

To: Wells Comprehensive Plan Update Committee (CPUC)

From: Resilience Planning & Design

Re: Comprehensive Plan Update

Date: April 12, 2023



We have reviewed the April 10, 2023 letter from Tom Miragliuolo of the Maine Municipal Planning Assistance Program, and have the following thoughts on next steps and the timeline for this work.

Document Edits and Deadline:

The State review of the June 10, 2022 Town of Wells, Maine Comprehensive Plan Update identified 13 items that they have requested be included for the Plan to be considered consistent with the Growth Management Act. Most of these items appear to be clarifications that can be easily inserted in the identified sections of the Plan. Four of the items are posed as questions and will take some additional discussion and possibly research to address.

It is our understanding that if the Town of Wells would like to adopt a Plan that is consistent with the Growth Management Act these 13 changes must be made and submitted to the State in an updated document for review by August 18, 2023. Given this deadline we suggest that these items be addressed first.

The Municipal Planning Assistance Program also provided some suggestions for the CPUC to consider that are not required, and provided letters from specific agency representatives and three residents. If we will be assisting you with revisions we will also need to know if any of the comments or suggestions from these individuals will be addressed, and how you would like them addressed.

Steve Whitman from our firm will attend the May 18th CPUC Meeting if you would like our assistance with these edits.

Public Hearings and Adoption:

Once the edits have been reviewed and changes have been identified by the CPUC, it would be helpful to create a timeline for public feedback and hearings. It would be helpful to know if the November Town Meeting is the target for adoption, and what role you would like us to play in helping you solicit public feedback along the way.

We look forward to seeing you all and helping you successfully complete this project.