



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

September 25, 2017

Karl J. Ekstedt, Chairman, Board of Selectmen
Kathleen D. Chase, Comprehensive Plan Update Review Committee
Town of Wells
208 Sanford Road
Wells, ME 04090

Dear Mr. Ekstedt and Ms. Chase;

The Department of Agriculture, Conservation & Forestry thanks the Town of Wells for submitting its draft comprehensive plan update for review for consistency with Maine's Growth Management Act.

Upon accepting your plan for review, we solicited comments from relevant state agencies and your regional planning organization. We subsequently received comments from the Maine Departments of Transportation (DOT), Inland Fisheries & Wildlife (DIFW), Agriculture, Conservation & Forestry (DACF), Health & Human Services (DHHS), and Environmental Protection (DEP). In addition, we received comments from two members of Kittery's Comprehensive Plan Update Review Committee. Those written comments were attached to our Notice of Incompleteness, dated 5/2/2017.

In response to that notice, on 9/11/2017, the Town submitted proposed plan revisions via email. With those revisions, the plan not only incorporates the three elements we had identified as being missing from the original submission, but it also includes several other improvements and clarifications. We now have completed our review of the revised plan and are pleased to inform you that we find the draft 2016 Wells Comprehensive Plan Update ([The Town of Wells: The Vision of Our Future](#)), dated 9/15/2016, with revisions submitted 9/11/2017, to be **complete**, and to be **consistent** with the Growth Management Act.

We appreciate the efforts of the Comprehensive Plan Update Review Committee, its staff and consultants, and all the citizens who contributed to this plan. Thanks to the skill and hard work of all involved, this plan will provide important guidance to the Town's decision-makers for years to come.

Again, thank you for submitting your plan for our review. Please don't hesitate to contact me at 287-3860 or phil.carey@maine.gov if you have any questions.

Sincere Best Wishes,

Phil Carey
Senior Planner
Municipal Planning Assistance Program

cc (via email): Mike Livingston, Town Planner
Jodine Adams, Codes Enforcement Officer
Jonathan Carter, Town Manager
Lee Jay Feldman, Southern Maine Planning and Development Commission

MUNICIPAL PLANNING ASSISTANCE PROGRAM
22 STATE HOUSE STATION
18 ELKINS LANE, HARLOW BUILDING
AUGUSTA, ME 04333



PHONE: (207) 287-3860
WWW.MAINE.GOV/DACF/MUNICIPALPLANNING