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Sent: Monday, July 30, 2018 9:06 PM  
To: CompPlanFeedback  
Subject: Comprehensive Plan

This is an extensive document with a lot of information but at 844 pages I certainly struggled to make any sense of it. It appears long on pages but specifics are absent particularly on the things most important to residents as indicated by the community surveys. Without goals the entities that are responsible for implementation are free to do what they want because there are no measures to hold them accountable.

I saw no suggested limits on seasonal or year-round populations. If there was a build-out plan I missed it. We can accommodate 20,000+ overnight guests right now, what will the impact of 25,000 or 30,000 guests be? The same goes for growth in year round residents. The Plan offers no idea.

As a recent retiree and a 40 year resident I certainly have experienced that growth and development does not lower property taxes. The Plan notes the declining of affordability in the community but offers no ideas or goals.

Where is a plan for traffic? as with many others have I have encountered some horrendous traffic on Route 1. The solution of installing "smart lights" is limited when no one can move even when their light is green. How much worse does it have to get? The Plan offers no idea.

Bad traffic on Route 1 is forcing local drivers on circuitous routes on back roads. How will these roads be improved to handle the increasing load, speed and mixed uses of trucks, cars, pedestrians and bicycles. The Plan offers no idea.

High water quality in our streams, rivers, estuaries and beaches is our economic driver and while the Plan recognizes and calls for protection it gives no specifics on goals, funding or methods. If our beaches lose their reputation for clean water it will impact everything in town.

Encourage the Town to protect natural resources was the most strongly supported statement in the community survey and "maintaining rural character" was favored by 97% yet the Plan has no goals and no way of quantifying how this might occur. A key partner, the Great Works Regional Land Trust is completely missing in the Plan. This organization has worked in Wells for 32 years and permanently conserved over 1200 acres (second only to US Fish and Wildlife) by working with landowners.

Wells is indeed a beautiful place with a good mix of businesses, schools, and public access to beaches and natural areas. It seems the Plan takes this balance for granted. It is being impacted by changes of insignificant increments and the Plan unfortunately fails to recognize this.

Tin Smith