

From: c. simpson <p.athena@yahoo.com>
Sent: Thursday, July 26, 2018 9:29 PM
To: CompPlanFeedback
Subject: 2016 Comp Plan Feedback

Reference: Proposed Wells 2016 Comprehensive Plan

Dear Planning Board Members,

Kindly be advised that I am one of the three Comprehensive Plan Review Update Committee (CPURC) members who voted NOT to forward the proposed 2016 Comprehensive Plan's draft to the State for review.

In the letter below, submitted to Phil Carey, Review Coordinator, during the State's public comment period, I outlined some of the numerous flaws in the proposed draft, and asserted the plan be returned for further work.

As no changes to the flaws I outlined in the draft have been made to date, I remain firmly opposed to the proposed 2016 Comprehensive Plan; and, will vote against it.

Regards,

Carol Simpson

Phil Carey
Senior Planner
Municipal Planning Assistance Program
Dept. of Agriculture Conservation & Forestry
Reference: Town of Wells 2016 Comp Plan

Dear Phil,

I served as a citizen representative on the Town of Wells 2016 Comprehensive Plan Update Committee.

I voted against forwarding the proposed 2016 Comp Plan Update to the State for review as I considered it to be seriously flawed.

The March, 2016 Public Survey asked the citizens to list what they considered to be the three most important issues facing Wells. An analysis of the survey responses revealed that the upper most important issues facing the Town are:

- ? General character and appearance
- ? Beaches and harbor
- ? Growth management / Overdevelopment
- ? Property tax assessments
- ? Environmental Protection

In my opinion, these issues have not been adequately addressed, if at all, in the narrative of the proposed 2016 Plan, nor in the 2016 Plan's Implementation Strategies.

Significant portions of the 2005 Comp Plan were not brought forward into the proposed 2016 Plan. Some (not all) of the particular concerning omissions are as follows:

? Part 2 - Chapter 1. The Vision for Wells: The Vision Benefit, 1. Retaining Small Town Character and A Better Quality of Life paragraph was omitted from the 2016 Plan, and, is germane to addressing the important ?General character and appearance? issue identified in the Public Survey.

? Part 2 - Chapter 2. Population Policies and Strategies: This chapter partially addresses the ?Growth management / Overdevelopment? issued identified by the Public Survey. Two of the Policies have not been carried forward. Some of the Implementation Strategies have not been implemented.

? Part 2 - Chapter 3. Natural Resources Policies and Strategies: This chapter contains some Implementation Strategies that would address the ?Beaches and harbor? issue and the ?Environmental Protection? issue identified by the Public Survey.

? Part 2 - Chapter 6. Land Use Policies and Strategies: This chapter contains the policies that were to be implemented in some of the Implementation Strategies of Part 2 - Chapter 2 (see above). This entire chapter, which includes a ?Recommendation For Managing Growth? section (pp. 34-37) was not brought forward into the proposed 2016 Update Plan. Many, if not most, of these Implementation Strategies have not been implemented.

? Part 2 - Chapter 7. Town Character and Appearance Policies and Strategies: None of this chapter was carried forward to the proposed 2016 Plan.

? Part 2 - Chapter 12. Open Space Policies and Strategies: The preservation of open space affects at least three of the most important issues identified by the Public Survey: ?General character and appearance?, ?Growth Management / Overdevelopment?, and ?Environmental Protection?. Only four of the thirteen Implementation Strategies of this chapter have been carried forward.

Chapter VIII. Future Land Use in the 2016 Plan should not be reviewed by the State at this time. This chapter and the associated map entitled ?Future Land Use Map? is based on a plan that fails to fully represent the community's vision and lacks inclusion of significant policies.

I contend the 2016 Plan should be returned to the Town for further work.

Respectfully,
Carol Simpson
April 17, 2017