

Chapter 5 - Historic and Cultural Resources

Policies and Strategies

Introduction

The Comprehensive Plan's Historic and Cultural Resources Policies and Strategies section describes the goals, policies, standards, and implementation strategies related to Wells' historic and cultural assets. The Town of Wells has a rich history –its historic buildings, archaeological sites, railroad, maritime history, and more have attracted residents and visitors to the community and have helped shape the character and identity of the Town. The Town has 18 sites that are on the National Register of Historic Places and a number of other state and locally significant historic properties as well. Wells also has several unique historic sites that have cultural and ecological value including the Wells Reserve at Laudholm, the Rachel Carson National Wildlife Refuge, and Perkins Cove. See Appendix A for additional details on Wells' historic and cultural resources.

Goals

State Goal:

Preserve the State's Protect to the greatest extent practicable the significant historic and archaeological resources in the community. (Growth Management Act)

Regional Goal:

Create an awareness of the importance of identifying and preserving historic and archaeological resources.

Wells Goals:

1. Identify, map, ~~and~~ protect, and share significant historical and archaeological resources.
2. Preserve, protect and maintain the quality of Wells' historical, cultural and archaeological resources.
3. Educate Town citizens and visitors about Wells' historic and archaeological resources not just as individual buildings or sites, but as resources in a geographic, social and economic context.

Policies

To achieve these goals, it is the policy of the Town of Wells to:

1. Preserve and promote the historical and cultural character of Wells including historic buildings, sites and landscapes as well as roadways and natural features of historic and cultural significance.
2. Identify, document and protect the Town's archaeological and pre-historical resources.

3. Ensure that development ~~is along~~ the Route One corridor, ~~and in~~ the central area of Wells (Route 1 and 109), and within other identified growth areas occurs in a manner that is consistent with and complimentary of the historical character of the community.
4. Provide educational opportunities for residents and visitors that “tell the story” of Wells history, including appropriate signage and markers at mill sites, shipyard sites, etc.
5. Encourage owners of historic properties to apply for National Register status.
6. Ensure that new development respects the Town’s historic and archaeological resources.

Standards

To achieve these policies, the following are Town of Wells’ standards to guide development:

1. Existing ~~Town Ordinances~~ Land use Regulations.

Implementation Strategies

1. ~~Seek Local Government Certification with the State-Maine Historic Preservation Commission Office— in order to be eligible for matching grants related to preservation planning and cultural resource protection. to assist the work of the Wells Historic Preservation Commission.~~
1. ~~Re-establish and maintain the Wells Historic Preservation Commission to assist with implementation of these actions and collaborate with the Historical Society.~~
2. 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.
3. Identify scenic historic landscape resource areas including agricultural lands and fields, rock walls, ~~etc.~~ and other features that should be preserved as important cultural viewsheds.
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 is consistent with this character.
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.

Annual historic walks, walking and driving tours and education brochures resources are examples.

6. Work with public and private groups to establish a permanent heritage trail that would include map and permanent markers for specific historic properties.
7. Encourage more property owners to place their properties on the National Register of Historic Places.
8. 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.
9. 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.
- 8.10. Adopt 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.