



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Agenda

Thursday, March 20, 2025, 6:00 P.M.

Wells Town Hall

208 Sanford Road

6:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

OPEN TO THE PUBLIC

10-minute "Open to the Public" comment period when any member of the public may speak for three minutes, or such longer time as the CPUC may permit. Per § 12-3.I of the Wells Town Code.

MINUTES

- I. Review and approval of minutes of January 28, 2025, meeting.

Documents:

[01-28-25 CPUC MIN DRAFT.PDF](#)

PUBLIC HEARING(S)

- I. Introduction of committee, brief overview of CPUC process, and explanation of format of the public hearing (to consider all proposed changes to existing 2005 Comprehensive Plan).
- II. Discussion and vote relating to reasonable time limits for public hearing.
- III. Motion and vote to open the public hearing to consider all proposed changes to the existing 2005 Comprehensive Plan Update.
- IV. Motion and vote to close public hearing.

CPUC BUSINESS

- I. Discussion regarding public comments.
- II. Discussion regarding any additional changes to the proposed plan.
- III. Discussion regarding whether further proceedings of the CPUC are required to make additional changes to the proposed plan.
- IV. If no changes are to be made, discussion and action on forwarding proposed plan to the Board of Selectmen for its consideration (including, holding a public hearing and placing proposed plan on an upcoming town meeting warrant).

Documents:

[CPUC MEMO 03-11-25.PDF](#)

OPEN TO THE PUBLIC

10- minute "Open to the Public" comment period when any member of the public may speak for three minutes, or such longer time as the CPUC may permit. Per § 12- 3.1 of the Wells Town Code.

OTHER BUSINESS

- I. If another CPUC meeting is not anticipated, a motion to authorize the chairman to approve and sign minutes to be considered.

ADJOURN



TOWN OF WELLS, MAINE

COMPREHENSIVE PLAN UPDATE COMMITTEE

Meeting Minutes
Tuesday, January 28, 2025, 5:00 P.M.
Town Hall
208 Sanford Road

5:00 PM CALL TO ORDER & QUORUM DETERMINATION

Chairman Chris Chase called the meeting to order at 5:00 PM. A quorum of members was determined. Members present: Dave MacKenzie, Jason Vennard, Carol DesJardins, Martin Morse, Tim Gowen, Nick Tricarico, Jonathan Moody, and Mark Bagdasarian.

Also present: Town Engineer/Planner Mike Livingston, Town Manager, Mike Pardue, and Town Attorney Leah Rachin.

5:05 PM EXECUTIVE SESSION WITH TOWN ATTORNEY

MOTION

Motion by Dave, seconded by Jason to hold an executive session, pursuant to 1 M.R.S.A Section 405(5)(A), to consult with legal counsel concerning the committee's legal rights and duties related to an independent investigation's report and the remand by the Board of Selectmen. All were in favor. PASSED.

Martin Morse wanted to disclose that Bergin and Parkinson are his family's attorney and did not believe there was a conflict of interest but wanted to have it on the record. Leah Rachin the Town Attorney is now at Drummond and Woodsum and no longer at Bergin and Parkinson. There is no conflict.

6:00 PM

Election of Chairman, Vice Chairman and Secretary.

MOTION

Motion by Martin, seconded by Dave to nominate and vote to appoint Chris Chase as the chairman. All were in favor, except Mark Bagdasarian abstained. PASSED.

MOTION

Motion by Martin, seconded by Dave to nominate and vote to appoint Jason Vennard as the vice chairman. All were in favor. PASSED.

1 **MOTION**

2 Motion by Martin, seconded by Dave to appoint Carol DesJardins as the secretary. All
3 were in favor. PASSED.

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5 Selectmen Liaisons John MacLeod and Jim Smith joined the meeting.

6
7 **OPEN TO THE PUBLIC**

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9 10-minute "Open to the Public" comment period at the beginning and at the end of each
10 CPUC meeting, when any member of the public may speak for three minutes, or such
11 longer time as the CPUC may permit. Per Ordinance §12-3.I.

12
13 No comments from the public offered.

14
15 **CPUC BUSINESS**

- 16
17 • Discussion on Select Board remand of Comprehensive Plan Update back to
18 CPUC
19 • CPUC to consider scheduling a Public Hearing for March 6, 2025

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21 Chris Chase said the Select Board have requested the committee rescind their last
22 recommendation and consider scheduling another public hearing. The committee will be
23 meeting at 6pm. The committee didn't feel there was sufficient time to meet in February
24 and would like to meet on the third Thursday of the month.

25
26 **MOTION**

27 Motion by Jason, seconded by Martin to rescind the June 27, 2024 vote to recommending
28 forwarding the proposed Comprehensive Plan changes to the Board of Selectmen and
29 schedule a public hearing for March 20, 2025 to receive public comment on all proposed
30 changes to the Comprehensive Plan, which public hearing will include reasonable time
31 limits as determined by the committee at the public hearing. All were in favor. PASSED.

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33 **MINUTES**

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35 None.

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37 Chris asked if Cinni Davidson would be acting as the recording secretary. Mike said she
38 is currently ill but can check if she plans to continue.

39
40 **OPEN TO THE PUBLIC**

41
42 10-minute "Open to the Public" comment period at the beginning and at the end of each
43 CPUC meeting, when any member of the public may speak for three minutes, or such
44 longer time as the CPUC may permit. Per Ordinance §12-3.I.

45
46 No comments from the public were offered.

1 **OTHER BUSINESS**

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3 None.

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5 **ADJOURN**

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MOTION

8 Motion by Jason, seconded by Dave to adjourn the meeting at 6:09 pm. All were in favor.
9 PASSED.

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11 Respectfully submitted,

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15 _____
Shannon Belanger, Recorder

Chris Chase, Chairman

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DRAFT

To: Wells Comprehensive Plan Update Committee (CPUC)

From: Planning Office

Re: Comprehensive Plan Update History and Overview

Date: March 11, 2025

History

- Ordinance Adopted November 2019
- Members appointed to Comprehensive Plan Update Committee
- 1st meeting: 1/30/2020
- 2nd meeting: 2/20/2020
- COVID
- Reconvened 1st meeting: 12/8/2020
- 2021 – 11 meetings were held March to December
 - Resilience Planning & Design was contracted 3/22/2021
 - Community Forum Event #1 held on 7/13/2021.
 - Community Forum Event #2 held on 11/10/2021.
- 2022 – 8 meetings were held January to June.
 - Plan was submitted to the State in June 2022.
- 2023 – 4 meetings were held May to September.
 - State Review comments on Plan received and revisions to plan done.
 - State granted approval on 7/26/2023.
 - CPUC Public Hearing was held on 9/21/2023.
 - CPUC forwarded the Plan to the Select Board for the June 2024 Town Meeting.
 - Select Board received on 11/7/2023; workshops determined to be needed with CPUC so the Plan could be jointly reviewed.
- 2024 – 6 Joint workshop were held January to April.
 - Plan revisions approved 5/16/24 by CPUC.
 - CPUC Public Hearing held 6/27/24.
 - Plan was forwarded to Select Board.
 - Select Board reviewed public hearing conduct and remanded the Plan back to CPUC to conduct another public hearing.
- 2025 – Meeting held on 1/28/25 and public hearing was scheduled.
 - CPUC Public Hearing to be held on 3/20/25.

Overview

- ▶ The Comprehensive Plan Update Committee (CPUC) was established in December of 2019 and held its first 2 meetings in January 2019 and February 2020. COVID suspended meetings until December of 2020. Over 27 meetings have taken place from 2020 through 2025.
- ▶ The Plan was determined to be consistent with State requirements on 7/26/2023 by the Maine Bureau of Resource Information & Land Use Planning now part of the Department

of Agriculture, Conservation & Forestry. Resilience Planning & Design was contracted by the Town to develop the Plan at the CPUC's direction.

- ▶ Community Forums, public comment at meetings and public hearings have been part of the process.
- ▶ Per Ordinance (Chapter 12), the updated Plan was required to be based on the 2005 Plan, Part 1 through Part 5 to be maintained.
- ▶ Chapters of considerable focus were: 1- The Vision for Wells; 3-Natural Resources; 6- Existing and Future land Use Policies; 7-Town Character; 8-Transportation; and 15- Flood Mitigation.
- ▶ Part 3 – Implementation Program was also of significant focus to establish a method of achieving the goals of the Plan.
- ▶ The Town has moved forward with actions and ordinance changes to accomplish the Plan's goals prior to adoption of the update and are consistent with the 2005 adopted Plan:
 - Moratorium on large scale residential development.
 - Route One Corridor Study.
 - Support of the Eastern Trail development.
 - Residential Cluster Subdivision changes.
 - Multifamily Development changes.
 - Flood Ordinance changes.
 - Subdivision review procedure changes.
 - Stormwater Design and Analysis changes.
 - Creation of the College District zone.
 - Lifecare Facility changes.
 - Traffic Impact and Analysis changes.
 - Parking requirement changes.
 - Open Space requirement changes.
 - Wetland definition and maximum allowance changes.