>Wells should investigate and plan for the increased cost to businesses resulting from climate change. Potential costs to Wells economies include increased public health costs, increased energy costs, lost recreation opportunities, coastal and storm damage and impacts to fishing and agriculture. Consider the economic implications of losing/lessening value of working waterfronts/shorelines. Wells' tourism is weather-dependent, changes in precipitation patterns may result in changes in tourism numbers and patterns.</p>

WEAC-BW	(see above)	7, "Policies"		under item 8: Set aside and protect more land for future agricultural production, given the likelihood of droughts adversely impacting agriculture in other parts of the country STRATEGY: Work through the conservation commission, the Great Works Land Trust, and/or sustainability committee to identify, prioritize, and fund the protection (through acquisition or easement) of prime agricultural land in the Town
WEAC-BW	(see above)	7, "Policies"		Add item: 9. Require new and existing business compliance with Wells' carbon emission reduction/ elimination plan (to be developed)
WEAC-BW	(see above)	8, "Implementation Strategies"	1	Add item: 10. Develop a plan using Town resources, Committees and outside consultants for addressing carbon emission reduction/ elimination in all new growth.
e	(see above)	23, "Commuting Patterns"		Since a decreasing number of Wells residents work within the Town of Wells, and this is a "discouraging trend" for the reasons stated, the Town should Investigate ways to provide employment to Wells residents in the renewable energy sector. This is a rapidly growing industry and will be stimulated by state and federal funding. Wells should try to take advantage of this opportunity to attract companies in this sector and provide good, local jobs to our residents. Encourage businesses that aid in Wells' conversion to clean energy transportation and buildings.
WEAC-BW	(see above)	25, "Retail Sales"	2	Investigate how to promote/incentivize retail stores that adopt sustainable practices. For example antique and thrift stores might be promoted as businesses that sell already existing items rather than new items thus saving the carbon cost of producing those new items.
WEAC-BW	(see above)	28, "Local Economy"	item 1	Economic Development Committee should focus on renewable energy companies (as noted above under p. 23)
WEAC-BW	(see above)	29, "Local Economy"	item 2	Encourage and eventually require businesses to eliminate carbon emissions by becoming all-electric and energy-efficient.

WEAC-BW	(see above)	29, "Local Economy"	item 2	The Town should investigate becoming a green community and promoting itself as such. This would include things like increased bike ability, the promotion of electric means of transportation, increased focus on recycling and reducing waste, promotion and protection of natural places and conservation lands, etc.
		24, "Economic Base"	1	Since Wells' economy is very dependent upon tourism, it is essential that we address the issue of climate change. The costs to Wells of an inadequate response to climate change are many and include loss of tax revenue, loss of tourism, increased demand on water system (drought) and on building climate control systems (rising temps), loss of or damage to infrastructure including roads, bridges, sea walls, storm water system, docks.