



Town of Wells Comprehensive Plan Update

April 15, 2021

Resilience Planning and Design

FB Environmental

Southern Maine Planning and Development Commission

rbouvier consulting



Agenda:

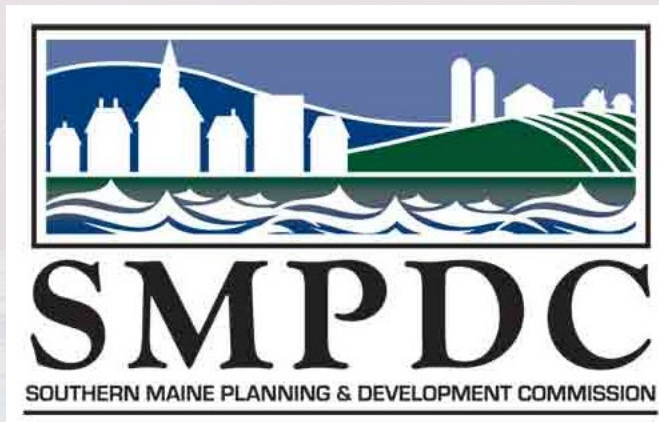
- Introductions
- Overview of Project Scope and Timeline
- Framework of the Wells Ordinance and State Requirements
- What is a Comprehensive Plan?
- Clarifying the Committee's Role
- Timeline for Review and State Planning Resource Packet
- Background Documents, Plans, and Organizations
- Discussion of Possible Outreach Methods/Techniques
- Next Steps



Introductions



RESILIENCE
Planning & Design LLC



rbouvier
consulting

WAYNE CHINNOCK
PHOTOGRAPHY 

Scope of Work

Task 1 Project Meetings and Administration

Task 2 Public Participation

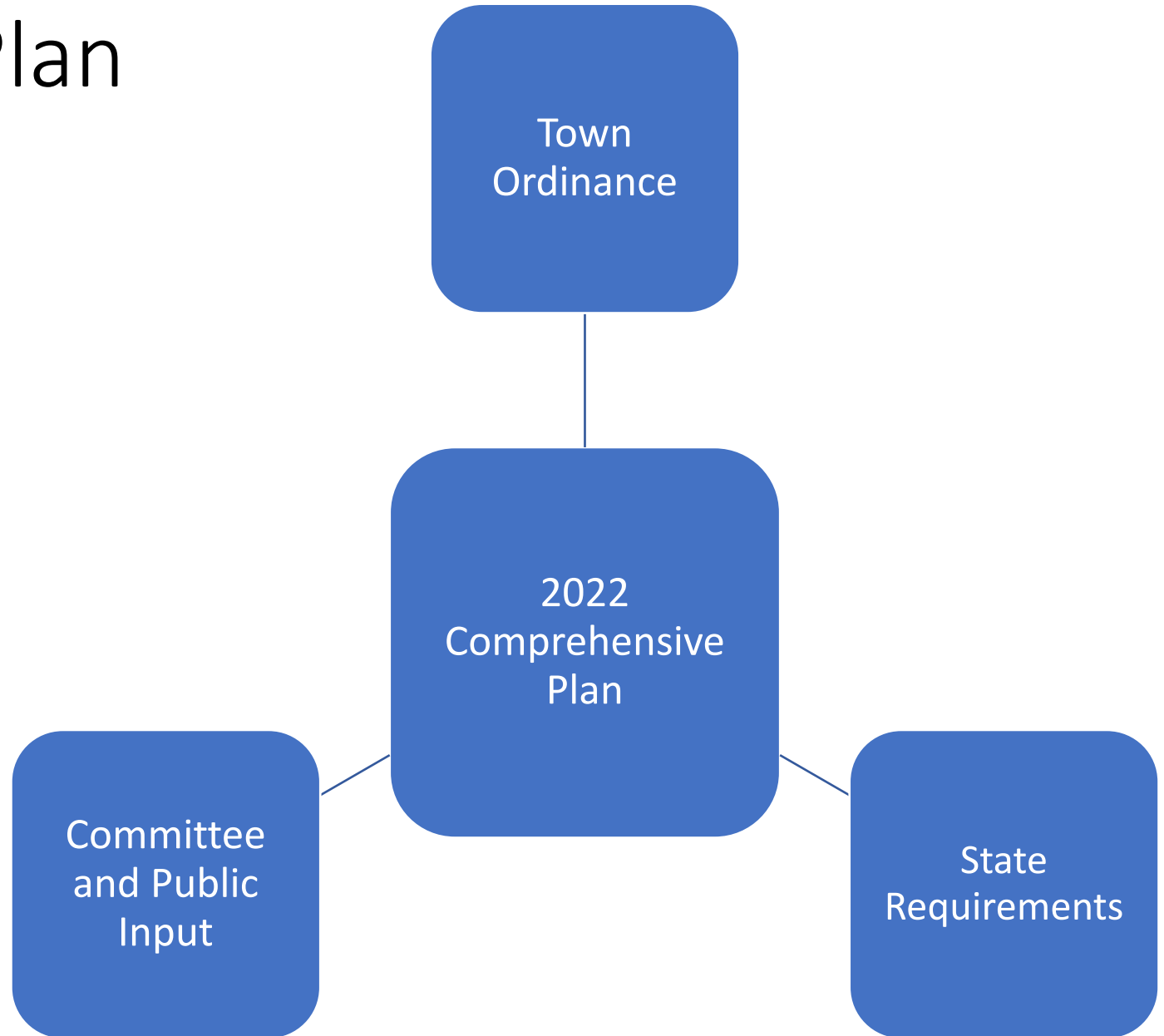
Task 3 Desktop Inventory and Existing Conditions Analysis

Task 4 Plan Writing, Layout, Review, and Delivery

TASKS	2021										2022					
	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Monthly Meetings																
Public Participation																
Desktop Inventory and Existing Conditions Analysis																
Meeting #1 & #2: Kick Off and Follow Up																
Meeting #3: Develop Goals/Strategies																
Draft Comp. Plan																
Meeting #4: Review Draft Comp. Plan																
Finalize Comp. Plan																
Public Hearings																

Comprehensive Plan Framework

- The Wells Ordinance: Chapter 12 Comprehensive Plan Updates
- State Requirements: Maine's Growth Management Act (30-A MRSA, Chapter 187)



Chapter 12

Comprehensive Plan Updates

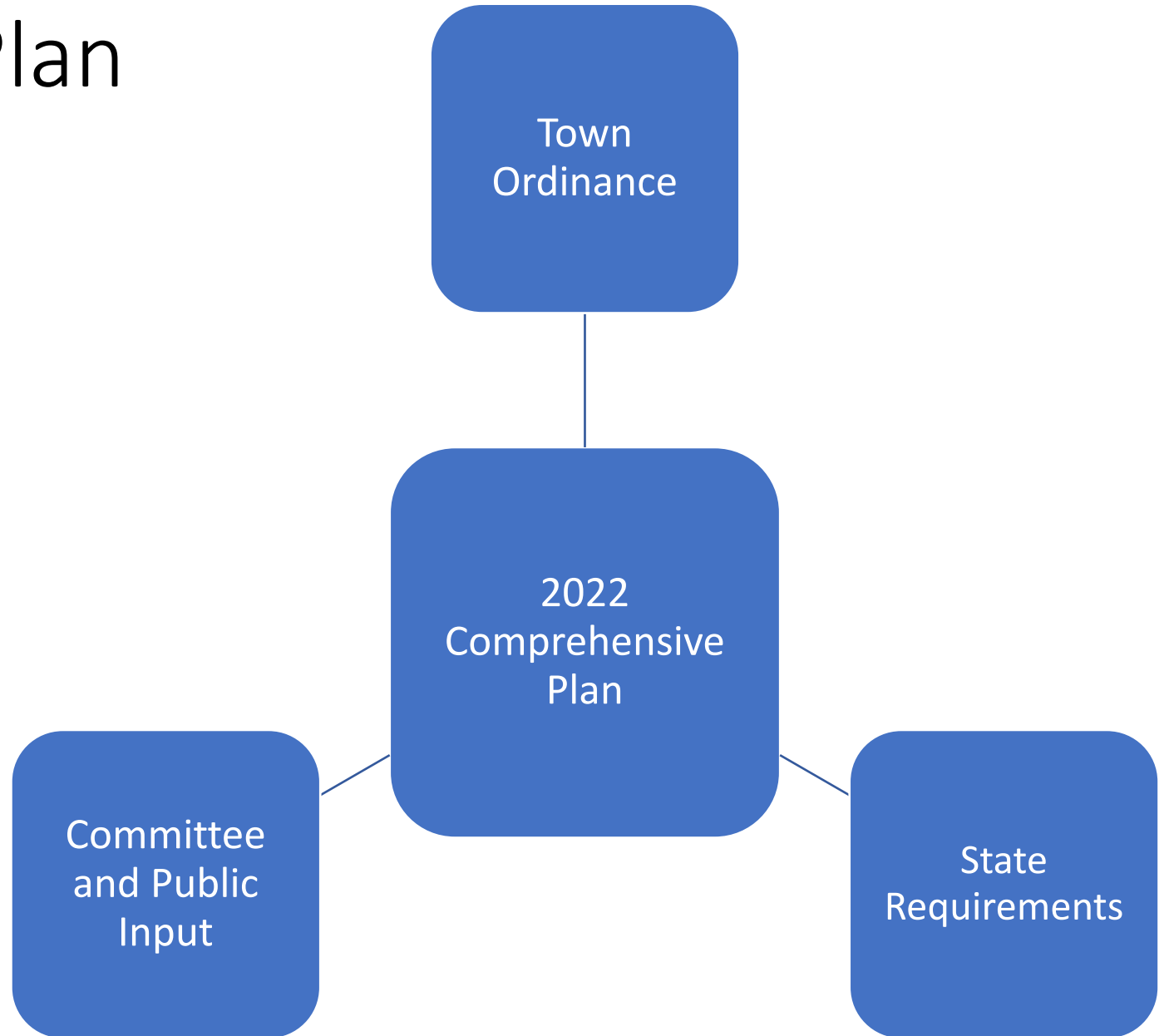
- Our efforts towards a 2022 Wells Comprehensive Plan will begin with the 2005 Plan.
- Updates “shall be made widely available to the public by the CPUC, in both a “clean” and a “mark-up/revision” copy.”
- New data and information will be highlighted, and text to be removed/replaced will be clearly marked.

Maine's Growth Management Act (30-A MRSA, Chapter 187)

- Comprehensive Planning Data Set – Pending
- 2005 Plan was consistent with the Act
- The optional Checklist will also be used
- SMPDC's Abbie Sherwin is also advising us on this task

Comprehensive Plan Framework

- The Wells Ordinance: Chapter 12 Comprehensive Plan Updates
- State Requirements: Maine's Growth Management Act (30-A MRSA, Chapter 187)



A landscape photograph of a river at sunset. The sky is filled with vibrant orange, red, and purple clouds. The river flows through a green field, reflecting the colors of the sky. In the distance, a small town or village is visible on the horizon. The text "So, what is a Comprehensive Plan?" is overlaid in the center of the image in a white, sans-serif font.

So, what is a Comprehensive Plan?

A green sign for the Town of Wells Municipal Office. The sign features a circular seal at the top with a crest and the text 'TOWN OF WELLS' and 'Municipal Office' below it. The sign is set against a background of trees and a clear blue sky. In the foreground, there is a garden with various flowers, including white daisies, yellow flowers, and purple flowers. A paved path is visible on the left side of the image.

Clarifying the Committee's Role



Timeline for Mapping and Existing Conditions Analysis

Mapping and Analysis

State Planning Resource Packet

2005 Document Review and Tracked Changes

June – first sections available



Background Documents, Plans, and Organizations




Discussion on Possible Outreach Techniques



Next Steps:

- Draft Materials – Posted Friday Prior to Meetings
- This month:
 - Identification of Background Documents by Topic
- For May:
 - Draft Outreach and Engagement Plan
 - Website Launch
 - Planning for first Public Forum
 - Update on State Planning Resource Packet

A photograph of a beach at dusk. In the foreground, a large coil of thick, light-colored rope lies on the sand. To the right, a colorful buoy with green, blue, and red sections and a white top is partially submerged in the shallow water. The background shows the calm sea reflecting the soft light of the setting or rising sun. The text "Thank You! Questions?" is overlaid in the center in a white, sans-serif font.

Thank You!
Questions?