

Wells CPUC Editing Matrix

Commenter's Name:	Document Name:	Page #:	Paragraph #:
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William Franks	"	3	Key Findings (sixth bullet0
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Your comment or question:
In the last sentence after protecting land add "and relocating buildings"
In the last sentence after storm events add "which have risen to crisis levels)
Add "(including sea-level rise)" after including climate change and its impacts.
Add apostrophe to Wells'
In Item one delete "truly" 2 times. Superfluous.
Add the following to the text "and work with regional and state agencies to develop plans proactively to respond to these projected climate impact"

Mineral extraction doesn't belong in the same category as agriculture. It should be allowed, not promoted (see General Policies, # 2) as a properly managed traditional use, but its continuation does not qualify as a "goal."

Rewrite

"Protect, manage, and support resource based enterprises such as sustainable forestry and agriculture, particularly practices which minimize reliance on fossil fuels and chemical soil amendments. (The latter are reliant on an industry that is a huge emitter of greenhouse gases, and also contribute to ground water pollution.)"

Correct spelling 'protect". How are you going to prevent the marsh from migrating inward? It sounds like King Canute trying to hold back the tide. It needs to be recognized that some built infrastructure should be moved or it will likely be destroyed by storms or flooding.

Add, "including moving buildings as needed."

Rewrite. "Create transportation links such as ferries (electric) for people and bikes (but not cars and certainly not building bridges) between the Harbor, Wells Beach, and Drakes Island." Should study actual transportation needs of locals/visitors before launching any initiatives.

after nitrate standards, add "as well as standards that may be needed for other chemicals, including PFAS and PFOS compounds, the so-called "forever chemicals." Study effects of rising sea level on ground water and surface waters.

Substitute "Non-governmental organizations (NGOs)" for non- profits

Rewrite: "Base the density of development in areas outside public water and sewer service in part on the assimilative capacity of soils to accommodate outside waste water systems and in part on other factors that have a bearing on the town's rural character and may be subjective in nature. No lot shall be less than 40,000 square feet in these areas."

Comment: (With the 20,000 square foot minimum, some soils have characteristics that would potentially allow up to 5 residential units per acre, but that is not a density that we would desire, even if particular soils could assimilate the waste.) Study effects of sea acidification, rising temperature, etc. on wildlife and fish.

Add at end of sentence: "mindful of the increasing probability and severity of climate impacts."

