

From: Bill Piombino <bpiombin@maine.rr.com>
Sent: Monday, July 09, 2018 9:14 AM
To: CompPlanFeedback
Subject: Feedback on Comprehensive Plan

Dear all,

Thanks for the opportunity to review and comment on this important work and thanks for all of the effort put into this.

When I went to review it, I saw that it is an 844 page document. The web site refers to a Strategic Plan Summary available at the Wells Public Library and Town Hall Planning Department. I don't quite understand why you would publish the entire document on the website but reserve the (I assume) shorter summary for having to go and access it?

That being said, after finding some time to scan through the 844 page document, I realized that the majority of it (700+ pages) is what is referred to as the "Inventory" or what might be considered appendices or reference documents. The relevant information appears to be in Section XI "Summary of Goals, Policies, and Strategies" from page 107-113 of the full document and just prior to the "Inventory". It is not readily evident to the reviewer that this is where the recommendations are made and takes some searching to find it. I also fail to see the value added by the icons.

My comments are:

1. Provide the summary document on the website to encourage active and engaged public comment.
2. Revise the full report to start with a summary and conclusions followed by the detail to support it, included the reference documents ("Inventory") again to encourage active and engaged public comment.
3. There are 76 items listed in "Goals, Policies, and Strategies," but no prioritization and usually no indication of timing. This is less of a plan and more of a list of suggestions. Perhaps a simple prioritization of High, Medium and Low would be helpful in order to help a reviewer understand how much the Town should be expected to expend effort. In addition, it is unclear how this list of 76 items is tracked and followed up on. Does the plan need to strengthen its implementation section?
4. I do not see (it may have been missed) anything to address the control of growth of the town, particularly residential growth. There was at one time a growth ordinance that limited the number of building permits issued each year. I believe this needs to be revisited. I apologize if I missed it.
5. I did not find anything that addressed the recent changes in Maine marijuana laws and Wells referendum that prohibits marijuana social clubs and retail sales. I realize that the state laws are still in flux, but this should be incorporated in the plan.

Regards,

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