

To: CPUC and Wells Town Staff

From: FB Environmental and Resilience Planning & Design

Re: Future Land Use

Date: March 31, 2022

Within this packet you will find an updated version of Chapter 6 and an updated draft of the Future Land Use Map reflecting the feedback received March 17th. You will see that the addition of the conservation lands and subdivision open space adds a lot to the critical rural area category.

We have also added a Downtown transitional area, T7. FB also created two options for the committee to consider - one that follows parcel boundaries and one that uses a 500' buffer around the roadways. We also would like to clarify the extent of this area as one of us had notes identifying Chapel Road and the railroad Bridge, and both of us had notes identifying the Post Office. We look forward to your direction on area and approach.

We have also removed transitional area T4 and reclassified it as Developed Growth, as directed by the committee. FB also ran estimates of how developed the other transitional areas are. The community college, T2, came out as 100% developed, indicating that it should be converted to Developed Growth, as we did with T4. The spreadsheet with these data on % developed is included in this packet as well.