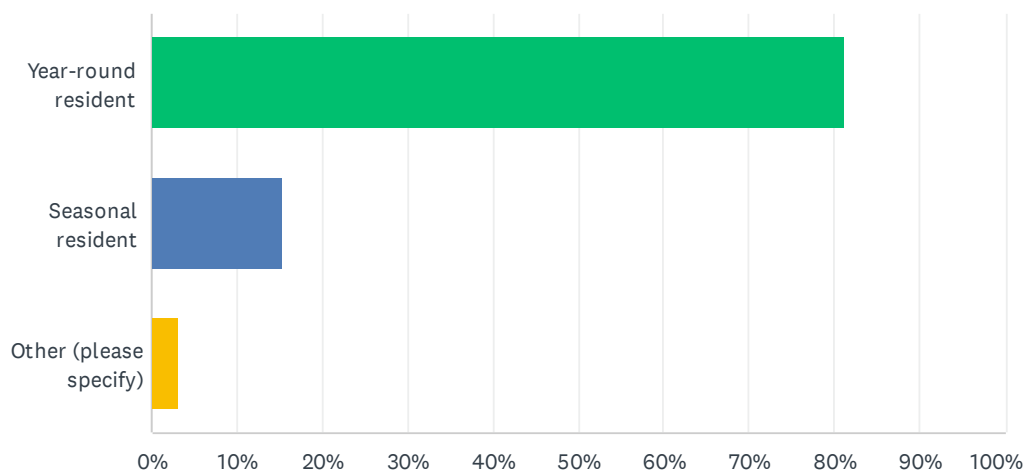


Q1 Are you a year-round or seasonal resident of Wells?

Answered: 364 Skipped: 12



ANSWER CHOICES	RESPONSES
Year-round resident	81.32% 296
Seasonal resident	15.38% 56
Other (please specify)	3.30% 12
TOTAL	364

#	OTHER (PLEASE SPECIFY)	DATE
1	Own house and go when I want	12/17/2021 11:09 PM
2	Year round non-resident (I claim residency at my other home)	12/16/2021 7:53 PM
3	A	12/16/2021 5:28 PM
4	Several winter months in Fl.	12/15/2021 3:22 PM
5	Part time year around	12/15/2021 2:50 PM
6	50% year round	12/15/2021 2:07 PM
7	3 season resident	12/14/2021 10:01 PM
8	2nd home owner in Wells; we are there often throughout the year	12/14/2021 12:00 PM
9	We own a year round house in Wells. In addition to spending every weekend and some weeks there from May through October, we also stay there about two weekends each month from November through April.	12/13/2021 3:27 PM
10	Owner of seasonal property	12/11/2021 2:45 PM
11	28 day property owner	11/19/2021 2:32 AM
12	We own a home we rent and enjoy.	11/14/2021 8:13 PM

Q2 What do you feel is the most significant need of Wells community members or economic opportunity in the community?

Answered: 237 Skipped: 139

#	RESPONSES	DATE
1	Affordable housing/rent, more rentals, more activities for people to come together as a community	1/11/2022 8:39 AM
2	Reduce development. It seems that builders are hastily tossing up houses on questionable lots (filling wetlands in)	1/6/2022 2:32 PM
3	Year round economic opportunities - so youth stay here or come back after college Good paying jobs, so they can afford to buy a real house	1/6/2022 2:28 PM
4	creation of good paying jobs	1/6/2022 2:00 PM
5	Lower housing costs. It seems only the wealthy and seasonal residents can afford a new home here. There's plenty of employment here, now, just not enough staff.	1/6/2022 12:36 PM
6	Keep it friendly and tasteful	1/6/2022 12:20 PM
7	Low taxes	1/6/2022 12:09 PM
8	preserve small town feeling	1/6/2022 7:44 AM
9	a walkable downtown	1/4/2022 3:37 PM
10	Local transportation	1/4/2022 2:10 PM
11	Services	1/4/2022 1:35 PM
12	Wells is like a well oiled machine compared to other towns. Very well balanced and low taxes. Well maintained and great growth in new houses. Don't change that.	1/4/2022 1:18 PM
13	Growth seems to be uncontrolled putting a financial burden on services essential to year round and part time owners	1/4/2022 12:31 PM
14	We need to take a breath - each department should be asked to write down the loop holes and/or unintended consequences of current ordinances that result in too much adverse change (building). Not all economic opportunity is found in development. It comes with long term costs. It seems like developers are the primary customers, while taxpayers are not.	1/4/2022 9:48 AM
15	Need more employment opportunities that are not focused on seasonal tourism and visitors	1/4/2022 9:39 AM
16	Road repair / replacement.	1/2/2022 8:41 AM
17	Slow the rate of housing and growth so that the infrastructure of the town can grow with it.	12/24/2021 8:08 AM
18	invest in current / new small business and permanent housing (not RV's or Trailer parks)	12/21/2021 5:22 PM
19	Economic opportunity	12/19/2021 7:53 AM
20	stop building put a moratorium on place we don't have resources for all these developments we are turning. i'm a city	12/19/2021 7:09 AM
21	Too much traffic on route 1 between May and September. We must find a solution to make it easier to travel in our town. We have too many cottage communities in our town.	12/18/2021 5:59 PM
22	More resources. Too many people coming and not enough to do. More opportunities for the year round residents like beach parking. Buy a beach pass and can't use it. Travel. Cannot move on route one in the summer.	12/18/2021 6:09 AM
23	Beach Access	12/17/2021 7:17 PM
24	Stop adding new houses. so many animals being killed due to loss of habitats. Wells is losing	12/17/2021 7:16 AM

Wells Comprehensive Plan Update Survey

	the small town feeling that makes it so special	
25	For me.. the schools. I have young kids	12/16/2021 10:54 PM
26	We need a better strategy to address traffic concerns during peak season.	12/16/2021 10:24 PM
27	Town center and better transportation within town (bike paths!!! Outside of busy traffic)	12/16/2021 9:13 PM
28	Route 1 traffic needs to be managed so year round residents don't have to avoid the area peak season	12/16/2021 8:59 PM
29	An additional exit on I95 between exit 7 and 19 would be helpful especially in the summer months to cut down on some of the traffic on Post rd.	12/16/2021 8:21 PM
30	Affordable housing for workforce	12/16/2021 8:13 PM
31	Given that the population is aging (which often means being on a fixed income), Wells needs to focus more heavily on services which promote aging in place, socialization of the elderly, public transportation, affordable elderly housing and assisted-living, property tax affordability, etc.	12/16/2021 7:53 PM
32	Affordable housing	12/16/2021 7:08 PM
33	Building limits, subdivision reform and traffic solutions and expansion	12/16/2021 6:38 PM
34	A exit of the turnpike that goes directly to Ogunquit to reduce thru traffic on RTE 1	12/16/2021 3:22 PM
35	Traffic, rights of homeowners with beach property, taxes, growth	12/16/2021 1:29 PM
36	The town of Wells would benefit from safer bicycle infrastructure and expanded public transit. Making it easy for people to access short distance destinations without the need for a car, would help alleviate traffic issues, especially in the summer.	12/16/2021 12:32 PM
37	To convince town selectman that the beach and beach owners are the most important asset to the town. All town decisions should be evaluated with the beach and beach owners foremost in decision-makers minds.	12/16/2021 12:28 PM
38	I feel population growth in Wells has had no planning in recent years since the building plan was allowed to sunset and it seems the population, both year-round and seasonal, is growing faster than the infrastructures have been put into place.	12/16/2021 11:04 AM
39	Chain or national fitness clubs with high standards Attract more medium size corporations that provide both white collar and blue collar opportunities Partnerships with Tradesmen with those attending High School to learn local trades.	12/16/2021 11:03 AM
40	Stop building	12/16/2021 8:12 AM
41	Stop building more houses	12/16/2021 7:07 AM
42	Slow down growth.	12/16/2021 6:28 AM
43	Better controls over growth and zoning.	12/15/2021 9:54 PM
44	More infrastructure. Less private roads.	12/15/2021 9:44 PM
45	Traffic	12/15/2021 8:58 PM
46	Maintaining a good town	12/15/2021 8:57 PM
47	Zoning and limiting development of condos, hotels etc	12/15/2021 8:19 PM
48	affordable rental property. As in the case of Bar Harbor/Acadia region, it appears that lack of housing, especially during high tourist periods, is causing loss of eligible workers.	12/15/2021 8:08 PM
49	Beach access	12/15/2021 7:36 PM
50	Social supports, mental healthcare, transportation for after school activities for children, changing the day and time of the farmers market.	12/15/2021 7:31 PM
51	Ensuring that ALL community members remain able to afford to live in their community.	12/15/2021 7:28 PM
52	Limit short term rentals to support existing hotels	12/15/2021 7:25 PM

Wells Comprehensive Plan Update Survey

53	We need a downtown and we need more career opportunities for year round folks. Everything is seasonal and hard to make a living working in Wells.	12/15/2021 7:21 PM
54	We need a "downtown"	12/15/2021 7:12 PM
55	More small businesses. Rents need to be such so that they can be afforded.	12/15/2021 6:03 PM
56	Limit growth of RV parks and campgrounds that have a minimum economic potential and cause major environmental and climate disruption.	12/15/2021 6:02 PM
57	Congestion,traffic on route 1,should not take over a half an hour to drive 2 miles and with new construction on route 1 it will only get worse. Year round people still need to get to work during the day.	12/15/2021 6:01 PM
58	A stop to the out of control building. Our existing resources are being stretched and it's ruining all the positives this town has to offer its current residents.	12/15/2021 5:52 PM
59	More senior housing.	12/15/2021 5:31 PM
60	Affordable housing	12/15/2021 5:28 PM
61	Lowered tax rate.	12/15/2021 5:21 PM
62	To balance development with conservation.	12/15/2021 5:02 PM
63	More options for stores on 109 and 9. Target, lowes, more restaurants that suit the needs of young families.	12/15/2021 5:02 PM
64	affordable family housing	12/15/2021 4:55 PM
65	Affordable housing.	12/15/2021 4:23 PM
66	Traffic	12/15/2021 4:01 PM
67	Traffic	12/15/2021 3:59 PM
68	A more diverse economy that is less dependent upon tourism and seasonal residents.	12/15/2021 3:59 PM
69	Careful plans for slower expansion that do not stress anyone out as much. Also there are lots of residential expansion but no new places for work, especially like office jobs. There are obviously tons of seasonal positions but many of us have to travel out of town to work.	12/15/2021 3:38 PM
70	Better planning for multi units along Rte 1. Traffic control. Better preservation of land for animals. We do not want to live in a concrete/asphalt town. Stop the seasonal growth!	12/15/2021 3:28 PM
71	Affordable housing for workers,elderly and low income.	12/15/2021 3:22 PM
72	Traffic	12/15/2021 2:57 PM
73	A sense of "downtown"	12/15/2021 2:57 PM
74	Need to stop overdevelopment Fewer 3 season residents/	12/15/2021 2:55 PM
75	Less new condo and other development which results in more horrific traffic and a drain on town services and infrastructure	12/15/2021 2:50 PM
76	stop the excess building out streets are busting. the pricing is crazy. difficult to downsize and be able to afford to stay.	12/15/2021 2:48 PM
77	improved snow removal	12/15/2021 2:21 PM
78	More industrial zoning	12/15/2021 2:16 PM
79	To preserve the "small town" integrity of Wells, and to ensure that development is aligned with maintaining a small town aesthetic. Sprawling growth without thought around preserving land, vistas and green space will have short gains and long term detriments. Preserving our beautiful town is best economic opportunity we have. Look at towns like Stowe, Vermont that hold development to high, thoughtful standards and keep the town beautiful for tourists and residents.	12/15/2021 2:15 PM
80	Traffic remediation.	12/15/2021 2:07 PM
81	Town water and sewer expanded	12/15/2021 1:58 PM

Wells Comprehensive Plan Update Survey

82	Planning for growth	12/15/2021 1:56 PM
83	Better roadways to handle traffic	12/15/2021 1:54 PM
84	Affordable housing for the workers we need to provide the services that drive our income	12/15/2021 1:54 PM
85	Housing for lower income families	12/15/2021 1:49 PM
86	Housing	12/15/2021 1:42 PM
87	There needs to be something done to stop the extreme amounts of new houses and developments. The roads are over crowded and intersections are becoming dangerous. Wildlife is being forced into peoples yards because there is less and less wooded areas. So many new wells being added that I'm worried wells will go dry.	12/15/2021 1:27 PM
88	Wells caters to the tourists before the residents. There are no bargains or perks for senior citizens.	12/15/2021 11:12 AM
89	Extension of some business hours. First year tax incentive for a new business.	12/15/2021 10:31 AM
90	Traffic control	12/15/2021 10:20 AM
91	Increase/preserve green space. Limit new developments	12/15/2021 9:37 AM
92	More businesses that support year-round employment. Also, a way to alleviate the traffic on Route 1 during the summer months.	12/15/2021 9:06 AM
93	Slowing the number of developments of single family houses .	12/15/2021 8:18 AM
94	Moratorium on seasonal development until infrastructure can catch up(road capacity, route 1 alternatives, Bike and walking routes, water and sewer capacity etc). Develop the harbor area. Expand commercial, office, R&D west of route 95.	12/15/2021 8:13 AM
95	Slow down building	12/15/2021 7:25 AM
96	A Master Plan for the Route One corridor, including a "downtown" area designation, off-road sidewalks, increased setbacks outside of the "downtown", restrictions on cul-de-sacs in all areas, vision for connection of secondary roads, emphasis on Route 9 as the non-commercial growth area.	12/15/2021 7:07 AM
97	Attracting more workers	12/15/2021 6:43 AM
98	Higher wages for those who work for the town, to stay in town. These wages are not up to par for our local servicemen and women in the public service departments. Neighboring towns offer wages that are almost incomparable. Wells needs to step it up and appreciate their employees whom also call Wells home, especially with the rising housing market.	12/15/2021 6:13 AM
99	Transportation	12/15/2021 5:34 AM
100	Retaining the rural character of the town and protecting its natural resources	12/14/2021 10:30 PM
101	Lessen housing & traffic	12/14/2021 9:19 PM
102	Reducing the amount of new building in town. It puts a dire strain on our infrastructure.	12/14/2021 7:55 PM
103	There is plenty of economic opportunity here and not enough staff.	12/14/2021 5:40 PM
104	Over growth	12/14/2021 4:29 PM
105	More green spaces and less building sprawl	12/14/2021 4:08 PM
106	Traffic control	12/14/2021 4:00 PM
107	Full year work	12/14/2021 2:57 PM
108	Better traffic flow during the busiest season. Having a town center like Kennebunk or Ogunquit would make Wells more attractive to young and old.	12/14/2021 12:41 PM
109	More recreational activities for adults (most of the activities now are for kids). And some type of downtown area for people to shop and gather.	12/14/2021 12:02 PM
110	Less traffic on Rt 1	12/14/2021 12:00 PM

Wells Comprehensive Plan Update Survey

111	Recreational activities, a downtown area and a moratorium on building. Traffic is already over the top some days in the summer spring and fall.	12/14/2021 11:54 AM
112	Employees	12/14/2021 11:50 AM
113	Affordable year round rentals	12/14/2021 11:28 AM
114	Curtailing growth	12/14/2021 11:02 AM
115	Affordable housing	12/14/2021 11:00 AM
116	Physicians	12/14/2021 10:55 AM
117	Affordable year-round housing.	12/14/2021 10:51 AM
118	To be heard when tough topics of growth come up. Often concerns are overlooked and residents feel helpless with the growth in town. On numerous occasions of concern I have seen the town find ways around following the money instead of the concern of residents.	12/14/2021 10:43 AM
119	Attracting young families with good paying jobs.	12/14/2021 10:35 AM
120	Better traffic management	12/14/2021 9:38 AM
121	I feel that money is not everything. While it helps, it seems that any project that comes along gets approved regardless of any input. While I understand that growth is needed, it seems over the past 5 years, it is happening at an extremely fast rate. I am getting to the point that I would rather pay more in taxes to slow things down. Another issue seems to be when current residents want to expand or modify their home so they can stay here. There are issues with this process, but yet if you are building a new home, things just seem to breeze right by. Yes, this is my observation and opinion.	12/14/2021 9:32 AM
122	Summer traffic	12/14/2021 9:29 AM
123	We need to stop growth	12/14/2021 9:28 AM
124	Spend less money on unnecessary buildings and "parks". The police did not a station that large.	12/14/2021 9:17 AM
125	Ways to reduce traffic & crowding.	12/14/2021 9:15 AM
126	jobs, poverty	12/14/2021 8:56 AM
127	Limit growth, allow cluster housing with open space. Develop off the turnpike area and head west for development.	12/13/2021 10:29 PM
128	Full-time jobs within the town. It is staggering that only 17.5% of residents work within Wells! I would love to work in Wells, but we lack competitive positions in government or private sector.	12/13/2021 9:01 PM
129	The creation of a start-up or pop-up business as a starter. The community college should have an incubator kitchen lab to test food products for residence to make and market. The pop-ups could use parking lot events on Rt 1 for marketing their items.	12/13/2021 5:45 PM
130	Limited commercial development. Route 1 is impossible for residents to navigate during season.	12/13/2021 4:21 PM
131	Better infrastructure and the maintenance of same. Also the town needs to consider moving away from the privatization of roads and developments. This leads to a community's inability to repair significantly damaged infrastructure as it depends on private citizens raising funds to replace roads, repave roads, illuminate roads, repair bridges or culverts. This is a recipe for disaster as the failure of our infrastructure begins the funding will not be available to make the necessary repairs.	12/13/2021 1:49 PM
132	Economic Development	12/13/2021 12:15 PM
133	None, I like it as is	12/13/2021 11:20 AM
134	Wells should do a better job of helping it's population.	12/13/2021 11:09 AM
135	Creating a clear "town" feel, by being intentional about architectural style, town center(s) and preservation of natural space (restricting/being intentional about development), attractive communal natural spaces along the "strip"	12/13/2021 11:02 AM

Wells Comprehensive Plan Update Survey

136	The ability to afford to own a home in Wells	12/13/2021 10:48 AM
137	Climate change mitigation	12/13/2021 10:35 AM
138	A comprehensive plan to cope with and mitigate the effects of climate change, including storm surge, identify the towns carbon foot print and tracking it, gradually moving to all electric vehicles for both the town and the school district, etc.	12/10/2021 2:25 PM
139	More trollies. Parking and traffic is getting much worse. Use More trollies to reduce beach parking issues and traffic congestion. Keep it going late night But This type of transportation should be very affordable to encourage more people to use. Child friendly restaurants but not chain type.	12/9/2021 10:17 PM
140	Fire protection	12/8/2021 4:12 PM
141	1. Form a climate action plan 2. Build the sense of community by design. Maybe create a walkable town center	12/7/2021 9:23 AM
142	traffic reduction	12/5/2021 9:24 AM
143	in town jobs	12/1/2021 12:27 AM
144	Wells Harbor is a beautiful natural resource....it would be great if the Town could develop it similar to Perkins Cove with shops and restaurants.	11/30/2021 5:25 AM
145	Preserving the small town aspects that make the town so great.	11/28/2021 7:57 PM
146	Promote business and patriotic opportunities.	11/27/2021 2:56 PM
147	Stop the developers from bulding houses.	11/27/2021 1:50 PM
148	Affordable housing	11/26/2021 1:35 PM
149	Resources for unhomed citizens	11/24/2021 3:44 PM
150	Public transportation	11/24/2021 3:34 PM
151	Balance to seasonal and year round resident, traffic patterns, residential construction expansion and the water tables (wells), monitoring the developers and developments that they build	11/24/2021 9:09 AM
152	Start treating the town and their residents like a community and not a commodity	11/23/2021 11:50 AM
153	Town Services that meet the needs of the true population	11/22/2021 11:16 PM
154	in terms of this survey, I feel education regarding climate change and the impact of more development are essential.	11/22/2021 8:42 AM
155	Slow down building	11/21/2021 11:47 AM
156	Affordable housing options and transportation for seasonal/summer/service workers	11/21/2021 11:09 AM
157	Stop building	11/19/2021 10:40 PM
158	More parks designed for young families like skate parks, pump tracks for mountain bikes, Better playgrounds. Open fields that people want to sit and have a picnic at.	11/19/2021 7:19 PM
159	The need to be able to access the beach and Route #1 in the summer and to feel a sense of community again. The town is growing too fast as a summer resort.	11/19/2021 7:10 PM
160	Affordable housing for year round residents. Investing in BIPOC businesses and communities to build cultural and racial diversity, diversity increases the appeal of a small town. Build the relationship between summer and year round residents - emphasizing the mutually beneficial relationship.	11/19/2021 5:55 PM
161	Members	11/19/2021 4:45 PM
162	Housing	11/19/2021 4:31 PM
163	The reduction of condos and a push to create small local businesses	11/19/2021 4:09 PM
164	Need to retain our small town feel and allow our wildlife to live in peace without all their habitats being destroyed for new building.	11/19/2021 1:40 PM

Wells Comprehensive Plan Update Survey

165	Too much traffic and not enough public transportation. Not following traffic rules	11/19/2021 8:53 AM
166	Affordable housing.	11/19/2021 8:27 AM
167	Finding enough labor to fill positions.	11/19/2021 8:14 AM
168	Wells is largely residential and was farming . There is no need for economic development it is taking place in other towns and cities. Wells needs to focus on preserving its open spaces and natural resources.	11/19/2021 7:22 AM
169	Affordable housing	11/19/2021 7:08 AM
170	Protect lands and create multi use parks. Too much over developement going on!	11/19/2021 7:05 AM
171	A designated "downtown" to unite and feel like a community	11/19/2021 6:11 AM
172	Churches could reach out more.	11/19/2021 12:27 AM
173	Ice Arena/event venue.	11/18/2021 10:45 PM
174	To assist those who do live here but still cannot get enough money.	11/18/2021 10:33 PM
175	Stop building. Maintain what we've got. Maybe better transportation to either Boston or Portland for work	11/18/2021 10:29 PM
176	Keep the integrity of a small town/community by limiting the growth of seasonal homes	11/18/2021 9:39 PM
177	Coping with climate change.	11/18/2021 9:04 PM
178	Public Pre-K program.	11/18/2021 8:57 PM
179	Adequate, vaccinated, masked, fire protection service	11/18/2021 8:30 PM
180	stop building houses	11/18/2021 8:15 PM
181	Put the unabated developments in check. Bring back growth permits.	11/18/2021 6:48 PM
182	????? What??? This question makes zero sense	11/18/2021 6:44 PM
183	Affordable housing	11/18/2021 6:05 PM
184	Managing too much traffic needing more thoughtful building and expansion. It is ruining this area.	11/18/2021 5:53 PM
185	Preservation of natural resources and forested areas	11/18/2021 5:32 PM
186	Year round activities	11/18/2021 5:19 PM
187	Economic opportunity	11/18/2021 5:11 PM
188	Access to Afordable food and housing	11/18/2021 4:59 PM
189	Traffic solutions	11/18/2021 4:54 PM
190	Traffic mitigation	11/18/2021 4:37 PM
191	Better internet and cable... spectrum is horrible !!!!	11/18/2021 4:33 PM
192	Manage housing development	11/18/2021 10:09 AM
193	Small, non-polluting industry/office parks. Control the expansion or encouragement of urban sprawl.	11/18/2021 8:47 AM
194	Commercial opportunities year-round, traffic flow improvements on Post Rd,	11/17/2021 8:43 PM
195	Climate change mitigation to avoid loss of business and income caused by loss of beaches.	11/17/2021 8:38 PM
196	Housing for average income earners	11/17/2021 7:47 PM
197	Need to add economic opportunities outside of construction, hospitality and government services. Make better use of waterfront property at the harbor. Make Wells Harbor a destination, not leave it as an empty parking lot. Maybe a weekly flea market, or some pop up shops. Why do OGT and KPT get all the shopping revenue?	11/17/2021 6:13 PM
198	Sidewalks	11/17/2021 5:23 PM

Wells Comprehensive Plan Update Survey

199	Housing that is affordable to the median income population	11/17/2021 4:09 PM
200	Maintain the waterfront. Retain the historical character of the waterfront homes.	11/17/2021 11:51 AM
201	The most significant need of Wells community members is the preservation of open spaces and habitat for the wildlife that Maine is known for. We need less development and more preservation of the QUALITY OF LIFE of the residents that already live here.	11/17/2021 11:14 AM
202	less building permits, less traffic lights and an option to Route One for everyday life needs, grocery, bank, etc. We have turned away from Wells and shop in North Berwick and beyond easier to get to	11/17/2021 9:43 AM
203	More year round work/businesses. Would give those that have to commute, options to stay in town, or those that are unemployed more opportunities to work depending on their reasons.	11/17/2021 8:57 AM
204	Fire Department staffing	11/17/2021 7:07 AM
205	Stop the arbitrary development of our precious land. Force people who keep multiple junk cars in the yard to move them - everywhere -not just in the beach areas.	11/17/2021 6:37 AM
206	We need a town center!	11/16/2021 10:14 PM
207	Transportation for seniors	11/16/2021 9:32 PM
208	Planned, controlled growth	11/16/2021 9:18 PM
209	1. Choosing new businesses wisely and having "rules" for signage, etc. 2. Not allowing over-building of new home developments - traffic, beach parking, natural resources, healthcare are all being negatively affected.	11/16/2021 9:03 PM
210	Slow down on the building in town. At this point all most all wood lots now have some type of condo or development being built on it. Also the town should stop spending money on unneeded expenses.	11/16/2021 8:58 PM
211	Transparency in town government, less closed door select board meetings, unless town employee personnel matters.	11/16/2021 8:17 PM
212	Increase strong paying jobs. Encourage tech and lite manufacturing	11/16/2021 8:16 PM
213	Economic opportunity	11/16/2021 7:43 PM
214	Affordable housing.	11/16/2021 7:26 PM
215	Make Moody Beach a fully public beach	11/16/2021 7:11 PM
216	Traffic	11/16/2021 6:13 PM
217	New restaurants like I hop and pizza hut	11/16/2021 5:46 PM
218	Controlled growth and a cap on new construction	11/16/2021 5:44 PM
219	Doing something about the traffic on rte 1 is the most significant town need, specifically the traffic at the CVS/Hannaford plaza.	11/16/2021 5:16 PM
220	Affordable housing	11/16/2021 5:05 PM
221	Year round jobs	11/16/2021 4:40 PM
222	Affordable housing	11/16/2021 4:31 PM
223	Real estate taxes Education Top police and fire dept	11/16/2021 3:23 PM
224	Traffic control/building moratorium	11/16/2021 3:08 PM
225	Less houses and condos	11/16/2021 2:33 PM
226	Planning for climate change.	11/16/2021 2:17 PM
227	A better traffic flow on rte 1 specifically the Hannaford traffic light.	11/16/2021 1:49 PM
228	We are currently being loved to death. Traffic congestion is awful during the high part of the season, and even into the school year now. It is increasingly difficult to find parking at our beaches. I worry that too many people here will kill the goose that lays the golden egg.	11/16/2021 10:10 AM

Wells Comprehensive Plan Update Survey

229	I am very troubled by the enormous development going on in Wells. I feel we need to put a moratorium on cluster developments.	11/15/2021 8:05 PM
230	A cap on the amount of housing and cottage developments.	11/15/2021 6:41 PM
231	Larger retail business development- large grocery store.	11/15/2021 6:23 PM
232	Creating employment opportunities that pay well and are stable. Look beyond the hospitality sector.	11/14/2021 8:13 PM
233	Economic opportunity	11/14/2021 5:14 PM
234	Affordable housing for young families	11/14/2021 7:05 AM
235	Stop rampant, unfettered development.	11/13/2021 8:08 AM
236	Stop the speeding and burnouts on 9B!	11/11/2021 6:52 PM
237	Although the town benefits greatly from tourists, locals can be frustrated by the snarled traffic, between Memorial Day and Labor Day. Traffic is probably the biggest headache for anyone needing to traverse Route 1. A) Left turn lights should allow turning left even when the oncoming lane has a green light. (using a blinking yellow arrow) There are many times when I could have turned left when there were no cars approaching from the oncoming traffic. B) Traffic flow software should not give green arrows to left turn lanes when there is no car present in those lanes. C) The intersection at the Fire Station is worthy of re-design. Coming from the post office the lane to turn onto Harbor Road and the lane to go straight occupy the same lane. It creates a log jam as people try not to block the right turning lane onto Rt 109, but try to get past those turning left onto Harbor Road. D) Coming from the Highway towards Chapel Road, there is currently no right turn lane. There should absolutely be a right turn lane, as so many people turn right onto Chapel Road.	11/11/2021 6:40 PM

Q3 Are there policies or initiatives that Wells could pursue to increase the number of young families in town?

Answered: 208 Skipped: 168

#	RESPONSES	DATE
1	Affordable housing	1/11/2022 8:39 AM
2	keep th schools good - nice job so far	1/6/2022 2:32 PM
3	Encourage quality jobs/businesses	1/6/2022 2:28 PM
4	child care facilities, extended school hours, intergenerational activities	1/6/2022 2:00 PM
5	Encourage inclusiveness of all diverse populations to live and work. Lower the prices of new homes and other homes for sale. Stop building new homes too and repair the ones already here.	1/6/2022 12:36 PM
6	do we need that? high school ranking, low fees/taxes	1/6/2022 12:09 PM
7	Affordable housing	1/6/2022 11:59 AM
8	Daycare increase	1/4/2022 2:10 PM
9	I hope so but have no ideas as of yet	1/4/2022 1:50 PM
10	Affordable Housing	1/4/2022 1:35 PM
11	Offer incentives for low income housing?	1/4/2022 1:18 PM
12	Better rec programs, after school care, daycare programs, affordable housing	1/4/2022 1:03 PM
13	promotion of quality of school system, tight knit neighborhoods, and youth recreational availability	1/4/2022 12:45 PM
14	Wells already has a great school system and maintaining that attracts young families. Developers should be assessed a fee so that expansion of the schools is not passed through to taxpayers.	1/4/2022 12:31 PM
15	The old vacant lumber place could be a roller rink or ice skating place or other similar family fun center that promotes physical activity	1/4/2022 9:48 AM
16	Increase affordable housing	1/4/2022 9:39 AM
17	Limit the rentals and camping areas. Family's would want to come here if that were restricted a bit more	1/2/2022 8:41 AM
18	See above	12/21/2021 5:22 PM
19	Good paying jobs bring people really need something besides tourism.	12/19/2021 1:54 PM
20	stop building	12/19/2021 7:09 AM
21	Give a tax break if you buy a fixer upper and drastically improve its looks.	12/18/2021 5:59 PM
22	Cheaper homes	12/18/2021 8:32 AM
23	Yes if they are to be year round residents. Highlight the schools and how wonderful they are. The recreation department and the library.	12/18/2021 6:09 AM
24	More stuff to do in the winter	12/16/2021 10:54 PM
25	With the real estate market, your not going to get young families with median incomes of \$65k a year. All older folks who are buying vacation cottages or homes.	12/16/2021 10:39 PM
26	Young people increase needs of services. Adults and seniors are an economic driving force. I'm completely comfortable living in an older population and I say this as a young family	12/16/2021 10:24 PM

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(family of 4 age 16-36). I think there are ample young people in my neighborhood. No need for agism in Wells.

27	Encourage community building.	12/16/2021 9:13 PM
28	Offer more school age childcare options for working parents. Town rec has limited slots and is not available up until the start of school in the fall	12/16/2021 8:59 PM
29	Maybe a walking trail around the Wells Community Center on Branch Rd.How about a water feature for the kids.	12/16/2021 8:21 PM
30	Public affordable daycare	12/16/2021 8:13 PM
31	Do you REALLY want to attract more people to town? If not, your question suggests that you wish to push the elderly out to bring younger families in.	12/16/2021 7:53 PM
32	Affordable housing for both renters and purchaser's	12/16/2021 7:08 PM
33	Why?	12/16/2021 6:38 PM
34	Always tough as Maine in General does not offer the Job market opportunities as many larger cities/States do.	12/16/2021 3:22 PM
35	Absolutely not. Our Community has been negatively impacted by the growth that has happened over the last two years.	12/16/2021 12:38 PM
36	Safer options for biking to school and the library would be great for young people in the community. A separated bike network would help make it safer for kids and families to access places like the beach.	12/16/2021 12:32 PM
37	I do not feel this is an important priority, and therefore have no suggestions.	12/16/2021 12:28 PM
38	Above. They would see a longer term future for their families.	12/16/2021 11:03 AM
39	No	12/16/2021 8:12 AM
40	affordable housing	12/16/2021 7:07 AM
41	Do we want to, or will we need to add new schools to accomodate them?	12/16/2021 6:28 AM
42	More activities and faster access to beaches by improving traffic and parking.	12/15/2021 9:54 PM
43	Raise building height restrictions so more colonial style homes can be built which are more economical to build. Stop catering to retired people.	12/15/2021 9:44 PM
44	Opportunities for children of ALL socioeconomic levels for after school activities: sports, social support, and other preferred interests.	12/15/2021 7:31 PM
45	Families come to a town based on education. Does Wells have a strong curriculum, capable teachers and a strong extracurricular program? Wherever I have lived, and especially when my children were of school age, the first thing I checked was the scores of the schools. Check those testing scores and comparisons to other schools...could more be done to up Wells' scores?	12/15/2021 7:29 PM
46	Maintaining high quality schools.	12/15/2021 7:28 PM
47	Limit short term rentals to allow young families the opportunity to purchase year round homes	12/15/2021 7:25 PM
48	Quality affordable housing (there's been a lot of ugly building going on)	12/15/2021 7:21 PM
49	Housing options that are more affordable but keep the options good quality and not the cheap stuff that seems to pop up all over.	12/15/2021 7:12 PM
50	Definitely more small businesses. And a comprehensive TOWN. It has always baffles me that Wells doesn't have a "downtown."	12/15/2021 6:03 PM
51	Create smart growth of housing for year round residents not RV parks and campsites.	12/15/2021 6:02 PM
52	Reasonable housing. For starters	12/15/2021 6:01 PM
53	I think it's honestly a lost cause. Young families can't afford housing, but that's not a Wells specific problem. People that are attracted to Wells and/or stay in Wells want the small town feel and everything that comes with it. Low student to teacher ratio (but that increases yearly),	12/15/2021 5:52 PM

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quiet and private neighborhoods (but trees are being cut and new houses are going up every second), relaxing day at the beach (but only if you get there at 7am). Growth is inevitable but the charm of Wells is being dissolved by greed. We are becoming just another town on the map.

54	Yes. Affordable housing.	12/15/2021 5:28 PM
55	Affordable housing incentives for developers	12/15/2021 5:07 PM
56	More stores to cut down on commutes for families so they don't have to travel to Biddeford, Sanford or sommersworth. Also, more parks or trails that cater to the year round communities.	12/15/2021 5:02 PM
57	Yes, more single family homes for first time buyers.	12/15/2021 4:55 PM
58	Affordable housing.	12/15/2021 4:54 PM
59	Yes, affordable first time housing. Better daycare options.	12/15/2021 4:23 PM
60	Housing	12/15/2021 4:01 PM
61	No	12/15/2021 3:59 PM
62	Bring in more year round economic opportunities and affordable year round housing.	12/15/2021 3:59 PM
63	Jobs bring family's also need lower cost housing instead of larger developments .	12/15/2021 3:57 PM
64	More job oportunities closer to the community, also the main thing keeping young families away is the cost of buying a home in the area or even renting. I have lives here my whole like and my family and parents and grandparents are from wells/ogunquit but looking to buy a house in my mid 20's the only place I could afford that was year round was in North Berwick. Its partially just because its a wonderful coastal place to live, but does often price young families out.	12/15/2021 3:38 PM
65	Lower tax rate to make living here affordable.	12/15/2021 3:28 PM
66	Affordable housing look at congregate housing involving older and younger people	12/15/2021 3:22 PM
67	Affordable housing but not trailers	12/15/2021 2:57 PM
68	Affordable yet decent housing	12/15/2021 2:57 PM
69	?	12/15/2021 2:55 PM
70	affordable housing	12/15/2021 2:48 PM
71	expand public beach access	12/15/2021 2:21 PM
72	We don't want young families schools cost money	12/15/2021 2:16 PM
73	We are a young family who recently moved to Wells full time. We came because of the small town feel versus the tourist feel of Kennebunk and Ogunquit. Continuing to expand "family friendly" events and to promote more broadly the high quality school system. The challenge is many young families are priced out of homes right now.	12/15/2021 2:15 PM
74	More options for childcare. Earlier hours for childcare.	12/15/2021 2:13 PM
75	Probably not, home prices have become too expensive for first-time buyers.	12/15/2021 2:07 PM
76	Offer more rec programs on the weekend for younger children, 3 years etc	12/15/2021 2:04 PM
77	Future policies need to address the expansion of education capacities, health and safety.	12/15/2021 1:56 PM
78	There isn't enough room to create more than what is here	12/15/2021 1:54 PM
79	Affordable housing	12/15/2021 1:49 PM
80	No	12/15/2021 1:47 PM
81	No	12/15/2021 1:42 PM
82	I believe we already have enough young families, and the impact town resources will be overwhelmed if we don't carefully consider growth rates.	12/15/2021 12:13 PM
83	No. We are maxed out on "building" in this town.	12/15/2021 11:12 AM

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84	Hire more special needs teachers as well as develop an advanced class curriculum. Certain percentage of new housing for moderate income.	12/15/2021 10:31 AM
85	More public parks	12/15/2021 9:37 AM
86	I think Wells is already appealing to young families in terms of the school system and quality of life but housing is unaffordable.	12/15/2021 9:06 AM
87	Housing that is more affordable, such as apartments not in clusters however.	12/15/2021 8:18 AM
88	Does Wells have the school capacity for more children? If so consider zoning for large commercial, r and d, etc west of route 95 so more can live and work in wells	12/15/2021 8:13 AM
89	Affordable housing	12/15/2021 7:25 AM
90	Encouragement of non-profits that benefit childcare, short term relief, youth activities.	12/15/2021 7:07 AM
91	Create a "downtown", a central hub where people can gather, socialize, meet and have some entertainment geared toward that group.	12/15/2021 6:43 AM
92	Many (single family) properties are seasonal, houses that are used as second homes should be hit with higher tax rates.	12/15/2021 6:13 AM
93	Lower cost of housing.	12/15/2021 5:34 AM
94	Create a town center	12/14/2021 10:30 PM
95	More family focused activities.	12/14/2021 10:01 PM
96	Lessen traffic	12/14/2021 9:19 PM
97	Don't. We have too many newcomers that raise our property taxes by needing larger schools.	12/14/2021 7:55 PM
98	Affordable housing	12/14/2021 7:18 PM
99	Bring down the prices of homes, refurbish older homes, and stop development in Wells. That's whats preventing Mainers, residents of Wells, from living here.	12/14/2021 5:40 PM
100	Yes	12/14/2021 4:08 PM
101	encourage affordable housing or tax incentives	12/14/2021 4:00 PM
102	Investing more into our already awesome Rec programs	12/14/2021 2:57 PM
103	Why?	12/14/2021 12:02 PM
104	Not sure	12/14/2021 12:00 PM
105	Why?	12/14/2021 11:54 AM
106	Downtown Are an a tivities	12/14/2021 11:50 AM
107	Affordable housing	12/14/2021 11:28 AM
108	Affordable housing	12/14/2021 11:00 AM
109	Recreational opportunities for youth Recruit Pediatric physicians	12/14/2021 10:55 AM
110	?	12/14/2021 10:51 AM
111	Affordable housing.	12/14/2021 10:35 AM
112	I feel that the issue with this town is that younger families or even families that have been here for generations are being pushed out of town. I think the project in High Pine may help, but I think the stipulations for that development should be much longer. I feel that any new development going forward should have the same stipulations for so many years going forward.	12/14/2021 9:32 AM
113	Less development of green space	12/14/2021 9:28 AM
114	Provide affordable housing and year round jobs	12/14/2021 9:17 AM
115	Limit seasonal developments. More affordable housing.	12/14/2021 9:16 AM

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116	Don't approve too many building projects that result in overcrowding at our beaches, on our roads, and in our restaurants/stores.	12/14/2021 9:15 AM
117	na	12/14/2021 8:56 AM
118	Create affordable housing. Require that developers put x percentage of units into affordable housing. Create faction tax on the transfer of property from seller to generate housing fund for a down payment assistance program for first, the residence of Wells and then from Mainers who have family living in Wells and have lived here x number of years. Create a lottery system by years of residence.	12/13/2021 10:29 PM
119	Affordable child care programs and/or after school programs for working parents.	12/13/2021 9:01 PM
120	Affordable housing should be created. Developers should be required to give x percentage of development to affordable units. A down payment assistance program should be available.	12/13/2021 5:45 PM
121	Affordable housing	12/13/2021 4:21 PM
122	Yes, There needs to be more year round attractions for younger people and some chain restaurants should be added to gain some balance within the community. Most restaurants are overwhelmed during the summer months and cannot keep up with demand, causing many families to go eat out of town. In the winter this still holds true as many restaurants shut down for the season leaving only a few that are still overwhelmed due to the reduction of available restaurants still open.	12/13/2021 1:49 PM
123	Economic Development and to continuing investing in the public school system	12/13/2021 12:15 PM
124	Who cares	12/13/2021 11:20 AM
125	One of the towns biggest shortfalls is the lack of apartments for young adults/families.	12/13/2021 11:12 AM
126	Beautify the "strip" (route 1) create some intentional and attractive local shopping "village"s/centers. I think the town has defined some architectural style so either define that or start prioritizing that implementation as well as conserving, greening/beautifying open spaces - if these are private owned incentivize said improvements and support compliant implementation e.g provide guidelines/examples, connect business w/local vendors who can implement town vision with quality and consistency. Look to neighboring towns like Kennebunk and K-port for collab. and inspiration but we should be our own thing.	12/13/2021 11:02 AM
127	That doesn't appear to be a problem so far, but I see the unaffordable nature of housing as the biggest issue.	12/13/2021 10:48 AM
128	Better "Main Street", town square	12/13/2021 10:35 AM
129	Affordable housing	12/8/2021 4:12 PM
130	We already have great schools and recreation opportunities. We need to provide affordable housing and become much more bike/walk friendly	12/7/2021 9:23 AM
131	WHY do you think any part of the population needs to be increased????????? There are too many people here now and the existing resources are already disappearing, or gone	12/5/2021 9:24 AM
132	Yes, decrease the number of housing developments being constructed. There are several studies that show young families (parents younger than 45 with school age children) are attracted to communities with low crime rates, good educational opportunities, and most of consistency within a community (in terms of minimizing unnecessary change). By continuing to build large housing developments (relative to the typical rural atmosphere Wells has historically maintained) this attracts people comfortable with a close proximity living situation such as those found in or just outside of cities. Now, even though the housing market in our area is high, for someone living in Massachusetts, Connecticut, New York, New Jersey etc, these homes are considered extremely reasonably priced relative to their former home cities. Those of lower education, lower socioeconomic status and increased rates of drug use/issues with law enforcement end up flooding small towns like ours and unfortunately they bring about issues that transform small towns (like the infamous old orchard beach) that was once a traditional, family oriented confined community into drug using and crime ridden areas that become more and more unsafe each year with decreasing education and lack of employment opportunities.	12/1/2021 5:22 PM
133	There's not much middle income housing available.	11/27/2021 2:56 PM

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134	Get smarter	11/27/2021 1:50 PM
135	I feel like the schools are nearing capacity as it is so attracting young families will increase the need for accommodation in our schools.	11/24/2021 3:44 PM
136	Really affordable housing	11/24/2021 3:34 PM
137	Improve Infrastructure: Broad Band, Solar, Natural Gas Utilities, Improve Sewer and Water, improve roadways add recreational paths and increase accessibility to beaches Offer Free Pre K and Childcare	11/23/2021 11:50 AM
138	Public based affordable child care programs	11/22/2021 11:16 PM
139	I'm not in favor of increasing the population of Wells, regardless of age.	11/22/2021 8:42 AM
140	Lower housing costs	11/21/2021 11:47 AM
141	Affordable housing; pushing for an upgrade for faster train service to Boston	11/21/2021 11:09 AM
142	Not needed	11/20/2021 7:58 PM
143	Young families mean more schools. We do not need more schools, so our taxes go up	11/19/2021 10:40 PM
144	See question 2, include side walks and crosswalks	11/19/2021 7:19 PM
145	Many move here to retire to their "happy place" meaning the beach which is what they think Wells is all about. Make it about our town again.	11/19/2021 7:10 PM
146	Schools are a great selling point but the lack of housing keeps people out. Having additional housing that is only for year round residents but affordable is a place to start. Young families, people graduating from high school or those returning from college can't afford to live here. Invest in universal kindergarten. Invest in a skate park or art facility for kids/teens not involved with traditional sports. Having more family and community events (festivals, drive-in movies, live music for kids, town bbq)	11/19/2021 5:55 PM
147	Affordable housing	11/19/2021 4:45 PM
148	Stop producing seasonal housing and start making it affordable for a young family to live here	11/19/2021 4:31 PM
149	Housing, stop the building of seasonal condos	11/19/2021 4:09 PM
150	Affordable housing.	11/19/2021 8:27 AM
151	I do not understand the need for young families all families are welcome. We do not need to increase the number of young families. We do not need developments that ruin the town.	11/19/2021 7:22 AM
152	Early childhood affordable care	11/19/2021 7:08 AM
153	Stop over developing lands and the cost of housing is too expensive that they can't afford to buy any where in wells now.	11/19/2021 7:05 AM
154	Yes. Eliminate the 28 day policy as younger people are restricted from owning year round due to the high cost of housing	11/19/2021 2:32 AM
155	"Project Main Street" - create the downtown Main Street that we don't have... shopping, eateries, parks, Affordable Housing, Business grants/loans for entrepreneurs to start business in town.	11/18/2021 10:45 PM
156	We love the rec program in Wells and advertising this organization as well as all the other family events that go on throughout the year (especially off season ones) may draw in more families.	11/18/2021 9:58 PM
157	Limit the number of seasonal homes built. Limit short term rentals especially in neighborhoods.	11/18/2021 9:39 PM
158	Why?	11/18/2021 9:04 PM
159	All of my friends from college just can't afford to live in southern maine. Housing is too expensive and they furthest south they can afford is Lewiston/auburn	11/18/2021 8:32 PM
160	Less seasonal cottages	11/18/2021 7:18 PM
161	No! STOP developing Wells!	11/18/2021 6:44 PM

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162	Affordable housing	11/18/2021 6:05 PM
163	I keep seeing this focus on young families and personally... it only adds more cost and stress to the town. There is not enough industry and it is expensive to live here. Instead make the roads more safe. More livable in terms of traffic and over heightened growth.	11/18/2021 5:53 PM
164	Wells attracted my wife and I as a place to settle down and raise a family not only because of its good schools, but also because of its quiet and rural nature. I hope this isn't offset by accelerated development	11/18/2021 5:32 PM
165	No	11/18/2021 5:19 PM
166	Affordable housing for young families.	11/18/2021 5:11 PM
167	Increase property taxes of 55+ communities.	11/18/2021 4:59 PM
168	Why is that deemed a positive? It only adds pressure to increasing the school budget, social services and public safety. Population increase never results in lower taxes or the enhancement of our environment.	11/18/2021 8:47 AM
169	Night life options that are open past 9:00 pm	11/17/2021 8:43 PM
170	Affordable housing	11/17/2021 8:38 PM
171	Better job opportunities to draw younger families; e.g. an office park off of 95. A business incubator aligned to U Maine, or USM. Tax advantaged business property to draw in professional employment.	11/17/2021 6:13 PM
172	Free preschool	11/17/2021 5:23 PM
173	Affordable housing	11/17/2021 4:09 PM
174	all the seasonal housing on Rte 1 takes away from the homey town feel. Don't allow neon signs - this is not a family town feel. Consider new policy prohibit these things going forward. I find that Kennebunk is much more inviting as a permanent residence. Maybe take a look at what they do to retain a town feel. I know it's more expensive to live there but they are doing some things right I think. Wells feels more like a strip mall with every passing year.	11/17/2021 11:51 AM
175	If you pursue more young families, you will max the schools out and DECREASE the quality of our school system. If the schools are made larger to accommodate a larger population, the quality of education will decline and the incidence of urban area issues (crime, bullying, violence, drug use) will increase.	11/17/2021 11:14 AM
176	Wells has already become Saugus North (Saugus, MA) as the population ages Wells will become the Villages North (Villages, FL) . Once the Population reaches critical mass in age, they can vote to ban children from Wells and the 60% Tax burden to Wells Education will go away as it has in older communities in Florida.	11/17/2021 9:43 AM
177	More sidewalks. Some of these roads, cars fly on, and I don't let my kids go anywhere on their own. If there were more sidewalks on the more "major/used" roads (tatnic rd, old county rd, ALL of route 1!), families might be more opt to move here. Getting a year round pool hall/arcade/bowling/something, to move into town... an option for families, kids of all ages, to do in town all year round, especially during the cold months and off season when the seasonal places shut down!	11/17/2021 8:57 AM
178	It's tough to attract young families with the high cost of living/housing in our town.	11/17/2021 7:07 AM
179	Less expensive Recreation programs. Maintain all roads for safety - again not just those areas along the beach roads.	11/17/2021 6:37 AM
180	Affordable housing	11/16/2021 10:42 PM
181	Best schools in state; just need a safe, accessible and practical town center where people gather.	11/16/2021 10:14 PM
182	Advertise on social media targeted to young families	11/16/2021 9:32 PM
183	None that I can think of	11/16/2021 8:58 PM
184	Employment for young families and affordable housing.	11/16/2021 8:17 PM
185	lower taxes, better paying jobs	11/16/2021 8:16 PM

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186	Economic opportunity	11/16/2021 7:43 PM
187	Affordable housing. Good paying year round jobs.	11/16/2021 7:26 PM
188	No	11/16/2021 6:13 PM
189	more new homes	11/16/2021 5:46 PM
190	Affordable housing. The new development at High Pine is a good start. Require developers to provide a number of affordable/workforce housing for every so many housing units built or dollars of revenue	11/16/2021 5:44 PM
191	Unsure	11/16/2021 5:16 PM
192	Affordable housing	11/16/2021 5:05 PM
193	Lower prices of houses.	11/16/2021 4:40 PM
194	Strong education	11/16/2021 3:23 PM
195	No	11/16/2021 3:08 PM
196	not sure	11/16/2021 2:17 PM
197	Affordable rent and housing.	11/16/2021 2:17 PM
198	Unsure	11/16/2021 1:49 PM
199	1st time home buyers	11/16/2021 1:45 PM
200	Lack of affordable housing is the single biggest constraint on young families staying in or coming to Wells.	11/16/2021 10:10 AM
201	I'm not in favor of increasing the population of Wells, young or otherwise.	11/15/2021 8:05 PM
202	An initiative for a more "downtown"/walkable area for businesses and restaurants. Families are more drawn to towns with a walkable downtown like Kennebunk, ogunquit or even south berwick.	11/15/2021 6:41 PM
203	Advertising of zoom bus and commuter opportunities.	11/15/2021 6:23 PM
204	Keep the tax rate low enough to attract families. Lure tech companies to the area.	11/14/2021 8:13 PM
205	Yes, actual adorable housing	11/14/2021 5:14 PM
206	Not sure	11/14/2021 7:05 AM
207	Coffee shop and more year round take out and food places so people feel that they have a community vs it being just a tourist town.	11/11/2021 6:52 PM
208	A bigger question is whether Wells desires to be primarily a resort town, or whether it is desirable to attract year-round residents with young children. The increase in the number of children will drive up the education costs, thus increasing the tax burden for all of the residents. Proximity to the beaches is a plus for residents (with or without children). The resort nature of Wells likely drives up the price of homes (beachfront or otherwise). Those higher housing prices may be out of reach for many families with young children.	11/11/2021 6:40 PM

Q4 Are there policies or initiatives that Wells could pursue to support older residents as they age?

Answered: 182 Skipped: 194

#	RESPONSES	DATE
1	Have weekly food drops, people/friends to check in on them , ask what their needs are, companion time-volunteer to read or just sit & talk to them maybe give a ride to grocery store or library.	1/11/2022 8:39 AM
2	Peacefulness Seacoast NH has become overdeveloped (don't let is happen here) the beaches	1/6/2022 2:32 PM
3	What problems do we have now?	1/6/2022 2:28 PM
4	planned senior activities, affordable housing, transportation	1/6/2022 2:00 PM
5	Help repair their houses so they can safely live in them. There are quite a few dilapidated homes that need help - see Burnt Hill Rd.	1/6/2022 12:36 PM
6	Be aware of property tax pushing the elderly out	1/6/2022 12:20 PM
7	more bus options	1/6/2022 12:09 PM
8	limit the "28 day" communities	1/6/2022 11:59 AM
9	public transportation	1/6/2022 7:44 AM
10	tax control for 65+ residents	1/4/2022 3:37 PM
11	seniors transportation to Wells senior center/train station	1/4/2022 2:10 PM
12	prevent pricing them out of town	1/4/2022 1:50 PM
13	Affordable housing and being aware of the needs of seniors living alone	1/4/2022 1:35 PM
14	Keep the 550+ and older high density developments to keep housing costs down. This will help lower cost for housing and keep tax rates down.	1/4/2022 1:18 PM
15	Property tax relief for senior residents or even a freeze on raising property taxes for senior homeowners. Cost of living and healthcare are the two most stressful issues to seniors.	1/4/2022 12:31 PM
16	Increase affordable housing	1/4/2022 9:39 AM
17	I think the services here are very good already	1/2/2022 8:41 AM
18	See above	12/21/2021 5:22 PM
19	Senior transport is needed.	12/19/2021 1:54 PM
20	Yes - more connected services to allow aging at home. More managed care professionals that provide outreach services. Affordable and volunteer.	12/19/2021 7:53 AM
21	stop making our town into a city	12/19/2021 7:09 AM
22	Create a partnership between the elderly person and a family. The family could check in each month on the elderly person.	12/18/2021 5:59 PM
23	Highlight the senior center. It's a wonderful resource. Maybe expand it. Add parking at Hannaford, the beach etc for old residents to have easier access. Offer discounts at local stores that older residents may use.	12/18/2021 6:09 AM
24	In New Hampshire there's this great program called the Aging Healthy Alliance. Wells should reach out to Jess Maurer of the Maine Council on Aging and see if she can help Wells. She is a great resource!	12/16/2021 10:24 PM
25	More free activities and classes and guidance through the senior center	12/16/2021 8:59 PM

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26	Senior services not just related to activities at the SC but more options for at home support	12/16/2021 8:13 PM
27	See question 2 above.	12/16/2021 7:53 PM
28	No, we already have many services.	12/16/2021 6:38 PM
29	The Senior Center is a great resource.	12/16/2021 3:22 PM
30	Affordable and frequent public transportation would be a huge benefit to people who may not be able to drive.	12/16/2021 12:32 PM
31	Continue to support the Urgent Care clinic and Emergency services.	12/16/2021 12:28 PM
32	Continue growth in expanding the Wells Hospital/Emergency room so that they do not have to travel to York, Portsmouth or Dover to obtain needed services.	12/16/2021 11:03 AM
33	Yes, discount on their real estate taxes, fuel and utilities	12/16/2021 8:12 AM
34	Year-round transportation at a low cost for rides to the stores, doctor appointments, medical tests, or urgent care.	12/15/2021 10:33 PM
35	Fix traffic. Stop over building route 1 as it is dangerous to exit and turn - impacting older drivers. Sidewalks	12/15/2021 9:54 PM
36	Newer more well built housing. Get rid of all the old trailers with housing incentives.	12/15/2021 9:44 PM
37	I am younger than 40, I am not aware of the needs of older generations in Wells.	12/15/2021 7:31 PM
38	Good health care conveniently located and geared toward an aging population is necessary in this state.	12/15/2021 7:29 PM
39	I think we do pretty well with aging here, lots of medical care facilities, a Senior Center, maybe some opportunities for seniors to be welcomed to work at.	12/15/2021 7:21 PM
40	Community events that are geared for seniors.	12/15/2021 7:12 PM
41	Get Urgent Care back up and running.	12/15/2021 6:03 PM
42	Smart, affordable housing that is for year round residents.	12/15/2021 6:02 PM
43	More senior affordable housing.	12/15/2021 5:31 PM
44	A actual village center with multiple conveniences within walking distance.	12/15/2021 5:28 PM
45	There are lots of options for older residents. The focus should be shifted to younger families as more are moving to the area.	12/15/2021 5:02 PM
46	Health and wellness center	12/15/2021 4:54 PM
47	Yes, a health center dedicated just to elderly. A service to make food shopping and getting prescriptions easier. Maybe a van service or rideshare system just dedicated to the elderly. Requiring local Hannafords to do have the online food and bagging option for elderly.	12/15/2021 4:23 PM
48	More walking trails.	12/15/2021 4:01 PM
49	No	12/15/2021 3:59 PM
50	Expand services provided at York Hospital in Wells. Better year round public transportation. Affordable senior housing.	12/15/2021 3:59 PM
51	More public transportation for the elderly.	12/15/2021 3:57 PM
52	Make information about the wave and other transportation options to those who cant drive more available.	12/15/2021 3:38 PM
53	Suspend tax bills after age 69. Adjust water & sewer bills down to ability to pay.	12/15/2021 3:28 PM
54	Our Senior Center(WOSC) provides many programs and services for seniors. Possibly attract more local business for suggestions.	12/15/2021 3:22 PM
55	Activities	12/15/2021 2:57 PM
56	Give seniors tax breaks, free beach parking	12/15/2021 2:55 PM

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57	Options for food and pharmacy delivery, library book delivery, friendly visitors even if only virtually, better handicap beach access	12/15/2021 2:50 PM
58	affordable housing	12/15/2021 2:48 PM
59	meals on wheels	12/15/2021 2:26 PM
60	discounted property tax	12/15/2021 2:21 PM
61	1. Year round transportation.	12/15/2021 2:18 PM
62	Lower taxes	12/15/2021 2:16 PM
63	Don't know	12/15/2021 2:15 PM
64	Better healthcare options would be nice.	12/15/2021 2:07 PM
65	Handicap building and parking access could be better	12/15/2021 1:54 PM
66	Property tax relief based on income	12/15/2021 1:47 PM
67	no	12/15/2021 1:42 PM
68	Free beach passes for the elderly residents.	12/15/2021 11:12 AM
69	Public transportation for seniors who can no longer drive	12/15/2021 9:37 AM
70	More affordable senior housing and support services in place (health, transportation, etc.).	12/15/2021 9:06 AM
71	Places to gather that don't have a fee to join . Senior center has a fee , not good on a fixed income .	12/15/2021 8:18 AM
72	Zone for Senior living and assisted living west of 95.	12/15/2021 8:13 AM
73	Make resources available, about services for elders	12/15/2021 7:25 AM
74	Encouragement of non-profits that benefit seniors, such as meals on wheels, senior centers, medical care, skills training.	12/15/2021 7:07 AM
75	Better transportation.	12/15/2021 6:43 AM
76	"Help getting help." An older family member is having trouble just finding where to get benefits.	12/15/2021 6:13 AM
77	Transportation	12/15/2021 5:34 AM
78	Create a town center and extent public transportation to bring citizens to and from the town center	12/14/2021 10:30 PM
79	Lessen traffic & stop building in wells.	12/14/2021 9:19 PM
80	Anything that reduces the amount of annual increases in property taxes	12/14/2021 7:55 PM
81	Advertise Homecare/Senior programs better to ensure the elderly can continue to live in their homes, get Meals on Wheels, and free transportation. The Sentinel and Churches a a great resource	12/14/2021 5:40 PM
82	Yes	12/14/2021 4:08 PM
83	property tax cap	12/14/2021 4:00 PM
84	Not sure	12/14/2021 2:57 PM
85	Services, transportation and housing Based on income. Senior discounts in restaurants and other businesses.	12/14/2021 12:02 PM
86	Not sure	12/14/2021 12:00 PM
87	Services, Transportation and housing based on income.	12/14/2021 11:54 AM
88	Transportation.	12/14/2021 11:50 AM
89	Continued growth of senior center activities and outreach	12/14/2021 11:28 AM
90	Senior housing	12/14/2021 11:00 AM

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91	Recruiting PCPs to accomadate older residents.	12/14/2021 10:55 AM
92	Zoning that allows for neighborhood/cluster development of single and multi-unit housing serviced by reliable, affordable year-round public transportation.	12/14/2021 10:51 AM
93	The town could have listings of caregivers or people willing to help the elderly in town. I have had numerous calls of residents who are shut in with no help-I would love to help with an initiative to help the elderly and life changing services to keep them in their homes safely.	12/14/2021 10:43 AM
94	Provide good doctors and more nurses in Wells.Get out the word about the lower taxes in Wells compared to other towns.	12/14/2021 10:35 AM
95	less traffic and easier access to many of the beautiful places in wells	12/14/2021 10:18 AM
96	Slow development down. My older aunt is looking to move out of Wells because of how busy it always is, the traffic. She is looking for a place that has the small town feel that Wells once had. Yes, it is Maine and people come to vacation here, but she has been a resident for 74 years. She has been able to watch the transformation that many of us have only seen a glimpse of. That has me concerned to know how this town will be when I become older.	12/14/2021 9:32 AM
97	Multigenerational gathering spot	12/14/2021 9:28 AM
98	Solid year round public transportation.	12/14/2021 9:17 AM
99	Keep supporting the Wells Ogunquit Senior Center.	12/14/2021 9:15 AM
100	The town should be recruiting retirees to assist with needs within the town. Two groups live here- the locals and the people that are not the locals/ the away people/ the outsiders. The locals understandably do not want to interact with the "away people," I don't think that will ever change and feel that is a significant disadvantage to the town. Every "away" person I met wished they didn't move to Maine because of their scene of loneliness. The locals always remind you who you are in the community. Offer periodical safe checks by the police to inspect the house for their protection, connect them to a housing nonprofit to put in safety devices. Recruit elders to call elders for safety checks. Work with the local funeral home to identify widows (ers) who do not have family or families who are local and have the elder safety check be offered. Recruit high school-age students to perform community service activities by maintaining walkways for elders in the wintertime. Create a site on the town webpage for a wish list for elders. Identify the street only and the request for services for them. Angel work needed.	12/13/2021 10:29 PM
101	Older residents could get a tax credit for performing any necessary services for the town. Create an ambassador service where older residents are available at different locations throughout the town to answer any questions. I was in Savannah, GA, and they had retirees doing that, and it was helpful. Create a program whereby H2B visa holders could rent rooms from elders near Route 1 in exchange for services.	12/13/2021 5:45 PM
102	Continue to support senior services. Advertise support services available to seniors. i.e. fuel assistance	12/13/2021 4:21 PM
103	The town needs to offer elderly discounts for beach parking as well as for veterans.	12/13/2021 1:49 PM
104	no	12/13/2021 11:20 AM
105	The demographics show we are an older town to begin with so the focus should be more on making opportunity for our young adults to stay in town.	12/13/2021 11:12 AM
106	There are many retired people living in Moody. They should be allowed to use Moody Beach. The town could provide a small number of parking spaces.	12/13/2021 11:09 AM
107	Increase Live at home support services	12/13/2021 10:48 AM
108	Yes build more 55 year and older housing Community but keep with beach seacoast theme.this could be a one floor small space cottagentype year round resident homes This could bring greater tax revenue without burden to schools. Could keep businesses flowing year round and give older residents place to transition to. Even if off beaten path. Keep quaint and not overflow with condos.	12/9/2021 10:17 PM
109	Transportation assistance	12/8/2021 4:12 PM
110	Opportunities for more socializing/community building. A volunteer force that will check in on	12/7/2021 9:23 AM

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	older folks living alone. More public transit emphasizing non-carbon emitting (e-buses)	
111	Older residents would appreciate more public transportation	12/5/2021 9:24 AM
112	I would say there is a need for transportation	12/2/2021 5:05 PM
113	Yes, promote adult daycare services. Many of these services that are in surrounding towns or give service from New Hampshire have trouble receiving insurance based coverage for visiting nursing or adult daycare services provided by certified clinicians because of lack of support by community centers including municipals that don't promote the full extent of their services. We are very lucky that wells has an extremely extensive medical force in the surrounding area relative to its population and has the ability to successfully treat emergency needs in various hospital settings within a short distance. Promoting this will help get more services involved and thus increased response and requests for insurance in the area to start accepting the higher demand.	12/1/2021 5:22 PM
114	A tax credit through volunteerism. Free beach sticker for fulltime residents over a certain age. Etc.	11/27/2021 2:56 PM
115	Public transportation, senior housing	11/24/2021 3:34 PM
116	Welcome Group, improved walkability and biking, Free Senior Center, Free Transportation, Delivery Services, Advocacy, More Assisted Care	11/23/2021 11:50 AM
117	Property tax reduction for seniors	11/22/2021 11:16 PM
118	I'm not sure what exists in terms of transportation (shuttles, etc) for people unable to drive. Because I haven't had the need, as yet, to look for policies or initiatives I'm not sure what is in place already. Is that information easily accessible? Is there low income housing for seniors?	11/22/2021 8:42 AM
119	Property tax relief	11/21/2021 11:47 AM
120	Can't think of anything	11/21/2021 11:09 AM
121	Not needed	11/20/2021 7:58 PM
122	Help them out anyway possible	11/19/2021 10:40 PM
123	No, this city is designed for older populations and tourist. Young families feel like an after thought. It makes me sad and frustrated	11/19/2021 7:19 PM
124	It is becoming very expensive for those of us who have lived here to continue to live in a resort community. We can barely access a restaurant in town.	11/19/2021 7:10 PM
125	Not familiar enough with current options to offer additional suggestions.	11/19/2021 5:55 PM
126	Senior living	11/19/2021 4:45 PM
127	N/a	11/19/2021 4:31 PM
128	N/a	11/19/2021 4:09 PM
129	More elderly housing opportunities - for real townfolk to afford.	11/19/2021 1:40 PM
130	Meals on wheels.	11/19/2021 8:27 AM
131	I think most of the needs are provided by churches, civic groups and agencies on aging Senior Agencies, Meals on Wheels, VNA etc	11/19/2021 7:22 AM
132	Senior transportation services	11/19/2021 7:08 AM
133	You already do.	11/19/2021 7:05 AM
134	Shopping helpers in the stores	11/19/2021 12:27 AM
135	Perhaps discount card for "locals" shopping in town when the prices are raised for summer	11/18/2021 10:29 PM
136	Not sure what is offered now but perhaps adding adult classes on how to care for elderly residents and maintaining/building assisted living homes.	11/18/2021 9:58 PM
137	I'm not sure.	11/18/2021 9:39 PM
138	No	11/18/2021 9:04 PM

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139	More public transportation in the winter, better walking areas	11/18/2021 7:18 PM
140	Unsure	11/18/2021 6:44 PM
141	Community transportable	11/18/2021 6:05 PM
142	Yes. Instead of trying to lure families... invest in helping what is here. Our median age begs support for older folks accessing the beaches and navigating the awful traffic.	11/18/2021 5:53 PM
143	N/A to my household	11/18/2021 5:32 PM
144	Nope	11/18/2021 5:19 PM
145	Affordable housing	11/18/2021 5:11 PM
146	More speed limit signs in larger print so they know that Rt 1 is not a 25	11/18/2021 4:59 PM
147	Not really. I'm 79 and assume responsibility for myself. Focus on the young. They are our future.	11/18/2021 8:47 AM
148	Transportation to stores or medical facilities	11/17/2021 7:47 PM
149	1) Add a program where shut-in elderly have a buddy volunteer that can stop by for a chat, or help with chores. 2) Enable seniors to be able to take advantage of some of the recreational facilities in the schools 3) Some seniors might even want to "audit" a course in the High School	11/17/2021 6:13 PM
150	Access to medical care	11/17/2021 5:23 PM
151	More engagement as to the current resources available to the older population. When my mom moved in with me I didn't know where to turn to find activities suitable for her physical limitations. Having a paid position or two at the Senior Center is a start. Enhance their web presence for family members.	11/17/2021 4:09 PM
152	Not sure.	11/17/2021 11:51 AM
153	With the rate of development that Wells is being subjected to, the average family person who has lived and worked in Wells their whole life, will not be able to afford to retire here. The town currently is prioritizing economic growth, development and tourism over the health and welfare of it residents.	11/17/2021 11:14 AM
154	better medical care, one urgent center for 48,000 people in the summer is poor planning. Invite Massachusetts Medical Providers aka Partners Healthcare into Wells, York Hospital can not support the Medical needs.	11/17/2021 9:43 AM
155	Not sure if there is something out there already(if there is better advertising for it then, cause I would join), but maybe some sort of group, where all residents can join if they please. But there would be a list of "helpers" and "customers"(couldn't think of a better name)... but the helpers would put down times/days/what they can help with, and the customers can either put down a schedule of what/when they need, or if its a "one-off" help needed, they can just call/txt/message? this group, and someone can be found to help out.	11/17/2021 8:57 AM
156	Perhaps a private facility like the Atria in Kennebunk?	11/17/2021 7:07 AM
157	Tax credit such as Towns like Cape Elizabeth offers to long term residents.	11/17/2021 6:37 AM
158	Transportation when they can no longer drive. Availability of home health aids & homemakers in the area.	11/16/2021 9:32 PM
159	None that I can think of.	11/16/2021 8:58 PM
160	Keep servi	11/16/2021 8:17 PM
161	reduce taxes, increase senior centers	11/16/2021 8:16 PM
162	Elder services are lacking. I.e. transportation to medical appointments. Transportation to grocery shopping	11/16/2021 7:43 PM
163	Town trash pickup.	11/16/2021 7:26 PM
164	More support of the senior center	11/16/2021 6:13 PM

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165	yes	11/16/2021 5:46 PM
166	Not a priority	11/16/2021 5:44 PM
167	Unsure	11/16/2021 5:16 PM
168	Low taxes for year round homeowners over 70 income based	11/16/2021 5:05 PM
169	More programs for seniors	11/16/2021 4:40 PM
170	Freeze property taxes for year-round residents, maybe when the reach 65.	11/16/2021 4:27 PM
171	Assistance to seniors on fixed income on real estate taxes	11/16/2021 3:23 PM
172	Enhanced police patrols	11/16/2021 3:08 PM
173	Have affordable transportation	11/16/2021 3:08 PM
174	Help for senior residents 70 and older with taxes. Make roads safer.	11/16/2021 2:33 PM
175	Tax reduction due to no need for schools	11/16/2021 2:17 PM
176	Unsure	11/16/2021 1:49 PM
177	The Senior Center is lovely, but it is underused because it can only be accessed by Route 1.	11/16/2021 10:10 AM
178	Walkability assessment for neighborhoods. Side walks	11/15/2021 6:23 PM
179	Lower the tax rate. Expand the Wells Ogunquit senior center. Offer free transportation for seniors.	11/14/2021 8:13 PM
180	Ye, actual affordable housing and tax breaks.	11/14/2021 5:14 PM
181	Not sure	11/14/2021 7:05 AM
182	You could offer tax relief for year-round residents meeting two criteria. A. The number years they have resided in Wells B. The age of the youngest person on the property tax deed People who have the most number of years in the town (example, life-long members of the community) should see the greatest tax relief, assuming they are of a certain age. In this way, increases in overall taxes doesn't drive out senior citizens on fixed income.	11/11/2021 6:40 PM

Q5 If you moved to Wells in the last 10 years, what are the top three reasons?

Answered: 186 Skipped: 190

#	RESPONSES	DATE
1	Lived here all my life	1/11/2022 8:39 AM
2	over development at a non-sustainable rate will decrease our property value	1/6/2022 2:32 PM
3	scenic beauty, friendly atmosphere, shopping	1/6/2022 2:00 PM
4	affordable, good school, beautiful natural resources	1/6/2022 12:09 PM
5	seacoast, retirement facility, near things important to us	1/6/2022 7:44 AM
6	beach, small town feel coastal location affordability open space	1/4/2022 3:37 PM
7	retirement to be near the ocean safe and beautiful area	1/4/2022 3:03 PM
8	beautiful country side ocean beach friendly people	1/4/2022 2:10 PM
9	taxes, schools, community restaurants/activities	1/4/2022 1:18 PM
10	low taxes, beach opportunities, lifestyle	1/4/2022 1:03 PM
11	small town feel, convenient to areas north, NH , and MA, and summer beach enjoyment	1/4/2022 12:45 PM
12	Beach, highway access for ease and going to NH and MA for work	1/4/2022 12:31 PM
13	I am thinking of moving out	1/4/2022 9:48 AM
14	1) Closer to family in Maine 2) Proximity to the coast, beaches, and many options for outdoor activities 3) Lower real estate taxes than most surrounding towns	1/4/2022 9:39 AM
15	The beaches! Home town feel and the school system	1/2/2022 8:41 AM
16	Friendliest Town in ME. Small town feel. Location.	12/21/2021 5:22 PM
17	Low taxes, Beach, the location is centralized to towns I frequent.	12/20/2021 7:34 AM
18	The beaches and that dogs are allowed on the beach - restricted hours in the summer, but still allowed. Affordable property taxes Affordable land	12/19/2021 7:53 AM
19	na	12/19/2021 7:09 AM
20	Grew up here and moved back when my now 18 year old son was born. Moved here to be closer to family. Also wonderful daycares and the schools.	12/18/2021 6:09 AM
21	Schools Cheaper taxes Their right to do things their way	12/16/2021 10:54 PM
22	Small town feel (slowly going away with the insane amount of growth in the last 5 years), Close to the ocean, and close to work.	12/16/2021 10:39 PM
23	Friendly area, close to beach, close to City amenities but maintains small town feel. Good schools were a positive but not a driving reason for our decision to move to Wells.	12/16/2021 10:24 PM
24	Job. Central location. Low property taxes	12/16/2021 9:13 PM
25	Proximity to Boston, It's a smallish town. Nice family neighborhoods	12/16/2021 8:21 PM
26	Surroundings	12/16/2021 8:13 PM
27	1. I met the love of my life who happened to live here.	12/16/2021 7:53 PM
28	Being close to the ocean Small quaint town feel Close to larger cities but small town	12/16/2021 7:46 PM
29	Close to my work	12/16/2021 7:08 PM

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30	Lived here for 28 years	12/16/2021 6:38 PM
31	School system, proximity to Ocean and Mountains, proximity to turnpike.	12/16/2021 3:22 PM
32	Closer to family after being widowed	12/16/2021 2:40 PM
33	My family already lived here Beach proximity The restaurants are fantastic	12/16/2021 12:32 PM
34	Not applicable, my family has been here much longer.	12/16/2021 12:28 PM
35	Close to Ocean and necessary amenities without having to travel more than 30 minutes Availability of top notch medical Beauty	12/16/2021 11:03 AM
36	Didn't. If I know what I know now, I wouldn't have moved there. To much building	12/16/2021 8:12 AM
37	Planned to retire in Maine. Was priced out of York. Built on a lovely wooded cul de sac (those woods now house 30 more houses).	12/16/2021 6:28 AM
38	I was able to move to a senior community where I knew many of the people who already lived there. I had vacationed in Wells for a number of years. At one time, Wells had a comprehensive plan that limited the building in the community, unlike the building that is happening now.	12/15/2021 10:33 PM
39	Beaches Cost of living Amenities in my community	12/15/2021 9:54 PM
40	Low taxes, great schools, easy access to i95	12/15/2021 9:44 PM
41	Small town feel	12/15/2021 8:58 PM
42	Small town Quite neighborhood Beach	12/15/2021 8:57 PM
43	Beach, proximity to Portland, friendly community	12/15/2021 8:19 PM
44	I am from Kennebunk, when looking to purchase a home of my own, I happened to find one in wells.	12/15/2021 7:31 PM
45	We have had a seasonal home for 30 years, but are hoping to relocate here full time in the next 5-7 years — not in that seasonal home. Wells has become home.	12/15/2021 7:28 PM
46	Na	12/15/2021 7:25 PM
47	N/A	12/15/2021 7:21 PM
48	N/A	12/15/2021 7:12 PM
49	1.Good schools 2. Beautiful area (ie outdoor spaces, trails, beaches, playgrounds, wooded areas) 3. Low property taxes	12/15/2021 6:04 PM
50	1. Natural beauty 2. Natural beauty 3. Scenic community	12/15/2021 6:02 PM
51	Grew up here, traveled, but came back to raise my family. I wanted them to have what I had but in the last decade I've watched the town change rapidly in all the wrong ways.	12/15/2021 5:52 PM
52	We have adult children and grandchildren in Portsmouth and Portland. There are lots of wonderful restaurants and we found a house we like.	12/15/2021 5:28 PM
53	Low taxes, the school system, the housing market.	12/15/2021 5:02 PM
54	People, place and job	12/15/2021 4:54 PM
55	n/a	12/15/2021 4:23 PM
56	Reasonable home prices, close to areas of interest, and good schools	12/15/2021 4:18 PM
57	Beauty, services	12/15/2021 3:59 PM
58	I have lived in Wells longer than 10 years.	12/15/2021 3:59 PM
59	N/A	12/15/2021 3:38 PM
60	School system, location beach etc, close commute for work.	12/15/2021 3:10 PM
61	Beach	12/15/2021 2:57 PM

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62	Proximity to beach, downsize, size of community	12/15/2021 2:57 PM
63	Location x3	12/15/2021 2:55 PM
64	Location. Family Community	12/15/2021 2:51 PM
65	Have been coming to parents' house my whole life. Inherited the house. Need to be near the ocean!!	12/15/2021 2:37 PM
66	Been here 38 years	12/15/2021 2:16 PM
67	1. The beauty of the area - Laudholm, the Harbor, Drakes Island beach, the marshes and Rachel Carlson Preserve 2. Excellent schools 3. The "small town/community" feeling	12/15/2021 2:15 PM
68	The educational systems, the town safety, family	12/15/2021 2:13 PM
69	The ocean, affordable taxes and short drive to Massachusetts.	12/15/2021 2:07 PM
70	Education for my child Safe please to live Taxes are affordable	12/15/2021 2:04 PM
71	marriage	12/15/2021 1:58 PM
72	Old Town feel, access to outdoor activities, seaside beauty	12/15/2021 1:56 PM
73	Beaches Fishing Boating	12/15/2021 1:54 PM
74	School, quality of life, job opportunities	12/15/2021 1:54 PM
75	Closer to family, beach access and school system	12/15/2021 1:49 PM
76	I've lived here for over 35 years. This used to be a great place to live and now it's just getting over crowded	12/15/2021 1:27 PM
77	N/A lived in Wells since 1976	12/15/2021 12:13 PM
78	1. Inherited my mom and dad's home. 2. Lower taxes than in previous town we lived in. 3. The beach (town official cater to the tourists.)	12/15/2021 11:12 AM
79	Was 25 year seasonal and retired to a small town community. Proximity to proper health care Town services and accessibility to employees	12/15/2021 10:31 AM
80	Location to the ocean, to Boston and shopping and family in New Hampshire	12/15/2021 9:37 AM
81	1) Well-situated between Portsmouth and Portland 2) Beaches and outdoor pursuits 3) Quality of life	12/15/2021 9:06 AM
82	The way life should be. The beauty. Affordability.	12/15/2021 7:25 AM
83	Over 35 years ago, but we moved here for work in the local area. Wells was the best value for homes, the best schools and the friendliest town.	12/15/2021 7:07 AM
84	Different pace of life, family friendly, great schools.	12/15/2021 6:13 AM
85	Schools, land, it's NOT Kennenbunk!!	12/14/2021 10:40 PM
86	1) Rural character of the town compared to adjacent towns. 2) Access to open space, parks, and the ocean. 3) Quiet nature of the back side of town	12/14/2021 10:30 PM
87	Ocean, no crowded housing, positive elderly services	12/14/2021 9:19 PM
88	Because I grew up here. Plus I bought an existing home that didn't require new construction.	12/14/2021 7:55 PM
89	School system Work ocean	12/14/2021 7:18 PM
90	NA, I have been here over 20 years and moved here for family reasons.	12/14/2021 5:40 PM
91	ocean, proximity to work, good restaurants	12/14/2021 4:00 PM
92	Beach, school, can be close to beach and town but also be in the woods and near farm land.	12/14/2021 2:57 PM
93	My home is there. Natural landscapes. Safe and quiet town.	12/14/2021 12:00 PM
94	Affordability, location between Portland and portsmouth, and proximity to ocean	12/14/2021 11:28 AM
95	Location to the ocean Community vibe No big box commerce	12/14/2021 10:55 AM

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96	NA	12/14/2021 10:51 AM
97	Taxes, location, great neighborhood	12/14/2021 10:35 AM
98	I have been here for 30 years and now have a family myself. I grew up here and this feels like home to me. This is a great community and town. If I was from outside now and looking to move to Maine, Wells would not be my first pick just because with all the development, it is loosing that small town feel. This is something I feel will impact the future of the town and tourism. Wells has a feel that is different from OOB, Portland or Portsmouth. People come to Wells because it is not driven on corporate/chain greed. Not yet anyways. People come to Wells for Wells and the other areas because of what they have. If things continue, we will be like OOB, but without the pier. Is that what we are driving for?	12/14/2021 9:32 AM
99	N/A	12/14/2021 9:17 AM
100	Beauty of beaches and parks Friendly people Year-round retail and amenities	12/14/2021 9:15 AM
101	N/A	12/13/2021 10:29 PM
102	1. Strong school district (we don't even have kids yet) 2. Wells Beach and nature areas 3. restaurants and shops downtown	12/13/2021 9:01 PM
103	Been here 23 years.	12/13/2021 5:45 PM
104	I had to move here because of my job. No other reason.	12/13/2021 1:49 PM
105	1. Summer house to year round 2. Quality of life 3. like the folks who live here	12/13/2021 12:15 PM
106	Be near family like being near the ocean like small towns, this is why we don't need more people	12/13/2021 11:20 AM
107	na	12/13/2021 11:09 AM
108	Quality of schools (don't have kids but this is often a good sign for town quality), proximity to Kennebunk, K-port, Portsmouth and Portland, low property taxes, property cost compared to area. To be 100% honest Wells was not originally on our list, but we expanded our search later since we weren't finding anything in our price range that wasn't really old/didn't need a lot of work.	12/13/2021 11:02 AM
109	Nature, schools, proximity to Portland & Boston	12/13/2021 10:35 AM
110	1. Reasonable property taxes 2. Beaches 3. Friendly people	12/13/2021 8:11 AM
111	Schools, schools, schools!	12/10/2021 2:25 PM
112	Friendly seacoast family town. Affordable. Great location to other area towns to visit without traffic. But now too much traffic!	12/9/2021 10:17 PM
113	- MAINE native - Reasonable tax rate - Close to ocean	12/8/2021 4:12 PM
114	Beautiful beaches, close to Boston, Portland. Close to family. Low taxes.	12/7/2021 9:23 AM
115	More open space and trees than a big city Small town feel Less traffic (fall, winter, spring)	12/2/2021 5:05 PM
116	1: A small school system! (Some of the greatest minds in the world attend small schools, ever wonder why children from private academies are able to join the elite workforce, it's not always because of money considering they get zero financial aid if their parents make just above middle class salary, no it's because they were in a small graduating class that allowed teachers to focus on individual students and build connections to find out how to help them gain interest in subjects) 2: Small business (lack of large national businesses like dollar general...being shoved into town. When you go out and buy something you know it's helping a family down the road out food on the table and improve their business. 3: Historical continuity (maintaining certain restrictions of businesses or residential living spaces like no led signs, use/non-use of certain products especially on wildlife, maintaining beautification of land and beaches, etc.	12/1/2021 5:22 PM
117	Love was the only reason. I ever imagined I'd ever live in Maine.	11/27/2021 2:56 PM
118	Came with spouse for job Very friendly population Great for retirees	11/24/2021 3:34 PM
119	Proximity to the ocean, major cities and airports, the quiet and peace	11/24/2021 9:09 AM

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120	Coastal Beauty, Recreation,	11/23/2021 11:50 AM
121	Low tax rate and in community employment	11/22/2021 11:16 PM
122	N/A	11/21/2021 11:47 AM
123	Found a fixer upper on Atlantic Ave; BEACH; proximity to Boston and Portland	11/21/2021 11:09 AM
124	I've been here way longer then that. When I moved here it was a lovely, peaceful, easy to get around town. Not anymore. If someone asked ne about moving here or vacationing here, I would tell them to look elsewhere. This town has been ruined with all the building and traffic	11/19/2021 10:40 PM
125	The school and by the beach	11/19/2021 7:19 PM
126	n/a	11/19/2021 7:10 PM
127	1. schools, 2. cost of living/taxes 3. small town feel with bigger town amenities.	11/19/2021 5:55 PM
128	N/a	11/19/2021 4:31 PM
129	N/a	11/19/2021 4:09 PM
130	Natural beauty and wildlife	11/19/2021 7:22 AM
131	Location, land for farming and it was still a small town feel with community which I feel is drastically changing ☹️	11/19/2021 7:05 AM
132	Quality of life	11/19/2021 6:11 AM
133	Schools	11/19/2021 4:55 AM
134	1) I vacationed here growing up as did my father. 2) When my father retired from ministry he and mom relocated here 3) When I got tired of living in suburbia of Western Mass I moved here as well and have not felt happier!	11/18/2021 10:33 PM
135	N/A	11/18/2021 10:29 PM
136	1. Location 2. Good school district 3. Family friendly	11/18/2021 9:58 PM
137	Great schools Great location for work Low taxes	11/18/2021 9:39 PM
138	Quality of life, schools, proximity to Portland and Boston	11/18/2021 9:18 PM
139	Schools, environment, housing costs	11/18/2021 9:04 PM
140	School system Low taxes	11/18/2021 8:57 PM
141	1. Be closer to family 2. For work 3. To live in a place I have vacationed my whole life	11/18/2021 8:32 PM
142	Get away from Boston, land and quiet, beach access	11/18/2021 7:18 PM
143	N/A	11/18/2021 6:44 PM
144	Beach Low taxes Small town	11/18/2021 6:15 PM
145	Beach. Beach. Beach and The Beach.	11/18/2021 5:53 PM
146	1. Beautiful natural areas such as farm and woodlands 2. Friendly natured people 3. We consider Wells to be a great place to raise our family	11/18/2021 5:32 PM
147	Love the community spirit Good location to resources without franchises Opportunities for seniors	11/18/2021 5:11 PM
148	Beaches schools and the steak house	11/18/2021 4:59 PM
149	I grew up summers on Drakes Island so it is like coming home	11/18/2021 4:33 PM
150	Closeness to the ocean, property tax rate, rural environment with amenities	11/17/2021 8:43 PM
151	Only reason: a new job in Sanford	11/17/2021 8:38 PM
152	1) The location near the ocean 2) Access to many outdoor recreational activities in all seasons 3) Able to access Boston, Portland and Manchester (and their airports)	11/17/2021 6:13 PM

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153	Schools, scenery, family	11/17/2021 5:23 PM
154	1. Near the ocean, SANDY beaches 2. Proximity for Mass. Relatives to visit easily 3. Nearby attractions in York and Cumberland counties	11/17/2021 1:49 PM
155	I already owned a cottage here. I like my neighborhood. Though I am disappointed with the commercial buildings and the new boxy houses and apartments east of route 1 that are not at all architecturally fitting for a historical beach town.	11/17/2021 11:51 AM
156	The school system is (was) excellent and small, lacking major issues found in the suburbs and urban areas. The beauty of the land (both inland and coastal) and the amount of preservation that has been done (the GROWTH CAP still existed!!!). A rural way of life was being preserved and valued. A relaxed way of life, with an emphasis on a connection with nature and small, close knit community.	11/17/2021 11:14 AM
157	Been here 30 years	11/17/2021 9:43 AM
158	Schools. Amount of people/traffic in the Off-Season. Perfect. Just. Perfect. The "niceness" of the people. When we were in Wells vs other surrounding towns... you can just tell that the Wells vibe was a calm, laid back kind of vibe. Just what we were looking for.	11/17/2021 8:57 AM
159	School system Train to Boston Beach	11/16/2021 10:42 PM
160	Beaches Affordability Friendliness	11/16/2021 9:32 PM
161	Rural character, low taxes, community feel	11/16/2021 9:18 PM
162	1. New job 2. Small town atmosphere 3. Near the ocean	11/16/2021 9:03 PM
163	1. The rural aspect of the town 2. How the community helps one another 3. How the town has kept the tax rate low and not over spending.	11/16/2021 8:58 PM
164	Friendly town. The beach! Relaxed Maine attitude	11/16/2021 7:43 PM
165	Access to Moody Beach Resort town Nature	11/16/2021 7:11 PM
166	Quiet , clean, no major retailers, No large developments	11/16/2021 6:06 PM
167	I love my town☺	11/16/2021 5:46 PM
168	NA. Moved here 18 years ago	11/16/2021 5:44 PM
169	n/a moved to town 17 years ago	11/16/2021 5:16 PM
170	Location, friendly people,	11/16/2021 5:05 PM
171	Quality of life, lower home prices as compared to Kennebunk, centrally located between Portland, Boston, beaches, mountains, etc.	11/16/2021 4:27 PM
172	Beautiful beaches, kind people and the opportunity to rent my home when I'm not there.	11/16/2021 3:54 PM
173	Moved because quiet life and ocean Safe with crime	11/16/2021 3:23 PM
174	Liked the condo community we live in. Reasonable taxes. Like the government of the town that doesn't just throw money at anything	11/16/2021 3:08 PM
175	Beach	11/16/2021 2:26 PM
176	Location, community, housing stock	11/16/2021 2:17 PM
177	School Low crime Close to family	11/16/2021 2:17 PM
178	N/a moved here 17 years ago.	11/16/2021 1:49 PM
179	safety, the ocean, and home price at the time	11/16/2021 1:45 PM
180	1. School system 2. Low taxes 3. Beach	11/15/2021 6:41 PM
181	We are a young family with a middle school child. We bought a house in 2021 in Wells. We moved to York county for job opportunities and choose wells because of the lower taxes and great schools.	11/15/2021 6:23 PM
182	We love the area. Shopping and restaurants are plentiful. Nice feel and vibes. The ocean!!	11/14/2021 8:13 PM

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183	Beach, schools (however not sending my children there), centrally located	11/14/2021 5:14 PM
184	NA	11/14/2021 7:05 AM
185	Proximity to the beach, proximity to Portland and Portsmouth, safety and school system	11/11/2021 6:52 PM
186	> Family nearby > Clean and family friendly beach > Access to Boston and northern Maine via Downeaster	11/11/2021 6:40 PM

Q6 What ideas do you have for supporting the existing businesses in Wells and/or recruiting new businesses?

Answered: 171 Skipped: 205

#	RESPONSES	DATE
1	Every week highlight a business on the town's Facebook page/media to get their name out there but also a small write up about the company & what they offer. Support your local businesses.	1/11/2022 8:39 AM
2	the state has a reputation of being anti-business changes in Augusta - more business park opportunities	1/6/2022 2:28 PM
3	stop selling off commercial property for housing	1/6/2022 2:00 PM
4	Support diversity and diverse businesses. Reach out to the high school and community college to help with staffing shortages and give students incentives for advancement, good paying jobs, etc.	1/6/2022 12:36 PM
5	central business areas with walking/sidewalks A "downtown" cohesive places of business interest	1/6/2022 12:09 PM
6	due to seasonal residents, prices are too high	1/6/2022 11:59 AM
7	developers are the ones being most served by the local economy - low income folks are not being served enough	1/6/2022 7:44 AM
8	wells has no uniformity or beauty in its "shopping" restaurant section. People appreciate being in a town with ambiance - flowers, outdoor dining, walking	1/4/2022 3:37 PM
9	selectmen need to better understand the need for new businesses and not bring in businesses that bring down the character of the town (such as cannabis store on route 1)	1/4/2022 1:35 PM
10	Maintain low taxes using seasonal development	1/4/2022 1:18 PM
11	fix traffic issues, do not implement short term rental permitting or restrictions	1/4/2022 1:03 PM
12	Currently, the builders are being served by the current structure of the local economy in Wells - the out of control construction driving population in town without builder impact fees only benefits buildings. Those not being served are beach homeowners who may the highest in home taxes and have the littlest protection . Need a shopping area where people can walk.	1/4/2022 12:31 PM
13	Seasonal residents and tourists, but we need to diversity so we're not just reliant on that	1/4/2022 9:39 AM
14	Resident discounts should drive more locals supporting locals. Also encouraging local restaurants to try and stay open year round	1/2/2022 8:41 AM
15	More small business appeal to tourists.	12/21/2021 5:22 PM
16	Need better infrastructure - broadband, etc.	12/19/2021 7:53 AM
17	stop these developments	12/19/2021 7:09 AM
18	Continue to keep out big box stores which helps us shop the local mom n pop business	12/18/2021 8:32 AM
19	More connection with the chamber of commerce if not already connected. New businesses to exist year round. More fun things to do for multi generational ages such as bowling or the Rec dept adding things for families and groups of all ages. Gatherings for families to meet one another.	12/18/2021 6:09 AM
20	I try to do everything locally.. More indoor activities	12/16/2021 10:54 PM
21	My family and I really enjoy eating at local restaurants, especially those that can be open year round. We love visiting small businesses like the Salt Water Cafe but we tend to only browse and not buy. Small seasonal gift shops are nice but we tend to spend our money on	12/16/2021 10:24 PM

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restaurants. I'd love a couple more gluten free/vegan options in town or even a wine or cider factory where you could sit and enjoy a drink and meal but also get a tour. Experiences sell.

22	Lower taxes. Work to improve internet options lower energy costs.	12/16/2021 9:13 PM
23	With the worker shortage it would be hard to say we should recruit new business without hurting existing businesses	12/16/2021 8:59 PM
24	Cleaning up the old abandoned buildings on Post Road. Maybe remove the travel trailer on Post Rd across from Kindered & Company (aka Pallains at 2049 Post Rd)	12/16/2021 8:21 PM
25	The biggest challenge for businesses is the traffic gridlock.	12/16/2021 7:53 PM
26	Create a town business area instead of strip mall	12/16/2021 7:08 PM
27	Have less land developers, construction workers , and real estate agents on town. boards. Limit large subdivision projects, address sewer concerns. Study development impacts on watershed . Stop building in wet lands by land exchange with state.	12/16/2021 6:38 PM
28	Promote working opportunities at the High school as most Business are short staffed.	12/16/2021 3:22 PM
29	Communities that encourage cycling often see increased sales for local business. This is because someone on a bike is more likely to stop at a shop or restaurant then someone driving a car. This is especially true in downtown areas.	12/16/2021 12:32 PM
30	We do not need any additional businesses, commercial growth in Wells must be reeled-in.	12/16/2021 12:28 PM
31	Local and State partnerships with medium size corporations that offer growth to our young adults so that they become long term contributors in the community. Not a stepping stone.	12/16/2021 11:03 AM
32	attracting more workers	12/16/2021 7:07 AM
33	I always try to shop in Maine, but honestly go to Berwick in the busy months rather than wrestle with traffic in Wells on Rte 1.	12/16/2021 6:28 AM
34	I shop the local businesses as much as I can.	12/15/2021 10:33 PM
35	Get rid of the pot shop, improve zoning and have a better strategy for growth outside of route 1 corridor	12/15/2021 9:54 PM
36	Less barriers to entry. Took two weeks just to get my business sign approved on route one and all I did was replace the same size panel as the previous business before mine. Create more of a downtown area with smaller shops and local businesses.	12/15/2021 9:44 PM
37	Always shop locally	12/15/2021 8:57 PM
38	TIFFS	12/15/2021 8:19 PM
39	Youth job programs. Businesses could work with the high school to create a program that offers alternative learning option for students/job training/career building.....including entrepreneurship, incentivize the Alumni to start their business in wells	12/15/2021 7:31 PM
40	I think Wells does an excellent job of supporting and promoting local businesses. I work in a store in Wells, and I feel that we are well-supported by the town.	12/15/2021 7:29 PM
41	We need to utilize empty buildings & lots and bring some businesses that could offer year-round careers to locals.	12/15/2021 7:21 PM
42	We need more business that are year round and not seasonal, there are not enough options for people to have a career and be employed in Wells. Utilize some of the empty buildings/lots and bring businesses in.	12/15/2021 7:12 PM
43	Supporting small business owners as opposed to chains and franchises	12/15/2021 6:03 PM
44	Make an actual town center where people can park and walk around and shop.	12/15/2021 5:28 PM
45	A tax break for business to stay open year round to provide for year round residents	12/15/2021 5:02 PM
46	Need diverse businesses. More recreation	12/15/2021 4:54 PM
47	Improved delivery service for food businesses. Maybe a shared delivery. Why is Wells not on Uber or Lyft? Lower tax rates for a period of ten years for new business over 50 employees or	12/15/2021 4:23 PM

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over 3 million in revenue.

48	Improving traffic flow, especially timing of traffic lights. Expanded use of the trolley system, including access to Drakes Island. Limit chain stores and restaurants. Improve the esthetics of town with expanding sidewalks, nicer street lights, landscaping, and restricting the use of gawdy digital signs.	12/15/2021 3:59 PM
49	Spend xxxx number of dollars locally and reduce your tax bill by x percent on a sliding scale more spent the higher the reduction.	12/15/2021 3:57 PM
50	Supporting existing business is hopefully going to come with the growth, a majority of their issues seem to be staffing. Bringing new businesses in is difficult but possibly building an office or something nearer to the train station would help companies consider moving to Wells if it seems more accessible.	12/15/2021 3:38 PM
51	Stop allowing billionaires to open "pot" dispensaries and favor long time residence to open new businesses. Give equal access to all residents not just the few families you favor now ie: Littlefields, Browns, Perkins etc.	12/15/2021 3:28 PM
52	?	12/15/2021 3:22 PM
53	Decrease taxes	12/15/2021 2:55 PM
54	Wells is quickly losing its small town vibe because of way too much development, traffic issues, it is becoming less unique in its architecture, and it is losing its wildlife environment	12/15/2021 2:50 PM
55	Wells is a seasonal town. Until we have the population that can support businesses that will stay open year round, it will stay that way. When that happens , I will be moving.	12/15/2021 2:18 PM
56	check number 2 answer	12/15/2021 2:16 PM
57	Grant programs to help new businesses with start up costs (rents are expensive) More "shop local/stay local" events and marketing Doing a weekend "Christmas in Wells" event similar to Kennebunk Prelude, but not as big Hosting running races like the Maine Half Marathon	12/15/2021 2:15 PM
58	Tax incentives to recruit and retain businesses are a start. I would also encourage traffic remediation as many people avoid Rte 1, the very place most businesses are located	12/15/2021 2:07 PM
59	Community awareness with plentiful advertising	12/15/2021 1:54 PM
60	Maintain the local and small business atmosphere. It s what people love and we done need chain hotels or restaurants there plenty of that in Biddeford/Portsmouth and somersworth	12/15/2021 1:54 PM
61	Support of current local businesses is crucial, but saturating the town with similar type business will only hurt them. Limit new business based on closure of current businesses	12/15/2021 1:47 PM
62	Develop more business areas offer property tax breaks for moving in	12/15/2021 1:42 PM
63	As a year resident, I avoid route 1 in the summer because of the constant stopped traffic. I don't get to the beach, or any of the businesses on route 1. I usually go to Sanford or even Kennebunk can be less congested other than their town center. I worked on route 1 in Kennebunk for 15 years and traveled that area daily.	12/15/2021 12:13 PM
64	No to both. You have let in stores like the General Dollar Store and the Marijuana store thus bringing down the quality of the "Friendliest Town in Maine."	12/15/2021 11:12 AM
65	Keep new businesses geared to town residents. Make them affordable for more than summer trade. Restrict the size in order to keep that home town environment. Limit the number of national chain stores. Support local businesses with abatement for exterior improvements .	12/15/2021 10:31 AM
66	Having easy access to a list ALL of the local businesses, sorted by service provided. Make sure that any new business knows of the list. Promote the use of the list to residents	12/15/2021 9:37 AM
67	I already try to support existing businesses in Wells but would like to have more "regular" vs. "tourist" businesses available so that I can stay in the area instead of traveling to Portsmouth. Also, some incentive for restaurants to stay open all year.	12/15/2021 9:06 AM
68	Shop at them in the off season.	12/15/2021 8:18 AM
69	Develop the harbor area. Update sign ordinance to eliminate those dangerously and annoyingly bright signs, control light spill over and light pollution, ban those lights that shine out on our	12/15/2021 8:13 AM

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	faces	
70	A Master Plan for the Route One corridor to demonstrate a long-term vision for the commercial center of the town.	12/15/2021 7:07 AM
71	Create a town center	12/14/2021 10:30 PM
72	Reduce the amount of new businesses to allow existing businesses to thrive.	12/14/2021 7:55 PM
73	Reach out to the High Schools and Community College for new employees. There is a staff shortage everywhere and plenty of good paying jobs here too. Its just not advertised enough. But Indeed and the Sentinel do a good job of advertising too.	12/14/2021 5:40 PM
74	Support for local businesses with tax incentives	12/14/2021 4:29 PM
75	Pick up Litter and quit allowing properties to look like junky and in deplorable condition especially on Rt. 1	12/14/2021 4:08 PM
76	moratorium on tax increases	12/14/2021 4:00 PM
77	Address crazy summer traffic.	12/14/2021 2:57 PM
78	A downtown Plaza type area where existing businesses can move to a new ones can have a space, more upscale restaurants and low rise buildings for businesses	12/14/2021 12:02 PM
79	Allow for more open air dining	12/14/2021 12:00 PM
80	Development of an area for shops such as in Ogunquit or Kennebunkport. More upscale restaurants and low rise buildings for businesses	12/14/2021 11:54 AM
81	Advertising support, availability of space and cost of space	12/14/2021 11:28 AM
82	Buy locally	12/14/2021 11:02 AM
83	Traffic studies to relieve congestion	12/14/2021 11:00 AM
84	Frequent local businesses, especially during off season Offer incentives for businesses to remain through off season	12/14/2021 10:55 AM
85	?	12/14/2021 10:51 AM
86	Recruiting new businesses with the fact of lower taxes in Wells compared to Kennebunk, etc.	12/14/2021 10:35 AM
87	we strive to shop locally as much as possible	12/14/2021 10:18 AM
88	I think this is not an issue.	12/14/2021 9:32 AM
89	Support existing business by not recruiting as many new big commercial businesses	12/14/2021 9:28 AM
90	Increase minimum wage in town. People can't work if they'll make more money collecting unemployment.	12/14/2021 9:17 AM
91	Less regulations, keep taxes low.	12/14/2021 9:15 AM
92	Post signs with Thank you for supporting local businesses everywhere. Promote made in Maine, made in the USA. Wells should be conducting outreach into the mid-Atlantic region and New England region. Promote the town in the graduation booklet on commencement day. for business graduates. Create a scanning code to lead them to the town website for business opportunities	12/13/2021 10:29 PM
93	Gosh, I feel I am pushed out of town during the summer because of the making money opportunities off of the tourists. Route 1 is horrible; between Mike expanding and Condon's having breakfast and then the food truck activity, it's just horrific to try to get to Hannaford. Don't allow any more food-related businesses from CVS to Mike's. Traffic jams in the summer on Route 1 need to be addressed. West of Route 1, villages should be created wherein the heart would have a grocery store, bank, and a few other businesses. Locals could go there while Route 1 is stressed. Promote bicycling more. Create a SCORE program within the community college to promote knowledge on business planning. Promote the town in the graduation booklet of business schools throughout the region and mid-Atlantic region.	12/13/2021 5:45 PM
94	Existing business is to use the local establishments but recruiting new business goes back to Economic development and having a strong Town Planner and perhaps someone who	12/13/2021 12:15 PM

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	specializes in Economic Development either as a position or consultant	
95	I fully support existing businesses by employing them for work needed A new company doesn't need to be recruited if they are smart	12/13/2021 11:20 AM
96	The way the town has grown and spread it's not possible to have a single town "center" so the encouragement of business development in a few different areas or mini centers would be ideal. A good example is the north end of town along Rte one which is starting to grow but needs some focused development to attract more business and drive more people to go there.	12/13/2021 11:12 AM
97	Control the traffic on Route 1	12/13/2021 11:09 AM
98	It seems like they really need staffing support. We are here year round and would love if businesses were able to afford being open more days of the week (many close Mon/Tues/Wed) or open more year round. Also more restaurants being able to deliver. I think planning, thoughtfulness and intentionality around new/existing business places will go a long way. It's unfortunate but true a place is first judged by looks and our town is great and full of wonderful people but visually it's a mix of really nice pockets, long strips that look dumpy, etc. before moving here I'd been coming up for 40 years and Well was just a place to pass through t get somewhere else. I think if we had a/some nice clear destination spots - people would start to see it more as a destination vs pass through. You should know (in a good way) when you've entered Wells.	12/13/2021 11:02 AM
99	The majority of our businesses cater to wealthy tourists. To get more year round sustainable business we need to make it easier for young folks to live here. Promoting \$600K homes won't get it done.	12/13/2021 10:48 AM
100	Try to help more restaurants be able to stay open in the winter. Possibly some tax incentives during Jan-March to stay open.	12/13/2021 8:11 AM
101	Outdoor dining should continue. Advertising more for farmer market and farm events esp off season. Sley rides hay rides organic produce. Future: A built up area similar to ogunquit or kennebunkport you can walk to restaurants and gift shops. Doesn't need to be on water. Similar to olde mystic village CT	12/9/2021 10:17 PM
102	Affordable housing for local labor	12/8/2021 4:12 PM
103	With climate change looming large, we should encourage low or no carbon emission businesses. We should be thinking about ways to employ those who live here by looking into renewable energy companies and other businesses that will be key in the fight against climate change.	12/7/2021 9:23 AM
104	We already support support the existing business.	12/5/2021 9:24 AM
105	Hire LOCAL youth! I know this is easy to say as more and more kids these days don't want to work, but there are so many opportunities not being fully used like job fairs at junior high and high schools, not just listing jobs at the high school but physically showing up at the school and handing out applications, websites for applications, getting school emails to send high schoolers job listings/applications to fill out online, flyers sent home to parents etc. working on involving more local youth in business rather than seasonal workers from out of state/country is vitally important to business.	12/1/2021 5:22 PM
106	Tax breaks for year one, five, and ten.	11/27/2021 2:56 PM
107	Encourage an additional industrial area by the turnpike exit and train station.	11/26/2021 1:35 PM
108	Traffic to access off of Rt 1	11/24/2021 9:09 AM
109	Healthier Restaurant options, Improve walkability and access to the beaches and water, Delivery Services, traffic Study Route 1, Additional On/off Ramp from 95 , Rezone Commercial Areas, Stop building on Route 1	11/23/2021 11:50 AM
110	Gotta get people here and keep them here	11/22/2021 11:16 PM
111	I try to support local tradesmen and what local businesses there are. Very hard to get a plumber, electrician, carpenter, etc. Too much demand, too little supply	11/22/2021 8:42 AM
112	Less restrictions and taxes on small business	11/21/2021 11:47 AM
113	Again, affordable housing options and transportation for seasonal/summer/service workers.	11/21/2021 11:09 AM

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114	Lower your prices	11/19/2021 10:40 PM
115	Bring in more consumable type vendors, restaurants, drinks/bars, open markers, recreational marijuana, etc. Less beach/maine nic-naks. The younger generations don't care about filling our house with garbage and just want to have a good experience with friends. Less antiques!	11/19/2021 7:19 PM
116	New business should be family oriented and not tourist oriented	11/19/2021 7:10 PM
117	With large numbers of people tele-working, providing a co-working space for people who work from home to connect, recruit or hold meetings. Invest in a section of town that is not RT 1 (maybe rt off 9) with restaurants, shops and a park all together to expand the parts of town that draw people to Wells. Invest in winter specific businesses - cross-country skiing, tubing, snowshoeing, a winter festival that draws in both tourists and families in the off season. Recruit or incentivize tech businesses to start-up here - they can bring lots of money and great jobs to the area.	11/19/2021 5:55 PM
118	Creating housing for their staff. There isn't a young enough work force in the area. If we had a proper housing situation people could then live and work in the area	11/19/2021 4:31 PM
119	Housing, there is a lack of young able bodied workers. There is no place for them to live. Forced out by high cost of rent or mortgages	11/19/2021 4:09 PM
120	Shop local as much as possible. Support our farms.	11/19/2021 1:40 PM
121	Increase labor force	11/19/2021 8:14 AM
122	Why do we need new businesses? Support the ones we have. We are going to look like the places most people moved away from to come here like Massachusetts , NY,Conn etc	11/19/2021 7:22 AM
123	Their are plenty with no one to hire	11/19/2021 7:05 AM
124	I support small business owners	11/19/2021 6:11 AM
125	Tell others about the great businesses that I have experienced in Wells.	11/19/2021 12:27 AM
126	Need a big attraction/event center that brings more patrons/customers regularly and year round. An Ice Arena/multi sport athletic and entertainment complex for both indoor and outdoor activities would be HUGE!!! Youth, amateur, club, semi pro and pro sports of all kinds, concerts, dog shows, car shows. Think big both from a revenue stream as well as the athletic opportunities this could provide to wells and surrounding youth sports.	11/18/2021 10:45 PM
127	The discount card as stated above	11/18/2021 10:29 PM
128	Business fairs where people can learn what is offered	11/18/2021 9:58 PM
129	Create a community to support them year round. This includes year round events. Stronger chamber of commerce focused on all year round events to bring people to the area	11/18/2021 9:39 PM
130	Keep it local. It's what makes us special. We need to support the family and run small business. We need to provide suitable affordable housing or transportation so that we can have the workers we need to support those business and keep them open while the seasonals and tourist are in town	11/18/2021 9:18 PM
131	Implementation of for sited climate change policies	11/18/2021 9:04 PM
132	I know it probably would be unpopular but I would love a target! We are in the middle of a target dead zone and all of them are 30 minutes or so away.	11/18/2021 8:32 PM
133	more large industrial business	11/18/2021 8:15 PM
134	Engage more with the year round residents	11/18/2021 7:18 PM
135	Stop development Route One with residential home	11/18/2021 6:44 PM
136	We need to support the locally run small businesses.. please no large chain stores or restaurants.	11/18/2021 6:39 PM
137	Personally fee we have enough businesses and over grown. I would out a moritorium on growth till our traffic issues are addressed especially stop Building on route one	11/18/2021 5:53 PM
138	A campaign to encourage Wells residents to buy and consume local goods. Maybe something such as a week long festival celebrating local restaurants, artisans, and shops that could be	11/18/2021 5:32 PM

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	held annually at a designated time	
139	Just leave it alone	11/18/2021 5:19 PM
140	Try to frequent existing businesses as much as possible.	11/18/2021 5:11 PM
141	As a contractor it would be great to see some trades in building offered at yccc.	11/18/2021 4:59 PM
142	Traffic mitigation Assistance with small business development, e.g. permit process, small business loans	11/18/2021 4:37 PM
143	Depends where you plan to locate "new businesses". Suggest Rt. 9A area	11/18/2021 8:47 AM
144	If they are open, I will support them. It is frustrating when I try to support the, and they are closed.	11/17/2021 8:43 PM
145	See #3 for recruiting new businesses. We also need to make sure the zoning and planning boards have a business-friendly approach. Enforce the code, but don't be overly aggressive. For existing businesses, perhaps more events that will draw more people; better town-sponsored advertising on social media.	11/17/2021 6:13 PM
146	Ease of street entrance/exit	11/17/2021 5:23 PM
147	Need more variety, such as grocery, retail (for example, Target, Costco, dept. stores) so not always traveling out of town for goods, services. Bring down cost of gasoline	11/17/2021 1:49 PM
148	Small Businesses need people. Focus on making this a town people want to visit year-round or live in, and small business will do well. Traffic keeps people away too when things are open. Not sure how to improve that. Our neighboring towns actually have a town center so once you get there, you can walk. Can't do that in wells - every stop is more traffic. I would think a big business may be interested in something near the highway entrance - not sure how to make that attractive to prospects and good fir the town. Some more like the ups. Maybe Amazon needs a new shipping center....	11/17/2021 11:51 AM
149	PROMOTE LOCAL BUSINESSES NOT CORPORATIONS!!!! Stop allowing BIG CANNABIS business OVER local growers, DAIRY QUEEN over Scoop Deck, Dollar General over Renys.....the list goes on and on. Wells is a tourist hell-hole on Rt 1 and absolutely NO LOCALS enjoy that area in the Summer months. Ogunquit, York, KPort, Kennebunk...all have nice, high quality stores with thriving downtown areas filled with LOCAL businesses--NOT Wells!!!!	11/17/2021 11:14 AM
150	Business development needs to get away from the large parking lot called Route One. Create commerical areas off Rte 109, 9, 9A, Portsmouth and Portland are too close and easier to get to than Route One, Wells. Shops and Restaurants need to hire English first language speakers. Heavy traffic plus poor service plus tourist prices is a recipe for failure and a very short season.	11/17/2021 9:43 AM
151	Lower taxes	11/17/2021 7:25 AM
152	Beautify the Route 1 at the Town Center!!!! Its an embarrassment!! Get a building code such as Kennebunk and Ogunquit. Make owners accountable for the upkeep It's a Hodge podge of old decrepted run down buildings (ie, Browns Garage right in the center of town is an embarrassment and an eye sore!)	11/17/2021 6:37 AM
153	Revamp/update/modernize "plazas"	11/16/2021 10:14 PM
154	Special support small business & Wells restaurants weeks a few times a year.	11/16/2021 9:32 PM
155	Create an area that would include shops/businesses- a down town area of Wells	11/16/2021 9:18 PM
156	There are not many small business in town they are either a corporation or sessional. I avoid most of the sessional business as there is longer waits and they do not carter to year round residents. If there was more small business I would be more likely to spend my money there.	11/16/2021 8:58 PM
157	Encourage workers to come to Wells for the beach season	11/16/2021 7:11 PM
158	Put a little more effort into hiring the retired and full time residents. Not relying on visa employees	11/16/2021 6:06 PM
159	More new restaurants please	11/16/2021 5:46 PM

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160	Traffic in town will continue to inhibit business growth. We shop outside of town because traffic is intolerable 9-10 months of the year.	11/16/2021 5:44 PM
161	Off-season full-time resident discounts/specials. In-season full-time resident specials or express pickup options, which would encourage them to continue supporting the businesses during the off-season.	11/16/2021 5:16 PM
162	Have Financial incentives for keychains or independence to come move in ! Commercial would help the tax base	11/16/2021 3:23 PM
163	Create turnpike exit just north of Ogunquit	11/16/2021 3:08 PM
164	Business in town overwhelmingly caters to tourists. This is understandable but hard to support when you can't get near them	11/16/2021 3:08 PM
165	Unsure	11/16/2021 1:49 PM
166	In the 19.5 years I've lived here, I have found that the town supports the tourist industry at the expense of everything/everyone else. I don't feel the hospitality businesses need further support.	11/16/2021 10:10 AM
167	Increasing Seasonal housing opportunities.	11/15/2021 6:23 PM
168	Encourage current businesses to expand with incentives and lure clean manufacturing and tech companies. Create a Wells is a great remote site for working and raising a family.	11/14/2021 8:13 PM
169	More year round opportunities so people don't have to go elsewhere.	11/14/2021 5:14 PM
170	Our town needs to be more friendly to new businesses starting out. Some of the regulations are too strict.	11/14/2021 7:05 AM
171	Existing Business: A) Consider a regularly scheduled transportation means from the Wells Transportation Center to various locations along Rt 1, possibly using existing trolley stops. Recruiting New Business: A) Zoning and initiatives which encourage Eco-tourism, make Wells a place to purchase local food grown by local resident farms and orchards, etc. Encourage by zoning, the use of existing farm land by local citizens. The creation of community gardens/farms on such properties may bring in residents wanting to participate in such endeavors. This would help to lessen the number of beautiful farms being turned into instant housing developments.	11/11/2021 6:40 PM

Q7 What specific improvements to US Route 1 in Wells do you feel are needed most?

Answered: 210 Skipped: 166

#	RESPONSES	DATE
1	Summer is ridiculous! When I was a kid I rode my bike to work because it was faster. It would take me 20 min. to get to Shop n Save (Hannaford now) from Wells corner in my car waiting in traffic. Would a roundabout work on Rt. 1 at the top of Mile Rd?	1/11/2022 9:02 AM
2	More lanes, needed in all of Wells	1/7/2022 11:06 AM
3	The area just south of Hannaford where there is a middle lane for turning but no where to turn to - can we improve this?	1/7/2022 11:02 AM
4	stop building multi unit developments including hotels east of I-95 town was going to look into a by pass road between 9B/Littlefield and 109 or chapel but my guess is we went with solar farm instead	1/7/2022 10:51 AM
5	sidewalks means fewer cars quit okaying every project for route 1 how about conserving some route 1 open spaces?	1/7/2022 10:45 AM
6	traffic light at Chapel Rd exit onto Route 1	1/7/2022 10:40 AM
7	widen to better flow on unloading from the many retail establishments	1/6/2022 2:34 PM
8	- Moody Ogunquit Turnpike exit - Build Chapel Rd-Mile Rd light - bypass - Better time lights - Mile Road, Plaza, 9B. Too much preference for people turning left on Route 1	1/6/2022 2:05 PM
9	The damage has been done already at the intersection of Cumberland farms and police station. Very poor and dangerous design to exit and enter either places.	1/6/2022 12:39 PM
10	widen it for turning lanes	1/6/2022 12:22 PM
11	more traffic studies	1/6/2022 12:12 PM
12	bike lanes	1/6/2022 12:00 PM
13	Better traffic, slow around Mile Road	1/6/2022 7:45 AM
14	lower speed limit on section from Cumberland farm to Ke'bunk line	1/4/2022 3:38 PM
15	control to minimize intersection blockage at cvs/hannaford stop lights	1/4/2022 2:11 PM
16	instructions i.e. signage explaining which lane to be in	1/4/2022 1:51 PM
17	traffic circle at Mile Road intersection not walkable, needs sidewalks	1/4/2022 1:37 PM
18	Add bike lanes	1/4/2022 12:45 PM
19	Bike lane that crosses Route 109/Route 1 intersection heading south on Route 1.	1/4/2022 12:32 PM
20	There are areas on Route 1 that could use signage now for better safety/communication. Over time, some of the signage needed now might have existed but sell down. One example is approaching Little field Road from the north on Route 1 - a right only and straight only sign on the over hanging write.	1/4/2022 9:50 AM
21	Route 1 has become nearly impassable during the months of July and August. Not sure what the solution is but more public transportation may help to offload the oppressive summer volume.	1/4/2022 9:39 AM
22	More speed enforcement	12/21/2021 5:26 PM
23	Unfortunately widening the road is the only solution I see.	12/19/2021 1:58 PM
24	stop campground and development s near route one the traffic is horrendous	12/19/2021 7:12 AM

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25	The lights don't help traffic by Hannaford. If we forced right turn only at key intersections this may help. Get rid of the middle lane between 9b and hannaford and make that a second northbound lane.	12/18/2021 6:02 PM
26	A light at the steakhouse intersection. Even though it's left turn only it still backs up and people don't let people out. Maybe another way to travel or access route one. Like a parallel road of sorts. Another light at the intersection of DD. Big signs up and down route one reminding people to be courteous and let people out. Handing out summons to people going bumper to bumper and even when light is green other cars cannot get out. I assume there are cameras inside the lights.	12/18/2021 6:28 AM
27	Fix bottleneck at Hannaford intersection	12/18/2021 5:08 AM
28	Not much is going to improve route 1 in the summer. Just too many people that current infrastructure was never intended to support. More enforcement on vehicles driving into the middle of the road lane to merge into traffic.	12/16/2021 10:43 PM
29	The right hand only turn at Mike's and across from the steakhouse is an absolute nightmare in the summer.	12/16/2021 10:42 PM
30	Bike paths. Alternative routes. Rotaries at busy intersections. Light rail?	12/16/2021 9:17 PM
31	More defined crosswalk markings and signage for crosswalks	12/16/2021 9:10 PM
32	If only you could eliminate all Massachusetts cars, we'd be good. Truly, Ogunquit needs a Turnpike exit off Agamenticus Road or Old North Berwick Road and another exit at Tatnic Road. Let the Turnpike serve as the bypass. I still like my idea of eliminating Massachusetts cars..but hey, if you can't beat 'em, charge 'em.	12/16/2021 8:13 PM
33	Landscaping requirement for business	12/16/2021 7:11 PM
34	Hannaford area road expansion of route one. Absolutely need more lanes. Bridge widened by Webhannet river.	12/16/2021 6:43 PM
35	A bypass and exit off Turnpike to Ogunquit	12/16/2021 3:26 PM
36	Current lights around Hannafords need to be adjusted. Not sure how, but Route 1 needs to be improved and/or a bypass road so it doesn't take 20-30 minutes to travel one mile in season	12/16/2021 2:44 PM
37	Widen the road to at least 4 lanes	12/16/2021 2:00 PM
38	A physical barrier should be construed between the roadway and the bicycle lanes on both sides. This will protect cyclists and pedestrians from traffic and make people more likely to walk or bike rather than travel by car.	12/16/2021 12:55 PM
39	Detailed analysis of traffic and existing traffic lights to so as to improve traffic flow.	12/16/2021 12:42 PM
40	Some sort of improvement should have happened before the town decided to let the builders run wild developing.	12/16/2021 12:41 PM
41	I am not sure how to fix Route 1 to accommodate the serious traffic during the summer. This may very well deter visitors eventually as well as make residents very unhappy.	12/16/2021 11:14 AM
42	Additional bike lanes and add traffic lights at the high crash locations. Widen Littlefield road to create a bike lane. Bears Den traffic has increased immensely. Bears Den is used as a cross thru to Littlefield Road. The cross section from Bears Den to Littlefield is extremely dangerous as to attempt to enter Littlefield as there is a blind spot. Add a light!	12/16/2021 11:11 AM
43	Rte q is a mess, especially in the summer. There is a major problem.	12/16/2021 8:48 AM
44	making traffic signals work better stop	12/16/2021 7:08 AM
45	More enforcement at lights where people use right lane to cut off everyone going straight.	12/16/2021 6:32 AM
46	Timing of stop lights is horrible Traffic density outstrips capacity today yet you continue to grow demand without capacity improvement	12/15/2021 9:59 PM
47	Marking the lanes sooner so cars can prepare. And enforcing the right lane north between Hannaford and mile road.	12/15/2021 9:52 PM
48	More traffic lights, to get out of side streets Traffic is terrible during summer months	12/15/2021 8:59 PM

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49	Help with the traffic during summer months.	12/15/2021 8:46 PM
50	Stop adding businesses that need specific traffic patterns! The bottle-neck at the Hannaford Plaza is very frustrating, not only to locals, but to tourists as well. Adding a Dairy Queen at that intersection will be disasterous!	12/15/2021 8:25 PM
51	coordination of lights from 109 intersect through the Hannaford Plaza may help. Education of turning lanes would really help..	12/15/2021 8:15 PM
52	More bypass roads	12/15/2021 7:42 PM
53	Business growth needs to be kept in check. I think the more multi units — be it hotel, condo, or larger amusements is going to result in gridlock that will ultimately deter people from visiting.	12/15/2021 7:34 PM
54	There needs to be a 4 way intersection at Cumberland Farms and re-route traffic flow - tear down Alfredo's and move the intersection there.	12/15/2021 7:32 PM
55	Another road,running parallel to route 1 to help with traffic from 9b to chapel road, stop putting large developments in that dump onto route 1, only makes it worse.	12/15/2021 6:15 PM
56	Timing of the lights. Someone with some form of traffic intelligence to figure out appropriate lanes and light timing.	12/15/2021 6:07 PM
57	How about for starters stop adding houses especially immediately off route 1. New DQ at one of the slowest intersections and most congested strip of route 1? Genius. A new chain hotel on mile road? Can't see any issues there. So many houses have been added that now you are almost forced to widen or otherwise alter route 1. I'm honestly not sure how you would be able to with all the businesses immediately off the curb. But that's what happens when you build more houses than the existing infrastructure can support.	12/15/2021 6:04 PM
58	Limit growth along Route 1 in terms of seasonal housing. It creates too much traffic and pollution.	12/15/2021 6:04 PM
59	There needs to be more than one north/ south access road. We do our nusin as in Kennebunk to avoid the Wells summer traffic. We can get to Kennebunk easily on back roads.	12/15/2021 5:40 PM
60	expanded lanes to offer a four lane road, not the two lane road it is today.	12/15/2021 5:23 PM
61	Limit future development along route 1.	12/15/2021 5:03 PM
62	Not much. Good shape	12/15/2021 4:58 PM
63	educatig driving public to use middle lane when turning. More passing areas for drivers going too slow.	12/15/2021 4:42 PM
64	Installing traffic lights at the high crash locations.	12/15/2021 4:25 PM
65	Sidewalks on both sides if the road with more crosswalks. Improved timing of traffic lights.	12/15/2021 4:13 PM
66	I avoid route one at all cost. I will travel route one north to Kennebunk to shop. The traffic lights and traffic are ridiculous. I really don't know how you could possibly fix the problem.	12/15/2021 4:01 PM
67	Somehow clearer signage on route one approaching hanaford, we all know the left lane is straight anf the right lane is turn into the plaza but visitors do not and frantically try to merge into the straight lane when they realize. If a sign could be posted a little further down the hill it could help. Same this happens coming up out of that hill headed south though where left lane is straight and right lane turns right onto 9b. That one i think has cleaer and earlier visibility though.	12/15/2021 3:50 PM
68	Right turn only from all properties. Turn around areas at all lights.	12/15/2021 3:35 PM
69	Post Rd. and Harbor Rd. should have been improved when work was done to install Town Clock/park, etc. Impossible during the summer	12/15/2021 3:35 PM
70	Widen it. Don't have everything built in area by mile rd	12/15/2021 2:58 PM
71	Decrease traffic jams on rt one Stop business development on rt 1 and encourage new businesses to locate off rt	12/15/2021 2:58 PM
72	Eldredge Road desperately needs a traffic light Traffic flow in peak summer hours is impossible	12/15/2021 2:55 PM

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73	New exit	12/15/2021 2:52 PM
74	we need to increase lanes for travel.	12/15/2021 2:50 PM
75	Traffic lights timed correctly.	12/15/2021 2:38 PM
76	how about a sign going on the Chapel Road warning no left had turn a head on Route 1?	12/15/2021 2:29 PM
77	Alternate route 1A	12/15/2021 2:27 PM
78	Additional traffic lights at major intersections	12/15/2021 2:24 PM
79	A bypass road for residents	12/15/2021 2:21 PM
80	The intersection of Harbor Rd and Post Road needs to be reconfigured and sidewalks need to be improved.	12/15/2021 2:20 PM
81	A light at the intersection of Chapel Rd and rt 1.	12/15/2021 2:17 PM
82	Extra lane. The turning lane is nice, but if you can't turn because of oncoming traffic, still not good enough. Traffic lights tie up traffic, these need to be better timed. And public transportation must be better in the Summer	12/15/2021 2:17 PM
83	Traffic flow in the summer	12/15/2021 2:05 PM
84	Hannaford light is a disaster when taking a left into the plaza as well as people blocking that intersection in busy months	12/15/2021 2:00 PM
85	Increase the capacity for the traffic	12/15/2021 1:57 PM
86	Traffic light coordination. Better signage at intersections to prevent lane confusion and interaction blocking.	12/15/2021 1:56 PM
87	A bypass road by the turnpike as was the original plan	12/15/2021 1:44 PM
88	More speed limit signs.	12/15/2021 1:31 PM
89	less traffic	12/15/2021 12:35 PM
90	It's maxed out.	12/15/2021 11:28 AM
91	Re-examine the traffic light timing in congested intersections. Enhance signage.	12/15/2021 10:40 AM
92	I think another exit from the Turnpike leading to Route 1 would be helpful. I think there are plenty of traffic lights already. High crash areas should be looked at to determine if anything can be done to mitigate or lower the incidents. For instance, exiting Harbor Road onto Rte 1 South can be very difficult/dangerous given the proximity of a major intersection there.	12/15/2021 9:13 AM
93	Sidewalks and bike lanes. Eliminate the dangerous distraction of businesses lights that needlessly shine in faces of drivers and walkers, ban video type signs and control sign brightness (Mikes, East etc)	12/15/2021 8:18 AM
94	Elimination of new cul-de-sacs and dead-ends, where practical, and an emphasis on connection of secondary roads to alleviate Route One corridor traffic. Push for Wells Industrial Park truck traffic to be on/off directly from the Turnpike.	12/15/2021 7:18 AM
95	Lights that work during the peak season and shut off during slow times. Better mass transportation that is on a scheduled time.	12/15/2021 6:51 AM
96	Limit new traffic access directly exiting onto route one. Example high traffic business like Dunkin or Dairy Queen that are not in strip malls.	12/15/2021 5:58 AM
97	Reopen 2 lanes from Hanna Ford going north!	12/14/2021 10:41 PM
98	A bike lane	12/14/2021 10:32 PM
99	Stop having so much traffic	12/14/2021 9:20 PM
100	More obvious speed limit signs. Neon, if you must.	12/14/2021 7:57 PM
101	The exit/entry from/to Police Department and Cumberland Farms are specific safety issues....very dangerous. Also, the Intersection at Chases Gas Station (Rte 109 and (9A) is	12/14/2021 5:48 PM

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	also dangerous.	
102	More roads perpendicular to rt one. Less developments that are self contained.	12/14/2021 4:32 PM
103	Refer to 6	12/14/2021 4:15 PM
104	Synchronized traffic signals and constant monitoring of those who drive down the middle lane, through red lights and crosswalks, block intersections, etc. in summer. FILM THEM AND FINE THEM.	12/14/2021 4:07 PM
105	Flow of traffic is terrible I am not sure how to address	12/14/2021 3:02 PM
106	Better traffic flow and easier access onto Rte.1 from adjoining roads. Eldridge Road onto Rte. 1 is one example.	12/14/2021 12:48 PM
107	I have no idea how it can be done. US Route one is a mess during tourist season. Traffic control people are needed for advisement.	12/14/2021 12:07 PM
108	Lights during peak season. Speed bumps in some areas or better speed inforcement	12/14/2021 11:55 AM
109	Changing signage for lanes at Hannaford as well as the timing if the lights based on traffic needs at the time.	12/14/2021 11:31 AM
110	Traffic light at Rte 1 and Eldridge; blinking pedestrian light Longer green light exiting Wells Plaza; a no block grid on the road on Rte 1 Wider turn lane at Rte 1 and Harbor Rd Sidewalks from southern town line to Wells Plaza	12/14/2021 11:20 AM
111	Traffic light timing for one. The Wells Plaza light is so fast that cars will go through the red light after being green because they have seen it cycle already a few times. I think it would help to entry to roads that are close to an intersection and integrate them into the intersection. Example would be Hampton Inn (Maybe DQ) and CVS. Harbor Road, Post Road and Sanford Road is another area. I think an overall study of where the bottle necks are, where we should avoid new business due to bottle necks, or should traffic be shifted in the Mile Road to Wells Plaza area.	12/14/2021 10:23 AM
112	the merge lane by the plaza as well as the right and left only lanes to Mile road. the length of time of the lights.	12/14/2021 10:20 AM
113	Enforcement of traffic laws. Police and tourists don't use the turning lane properly and/or go 15 miles under the speed limit.	12/14/2021 9:23 AM
114	Find additional ways to reroute thru traffic from Ogunquit heading North.	12/14/2021 9:19 AM
115	Better traffic patterns	12/14/2021 9:18 AM
116	Paper placemats should be created and used at food establishments to explain that the middle road on Rt 1 is a transfer lane, not a commuting lane. Create a local cable channel showing the purpose of using that middle lane and barcode to connect to a youtube presentation. Include a paper diagram for all seasonal rentals, Airbnb, hotels, and motels of the correct uses of this lane. The street curbs and sidewalks should be maintained free of weeds, which only currently do it at the onsite of summer. Weeds break down the integrity of road and sidewalk surfaces. I noticed that Wells is the only town with weeds growing out of their curbs. It is maintained at the police/fire department and the school area but not anywhere else. Light and noise pollution. LED lights should be encouraged as much as possible, and the race car business with floodlights should be lower, and the community should actively reduce lights during the migration of birds in the spring and fall. Businesses should not have loudspeakers outside their business with music blasting, especially during the mating period of birds. Light stress birds, they can't sleep. They call to claim territory for mating during the daytime and are stressed by being drowned out by the music. They don't have the ability to sing over the outside speakers. Once the latter part of the mating season has been established, it is not a problem. Encourage businesses along Route 1 to participate in a SprayArt Event. International mutual artists are invited to stay for a week and create wall art on the side of their exterior business wall. A theme is created. The purpose of these murals is to destress while being in traffic, and also, the mural acts as a marker for a location. I think that at each traffic light along Route 1. It should have a lobster buoy theme by color and artwork, and the crosswalk should be painted with tones within that color group. This would allow locals to say go down to the traffic light where the yellow buoy crosswalk and banner are and then go left. We need art to destress.	12/13/2021 10:34 PM
117	It would make a lot of sense to align Rte 109/Sanford Rd and Harbor road with a four way stop	12/13/2021 3:50 PM

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light. Obviously this would require the taking of many properties on the north side of Sanford road where it joins Rte 1. The Cumberland Farms that was built in this same intersection in the last few years should be a lesson in how NOT to build a gas station & convenience store. This project should never have been given the approval to be built there.

118	Route 1 is in good shape. If anything is needed it involves getting some of the traffic off of route 1. This is probably not feasible. Otherwise adding additional lanes on each side to allow for slower traffic could be advantageous but could also increase accidents. This is unclear. (two lanes heading south with the inside lane more for "through" traffic and the outside lane to pull off route 1 to go to businesses and roads on that side. This should be repeated on the other side as well. going north	12/13/2021 3:21 PM
119	Route 1 is taken care pretty much by the state but with input from the local government. Wells for Route 1 is straight forward - bad during high season - not sure what can help that	12/13/2021 12:18 PM
120	Sometime in the future route 1 needs to be 4 lanes	12/13/2021 11:23 AM
121	The lights in front of the Hannaford Plaza are impossible.	12/13/2021 11:10 AM
122	Mostly as mentioned, beautification and greening.	12/13/2021 11:09 AM
123	A bypass 9B to Chapel Rd. to 109 to Lindsey Rd.	12/13/2021 11:04 AM
124	More sidewalks and the introduction of bike lanes	12/10/2021 2:35 PM
125	Many more Trolleys from early am to pm.	12/9/2021 10:19 PM
126	Study why traffic congestion seems to be getting worse and how to reduce	12/8/2021 4:23 PM
127	Anything to increase the rate of traffic flow would be good	12/7/2021 9:30 AM
128	Obviously less traffic.....	12/5/2021 9:33 AM
129	Route 1 in the summer is a traffic nightmare...improved infrastructure would hopefully help alleviate the congestion.	11/30/2021 5:28 AM
130	We are paying a lot of attention to the surface of roads. The infrastructure underneath is very old and crumbling. It needs to be addressed.	11/27/2021 3:05 PM
131	I don't believe it can be widened any more. And	11/27/2021 2:24 PM
132	Better lighting	11/26/2021 1:42 PM
133	Better timed traffic signals to allow for traffic to move Cameras for ticketing of those running red lights More consistent speed limit allowing for exiting of vehicles from business where there are no traffic signals	11/24/2021 9:19 AM
134	Sidewalks, Bike Lanes, Restriction on residential and Commercial Development on or off Route 1 (in a certain radius of route 1)	11/23/2021 12:06 PM
135	A plan to get folks off Rt 1 and onto a secondary road where possible	11/22/2021 11:20 PM
136	LESS TRAFFIC! With the encouragement of more businesses along route 1, but no place for increased traffic, frustration grows. There is no way to widen route 1 and so the problems only increase.	11/22/2021 9:07 AM
137	Sidewalks	11/21/2021 4:00 PM
138	Education of center lane turn	11/21/2021 11:54 AM
139	More smart lights that can gauge traffic needs	11/21/2021 11:19 AM
140	Have 4 lane traffic at mile road area. Make right turn lane 109 south to Chapel Road.	11/20/2021 8:14 PM
141	It's pretty hard to make improvements when this road was built so long ago to not accommodate so much traffic	11/19/2021 10:45 PM
142	Round-a-bouts or better light sync	11/19/2021 7:23 PM
143	Reduction in traffic during the summer	11/19/2021 7:14 PM
144	Heading north the hannafor plaza light is not well marked, tourists don't realize that it is the middle lane that goes straight until it is too late, which causes back-ups and frustrations. Big	11/19/2021 5:55 PM

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"Don't Block the Box" signs might help to keep people from entering an intersection where traffic is stopped. Better timing between the lights leading to mile rd. Getting out at Burnt Mill can be difficult depending on the time of day a light might help.

145	Turning lane for Harbor Rd. Light at post rd and chapel. Redo lanes at hannafor light on south side heading north. The off set lane needs to go. Plus delay green coming from either west/east.	11/19/2021 5:09 PM
146	Proper use and enforcement of turning lane	11/19/2021 4:31 PM
147	New traffic plan between 9b and chapel, huge issue with the off set intersection of cvs and hannafor.	11/19/2021 4:15 PM
148	Reconsider the currently planned entrance/exit of the new DQ. 100% support for the owners for sure - but safer egress is needed. Also, bring back the old winter speed limits if safe to do so!	11/19/2021 1:44 PM
149	Coordinate traffic lights at major intersections depending on season.	11/19/2021 7:21 AM
150	Are there any options?	11/19/2021 7:09 AM
151	Stop putting in big businesses and fix the lights at the plaza	11/19/2021 6:13 AM
152	Have two lanes in each direction. Get rid of the middle turning lane	11/18/2021 10:57 PM
153	STOP building developments on Rt 1!	11/18/2021 10:36 PM
154	More traffic lights	11/18/2021 10:34 PM
155	Sidewalks	11/18/2021 9:44 PM
156	Hannafor plaza light/intersection. It's a disaster	11/18/2021 9:22 PM
157	Bike lanes	11/18/2021 9:10 PM
158	Two lanes to help expedite traffic	11/18/2021 8:59 PM
159	Better traffic light controls or even rotaries to keep things moving.	11/18/2021 8:39 PM
160	stop building houses	11/18/2021 8:17 PM
161	Better sidewalks, better use of the middle turning lane	11/18/2021 7:20 PM
162	sidewalks	11/18/2021 7:18 PM
163	Increase capacity through added lanes from Wells corner to 9b	11/18/2021 7:02 PM
164	Stop building more on Rt one. Work with state to encourage people to use 95 vs avoiding the toll which is increasing traffic. Police presence IN SEASON on the road and discuss using middle lanes for turning and educating people out of state on how to use them	11/18/2021 5:59 PM
165	I think the speed limit could be reduced to encourage passerby's to engage in more local commerce	11/18/2021 5:44 PM
166	Bypass along turnpike	11/18/2021 5:20 PM
167	Better traffic light cycles	11/18/2021 5:03 PM
168	Updated, modern in sync traffic signals	11/18/2021 5:02 PM
169	Bike and pedestrian improvements. Restricted turns across route 1, perhaps installation of jughandles to accommodate turn restrictions	11/18/2021 4:42 PM
170	Light at rte 1 and rte 9 going to Kennebunkport Bad intersection	11/18/2021 4:36 PM
171	Eliminate the multitude of traffic lights. In off season you can turn them off completely - - - especially the one at Mile Rd. and Rt. 1	11/18/2021 8:59 AM
172	Better traffic light control from Mile to Littlefield Rds, summer traffic is heavy all summer. Better signage for turn lanes in the same corridor.	11/17/2021 8:50 PM
173	Sidewalks for walkers and bike lanes.	11/17/2021 8:46 PM
174	Adjusting traffic lights at Hannafor plaza and Mile Road	11/17/2021 7:59 PM

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175	More bike lanes	11/17/2021 6:20 PM
176	Shorten stop light timers at night	11/17/2021 5:28 PM
177	Study of traffic light patterns for the high season.	11/17/2021 4:16 PM
178	Need a by pass route from 109 south towards Ogunquit. Because of fear of congestion going south (or north, as applicable) tend to go north to the Kennebunks for services, shopping, etc.	11/17/2021 2:00 PM
179	Make some rules about architecture, signs for businesses and condo building. We have some pretty ugly stuff now.	11/17/2021 12:00 PM
180	Stop putting in MORE tourist attractions in poor areas (ie the proposed DQ). Stop encouraging rampant growth.	11/17/2021 11:22 AM
181	Bypass Town planners could not have made more bad decisions, reminds of North Conway, NH and the mess up there. more shops, more cars, less road.	11/17/2021 9:58 AM
182	More sidewalks. Some areas could use specific turning lanes. The middle turning lane for both sides, works in some areas, but not all, as there are too many "turning" places, and no one uses it correctly (thinking of Rt 1/Chapel Rd area) The traffic in the summer time is just a nightmare. The specific turning lanes may help that, not sure how much. Might (dare I say) need 2 lanes/both sides, in the troublesome parts.	11/17/2021 9:12 AM
183	Traffic signal coordination and revise Webhannet Falls "dip" area to change center lane to northbound traffic lane 1000 feet further south. This gives drivers a better view of the traffic ahead and allows the right turn lane to be seen much earlier, thus avoiding traffic back-up.	11/17/2021 7:36 AM
184	Again, clean it up! It's an embarrassment after driving through Kennebunk and or Ogunquit where they care about how their section of route 1 looks.	11/17/2021 6:42 AM
185	Turning lane down the center	11/16/2021 10:45 PM
186	Sidewalks better kept (they're all overgrown and ugly except for in front of schools).	11/16/2021 10:18 PM
187	Better traffic flow in summer. Improve intersection at 109, Rte 1, Harbor Rd	11/16/2021 9:46 PM
188	Traffic lights should be aligned better. There should be more enforcement of the turn only lanes located at the Hanford plazas, mile road, chapel road, and at 9B. There should also be more enforcement of not blocking the roadway at Condons Doughnuts and Dunkin' Doughnuts a simple 5 minute trip in the winter can turn into a 45 during the summer.	11/16/2021 9:09 PM
189	Timing of lights in certain areas. Other than that, the issue is the increased volume of traffic which will continue to get worse with numerous new builds in town.	11/16/2021 9:07 PM
190	bike lanes, sidewalks, push button crossing lights	11/16/2021 8:17 PM
191	Fewer electronic signs.	11/16/2021 7:46 PM
192	Remove tolls from turnpike until after Wells to lighten traffic.	11/16/2021 7:32 PM
193	Fewer cheap businesses	11/16/2021 6:33 PM
194	Better coordination of the mile road and hannafor lights	11/16/2021 6:15 PM
195	Unfortunately because of past unbridled growth, the only option is to add lanes, and perhaps make it divided with limited turnarounds	11/16/2021 5:50 PM
196	Traffic lights	11/16/2021 5:49 PM
197	CVS/Hannaford plaza intersection needs urgent attention. The rte 1 traffic needs to not block the intersection during the red light. The CVS/Hannaford light need to alternate green during season to reduce left turn confusion. The left north-bound traffic lane need to be extended down the hill with the shortening of the middle road turning lane. The Rte 1/Littlefield intersection needs help with the rte 1 traffic blocking the intersection on the red light. The Chapel Rd/Rte 1 intersection no left turn is good in theory but there is no indication to those entering Chapel road that they will not be able to turn left causing issues. The traffic crossing the street from Chapel Rd to The Steak House is a major safety issue. The light needs to be installed at Branch Rd and 109 as soon as possible. A light needs to be considered at 9B and 9. The lane/turning signs needs to be replaced/improved northbound at CVS/Hannaford intersection and southbound at the Rte 1/Littlefield intersection	11/16/2021 5:17 PM

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198	Another lane and timing of traffic lights!	11/16/2021 4:43 PM
199	Alternate routes to keep as many people off route 1 and safely defined bike lanes.	11/16/2021 4:06 PM
200	Too many vehicles for road to handle. Any reasonable way to decrease gridlock	11/16/2021 3:14 PM
201	Crosswalks with signs and blinking lights. No sign at Mike's. Very dangerous. Sidewalks on both sides of Route 1. Rotary at Chapel Road. Slower speed limit.	11/16/2021 2:28 PM
202	Chapel Rd intersections needs a traffic light. Harbor Road intersection road markings are not clear and cause problems.	11/16/2021 2:20 PM
203	The intersection into Hannaford Plaza needs to be reconfigured, especially for those coming in from Rt. 1 South. This has been a problem for years as the travel lane becomes a right-turn only lane. And made worse by the Hampton Inn entrance.	11/16/2021 10:18 AM
204	This problem has plagued the area for years. By increasing development it will only get worse. There is no way to widen the road yet there is a push to increase businesses. I don't see a solution to this issue. I only see it getting worse.	11/15/2021 8:20 PM
205	More pedestrian sidewalks, a bike path/lane	11/15/2021 6:45 PM
206	Create a bike lane and sidewalk on both sides.	11/14/2021 8:17 PM
207	Stop bringing businesses to an already saturated route 1. Do folks realize that year round residents live around the area. Have seen so many changes in 32 years and not all good.	11/14/2021 6:36 PM
208	Light at Hannaford plaza to turn left needs to be longer. Somehow explain to people how the middle lane should be used.	11/14/2021 7:16 AM
209	See my comments on the previous 6 questions. I address some of the traffic bottle-necks. Also, As a year-round resident, I would appreciate if the State of Maine could allow a discount at the York Toll Plaza for Wells Residents. It feels a little unfair for Wells Residents to have to choose between a \$3 toll or take Exit 7 and have to contend with Traffic in Ogunquit or having to take the many back roads from York to Wells.	11/11/2021 7:09 PM
210	Going North towards Hannaford there is only one lane and a middle turning lane with nowhere to turn! Utilize both lanes so less traffic	11/11/2021 6:53 PM

Q8 How would you like your local trips within Wells to be different in the future? This may include roadway changes and/or changes in transportation mode.

Answered: 177 Skipped: 199

#	RESPONSES	DATE
1	We need cheap transportation for older & younger folks to get around town.	1/11/2022 9:02 AM
2	Not take as long	1/7/2022 11:06 AM
3	More trolleys down Mile Road free to public Parking for the user of the trolley Will cut Mile Road traffic and improve walker safety	1/6/2022 2:34 PM
4	Keep traffic moving at a sane safe speed	1/6/2022 2:05 PM
5	More regular public transportation that uses electric vehicles (not diesel), better for the environment.	1/6/2022 12:39 PM
6	Increase trolley use Speed bumps in summer on Webhannet and Atlantic	1/6/2022 12:22 PM
7	As more seasonal dwellings come so does more traffic. So we have used back roads. Guess what? The seasonal folks have found them.	1/6/2022 12:00 PM
8	Better bike and scooter routes	1/6/2022 7:45 AM
9	less traffic would be possible with public transportation along the major routes in town	1/4/2022 3:38 PM
10	keep trolley year round	1/4/2022 1:51 PM
11	bike lanes and sidewalks	1/4/2022 1:37 PM
12	roadway - need to make more pedestrian safe - most side roads are dangerous for walkers, runners, and cyclists	1/4/2022 1:21 PM
13	Eldridge/Webhannet/all beach connecting roadways resurfaced. Other surrounding towns are doing or have done this	1/2/2022 8:49 AM
14	Some speed bumps on local roads with 25 mph limit ... to protect pedestrians - particularly Eldridge Rd	12/21/2021 5:26 PM
15	A safer walkway on Mile Road to the beach. Better walkways on the whole US Route 1 connecting into Ogunquit.	12/19/2021 7:58 AM
16	stop the building it takes ten minutes to go down route one in the winter in the summer it takes forty five minutes	12/19/2021 7:12 AM
17	We need more Lanes on route one and traffic lights that do away with congestion.	12/18/2021 6:02 PM
18	I don't have trips to wells as I live here. Maybe a moped business encouraging people to use this mode of transport and offering discounts when people do. More businesses to choose from.	12/18/2021 6:28 AM
19	Dedicated bike path to beach	12/18/2021 5:08 AM
20	NA	12/16/2021 10:42 PM
21	Secondary roads are too narrow! Ie. Loop road Hiltons lane, 9B difficult to bike or walk with narrow lanes. Worried for safety.	12/16/2021 9:17 PM
22	The traffic from spring through the fall is so bad on route 1 that as a full time resident I avoid that road. Essentially as a full time resident I am not able to utilize amenities, stores, restaurants for half of the year!	12/16/2021 9:10 PM
23	See Question 7 above. Or...let be a test site for flying cars. George Jetson had it good. More	12/16/2021 8:13 PM

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seriously, if you can't fix the traffic flow, I'd rather NOT make local trips in Wells.

24	Having a alternative north south road	12/16/2021 7:11 PM
25	Added lanes by hannafor and turnpike.	12/16/2021 6:43 PM
26	Tourism is a major cog in the traffic on RTE 1	12/16/2021 3:26 PM
27	See previous answer	12/16/2021 2:44 PM
28	Is a new turnpike interchange being considered to connect route 1 to the turnpike near the Wells/ Ogunquit line?	12/16/2021 2:00 PM
29	I wish that signalized intersections had cross walks on all four sides rather than just on two. The way it currently is, I need to cross the street with my bike in order to use the crosswalks on route one. This is especially dangerous at intersections like the one from CVS to Hannaford.	12/16/2021 12:55 PM
30	See above...Route 1 traffic is really getting out of hand.	12/16/2021 12:42 PM
31	Add an additional Wells Exit from 95 to Littlefield Road.	12/16/2021 11:11 AM
32	Being g able to get around mu h easier	12/16/2021 8:48 AM
33	Never thought I would say it, but happy lights going in at 9A and 109. Had right of way there yesterday going straight...almost got nailed by a woman turning left onto 109.	12/16/2021 6:32 AM
34	Make it faster	12/15/2021 9:59 PM
35	For the love of god finish installing the light at 9A/109. It's a 50/50 shot at living or dying each day turning left there.	12/15/2021 9:52 PM
36	Traffic plan.	12/15/2021 8:46 PM
37	Well marked bike lanes.	12/15/2021 8:33 PM
38	Too late! Too many people!	12/15/2021 8:25 PM
39	we use as many back roads as we can and try to stay off Rt 1 during busy times.	12/15/2021 8:15 PM
40	Better traffic light management during the summer? It seems like the intersections by Hannafords are a disaster. There is little/no regard for traffic on route one to not pile bumper to bumper into the intersection during light cycle changes.	12/15/2021 7:34 PM
41	Traffic needs to flow better and move faster, specifically on Rte 1.	12/15/2021 7:32 PM
42	A road running parallel to route 1 for locals to be able to get to work in a timely fashion and not have to leave half an hour early just to go to work on time	12/15/2021 6:15 PM
43	The traffic due to the timing of the lights keeps me from doing business in Wells.	12/15/2021 6:07 PM
44	Electric carbon neutral trolleys or buses.	12/15/2021 6:04 PM
45	Another access road to avoid the beach traffic.	12/15/2021 5:40 PM
46	Rt 1 has become grid lock 7 months a year. We need to stop building seasonal cottages in close clusters on rt 1.	12/15/2021 5:35 PM
47	Wells resident specials for Amtrak. Improving the railroad crossing on Bragdon so it's not as rough.	12/15/2021 5:11 PM
48	More hike/bike trails yo town	12/15/2021 4:58 PM
49	More side walks. Less salt when possible. Making sure light changes are timed monthy to correctly match traffic flow. Right on red signs and laws.	12/15/2021 4:42 PM
50	Unfortunately the only way to improve local traffic would be to widen route 1	12/15/2021 4:25 PM
51	Better pedestrian access and public transportation. Better signage on how to use the turning lane on Rt 1.	12/15/2021 4:13 PM
52	I avoid route one at all cost. I will travel route one north to Kennebunk to shop. The traffic lights and traffic are ridiculous. I really don't know how you could possibly fix the problem.	12/15/2021 4:01 PM

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53	I would like to not have to detour so much to avoid traffic but that is just due to the influx in people and unavoidable.	12/15/2021 3:50 PM
54	I drive the ocean route for less congestion.	12/15/2021 3:35 PM
55	Traffic lights from Mile Rd, Hannifords, Littlefield Rd need adjusting	12/15/2021 3:35 PM
56	Have bypass roads	12/15/2021 2:58 PM
57	As year round residents, we find the traffic on Rte 1 to be UNBEARABLE in the summer. Something needs to be done to keep traffic from backing up to the north on Rte 1 from Wells Corner. Something needs to be done at the Rte 1 / Hannafords plaza intersection. I have sat thru 4 light cycles. I think a policeman is warranted there during the summer to keep the Rte 1 traffic from blocking the intersection. Put a light at the end of Drakes Island Rd so it is not impossible to go left in the summer - just use one of the kinds that are only triggered if a car is there.	12/15/2021 2:42 PM
58	Quicker in the summer	12/15/2021 2:27 PM
59	neighborhood road improvements	12/15/2021 2:24 PM
60	stop putting in stop lights	12/15/2021 2:21 PM
61	We live off of Harbor Rd and NEVER make a left hand turn down Rt1 in the summer, wish we could, not sure how this could allievated	12/15/2021 2:20 PM
62	More lanes on route one or another way for traffic to be dispersed.	12/15/2021 2:17 PM
63	Route 1 is the biggest problem. Solve that and everything else will be fine	12/15/2021 2:17 PM
64	Rt 109/9 and 9a intersections need to be safer. The light at 9a may help but it is extremely challenging to get out onto 109 from garden st or to take a left onto 109 from 9. Speed limit of 40 isn't often observed there	12/15/2021 2:00 PM
65	Rte 1 needs an overhaul	12/15/2021 1:57 PM
66	Route 1 is what we all know is the issue Possibility creating new bypass options for instance behind wells plaza out to mile road Create double lanes from 9b to chapel rd	12/15/2021 1:56 PM
67	Nope it is what it is	12/15/2021 1:44 PM
68	You are forgetting we are a seacoast town with a lot of tourists. Again, maxed out.	12/15/2021 11:28 AM
69	Public transportation does no good if traffic doesn't move. Would like to see more back roads that connect with each other to offer other ways to stay off Rte 1.	12/15/2021 9:13 AM
70	I just avoid Rt. 1	12/15/2021 8:27 AM
71	Bridge from harbor to Atlantic Ave to prepare for the 3.9 ft sea level rise. More bike lanes and sidewalks, walking and biking paths	12/15/2021 8:18 AM
72	More right turn only roadways during peak season with lights instead of stop signs which are problematic.	12/15/2021 6:51 AM
73	Buses or trolley transportation from parking areas off route one that can be used to go to the shopping centers . Traffic light at chapel road route one to turn onto chapel road. Better light timing to get out of Hannaford and CVS	12/15/2021 5:58 AM
74	more bike lanes on all busy roads	12/14/2021 10:32 PM
75	Increase trolley access	12/14/2021 10:01 PM
76	Less traffic	12/14/2021 9:20 PM
77	Do not add additional businesses at the Intersection at Hannaford. Traffic is backed up enough.	12/14/2021 7:57 PM
78	Perhaps a few more crosswalks so walking can be enouraged and more painted bicycle lines in areas like Burnt Mill Road.	12/14/2021 5:48 PM
79	Ways to avoid rt one.	12/14/2021 4:32 PM
80	Less Cluster and monitor the traffic lights depending upon traffic load or lack thereof	12/14/2021 4:15 PM

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81	Bus? Reliable taxi service? Bicycle lanes!	12/14/2021 4:07 PM
82	I do not shop in wells from Memorial Day until October. I shop in Kennebunk, same distance from my house but takes me a quarter of the time to get there.	12/14/2021 3:02 PM
83	Again, traffic flow made better which would also help local economy. On weekends, I stay very close to my house. I choose not to visit any gift shops with visiting friends as it isn't worth the traffic hassle.	12/14/2021 12:48 PM
84	Ways around route one if possible and public transportation up and down the Route 1 using electric busses. This would make for less traffic, less pollution and many people being more likely to travel around Wells	12/14/2021 12:07 PM
85	Better traffic flow	12/14/2021 11:55 AM
86	More sidewalks on roads west of the 1.	12/14/2021 11:31 AM
87	Sidewalks from southern town line to Wells Plaza Wider bike lane on southern Rte 1	12/14/2021 11:20 AM
88	More frequent and reliable public transportation. Seacoast Trolley has no real time table that can be counted on for commuting to and from a job. And a way to get south of Wells (to work in Ogunquit) without using Route 1 or the turnpike: the "back-roads " are meandering and poorly marked.	12/14/2021 11:11 AM
89	We urgently need a traffic light at Branch Road and Sanford Road! There are only caution lights. This is a very dangerous intersection! We always go out of our way to avoid this!	12/14/2021 10:49 AM
90	I feel that the trolley system we had in place before YCCA took it over worked well. I used to use this all the time in the summer, but now it is more like a tour bus that goes all over the place. Including Kennebunk. It is not a great way to get around quickly.	12/14/2021 10:23 AM
91	more public transportation	12/14/2021 10:20 AM
92	Quicker	12/14/2021 9:39 AM
93	Provide year round public transportation.	12/14/2021 9:23 AM
94	Longer light cycle coming out of Hannaford	12/14/2021 9:19 AM
95	The summer traffic is horrific going south on Rt 1. Once Mike expanded, and Condon's expanded with beer and food trucks, there were always traffic jams from Mikes's to the CVS lights. No food establishments should be allowed to expand in this area. At the Hannaford/CVS light locals and tourists use the right lane to go straight and cut in from other cars all the time and then continue to drive down in the right lane to the next light and then cut into traffic.	12/13/2021 10:34 PM
96	Create bike lanes wherever possible on side roads For example Rt. 9b from Rt1 to Rt 9:is extremely dangerous to biking.	12/13/2021 5:57 PM
97	Not sure. Our house is north of Sanford Road. During the summer months traffic is so bad that we end up doing our shopping in Kennebunk.	12/13/2021 3:50 PM
98	Not truly feasible but another way to get off of Atlantic Ave would be helpful. Atlantic Ave is a "Deadend Corridor" so to speak. A way to make this a loop road would help with congestion but is probably not possible with the harbor and the jetty.	12/13/2021 3:21 PM
99	A lot more parking in all areas combined with dedicated bike/scooter walking lanes to spread out the traffic load. The best we can do is get people to park in one spot while visiting multiple destinations.	12/13/2021 11:30 AM
100	nothing needed	12/13/2021 11:23 AM
101	More alternate routes for locals, or more direct routes to motel/Beach for tourists.	12/13/2021 11:09 AM
102	Bypass rte 1	12/13/2021 11:04 AM
103	I would like to see more bike lanes and sidewalks and be able to safely go to the beach and local stores/restaurants by bike.	12/10/2021 2:35 PM
104	Parking and traffic has become a burden. Trollies or similar transportation to keep with beach theme. Use of credit cards debit cards to pay.	12/9/2021 10:19 PM

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105	Operating traffic light at 109/9A intersection.	12/8/2021 4:23 PM
106	trolleys all electric. Mostly or all EVs on the road (lower carbon footprint, cleaner air, cheaper). Excellent bike paths everywhere...and walking lanes/ sidewalks	12/7/2021 9:30 AM
107	Public transportation. Transportation stops that have a reasonable structure for waiting, such as a roof and sides. Not just a wobbly bench thrown on the side of the road with no protection against the elements.	12/5/2021 9:33 AM
108	Possibly a free trolley system	11/30/2021 5:28 AM
109	I'm fine.	11/27/2021 3:05 PM
110	Not like it is in the summer! I don't believe changes that are needed can be done. We don't need any more traffic lights!!!	11/27/2021 2:24 PM
111	Connecting more roads to each other allowing for locals to "use the back roads" This might not be possible due to private roads/not town owned	11/24/2021 9:19 AM
112	Reduced speed limits on the 5 roads that go to the water from 25 mph to 15 mph, speed control throughout the town, better signage, better walkability, less congestion on route 1	11/23/2021 12:06 PM
113	Easier access to "downtown"	11/22/2021 11:20 PM
114	I avoid Wells in the summer, if at all possible. I don't even feel like it's my town anymore. Even the spring and fall months are prohibitive. I don't see how to remedy this when the town wants more growth.	11/22/2021 9:07 AM
115	Local trolley services	11/21/2021 4:00 PM
116	No comment	11/21/2021 11:54 AM
117	Widen Mile Road to have a proper walking/biking path; more public transportation options for seasonal workers	11/21/2021 11:19 AM
118	Increase speed limit on 109 in High Pine and Lindsey Road	11/20/2021 8:14 PM
119	Less traffic and congestion	11/19/2021 10:45 PM
120	Bike lanes, it is dangerous. Give us a safe space to get from point a to point b without a car.	11/19/2021 7:23 PM
121	There is too many people	11/19/2021 7:14 PM
122	Traffic is to be understood but if things could be streamlined to prevent frustrations, maybe better signs for lanes and lights.	11/19/2021 5:55 PM
123	The off set intersection of cvs and hannaforde needs to be corrected for	11/19/2021 4:31 PM
124	Train people to properly use turning lane	11/19/2021 4:15 PM
125	I'm good.	11/19/2021 1:44 PM
126	Free bus service along route 1 to reduce traffic	11/19/2021 8:16 AM
127	Decrease development which would decrease traffic	11/19/2021 7:29 AM
128	More trolley stops along Route 1 in summer. Senior transportation services	11/19/2021 7:21 AM
129	Add some traffic lights	11/19/2021 7:09 AM
130	Less traffic	11/19/2021 6:13 AM
131	Better spacing for bikes and pedestrians	11/19/2021 12:30 AM
132	Have two lanes in each direction. Get rid of the middle turning lane.	11/18/2021 10:57 PM
133	Maybe more trolleys, actual bike lanes and more sidewalks for easier walking	11/18/2021 10:36 PM
134	I'd like to be able to use route 1 in the summer months. I live in the north end of route 1 and can't get travel south due to heavy traffic	11/18/2021 9:44 PM
135	More side walks and bike lanes yes, many rural roads such as Coles Hill Road and similar roads would be improved by the addition of sidewalks	11/18/2021 9:10 PM

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136	I would like to be able to get to things in town without sitting in a long line of traffic. I normally leave on weekends in the summer because it is just to crazy to go anywhere around here	11/18/2021 8:39 PM
137	I avoid all of route	11/18/2021 8:17 PM
138	Get rid of all the summer tourists so I can frequent town businesses in the summer. Rt 1 is too busy to even think about traveling on.	11/18/2021 7:20 PM
139	Increase rt1 capacity, increase 109 capacity from Crediford/Branch to Rt1, install *synchronized* traffic signals from Branch/109 to rt 1, including 9/109 intersection. Abandon the "cutoff" at Lindsey/Branch	11/18/2021 7:02 PM
140	Less traffic.	11/18/2021 6:16 PM
141	Less traffic less building and stop any seasonal projects.	11/18/2021 5:59 PM
142	Overall I would like to see safer places to bicycle and walk throughout the town	11/18/2021 5:44 PM
143	Nothing really it's not that bad	11/18/2021 5:20 PM
144	More passing lanes on rt 1 with better signage for turning lanes	11/18/2021 5:03 PM
145	Shuttles to grocery and services with priority lanes	11/18/2021 4:42 PM
146	See #7	11/18/2021 8:59 AM
147	What can be done with traffic/timing of the lights between hannafor and Mile Road in the summer?	11/17/2021 8:46 PM
148	Better beach trolley service in the summer. Advertise and Use Hannaford parking lot as a staging area for a trolley that only runs between Hannaford and the Jetty.	11/17/2021 6:20 PM
149	Making turning left easier	11/17/2021 5:28 PM
150	More taxi service so people won't be knocking on my door at 8pm asking how they can get to their hotel in Ogunquit. Additionally, adjustments to the traffic lights at rt 1 and Wells Plaza.	11/17/2021 4:16 PM
151	See above comment regarding a bypass.	11/17/2021 2:00 PM
152	I would be open to that if it improves traffic flow. Not sure what "transportation mode" means, but I would want my own car	11/17/2021 12:00 PM
153	Wells is encouraging such a high rate of growth...but yet our land mass isn't also increasing to accommodate the growth....Is this even being taken into account? We have far exceeded our "carrying capacity" and to encourage further growth will do nothing but detract from every single persons quality of life (both tourist and local alike--we ALL suffer from the traffic). I avoid Rt 1 and many other routes during the high tourism months.	11/17/2021 11:22 AM
154	Done shopping in Wells, going to North Berwick, Portsmouth, Portland and even Biddeford. Town Planners drove us out with our pocketbooks.	11/17/2021 9:58 AM
155	Sidewalks. Would walk more to certain places if there were sidewalks on the major roadways, or more highly used. Tatnic rd, old county rd, rt 1, to name a few.	11/17/2021 9:12 AM
156	Use seasonal reserve police fixed post for traffic control on Rt 1 during tourist season	11/17/2021 7:36 AM
157	I rarely travel on route 1 in Wells, nothing there for me.	11/17/2021 6:42 AM
158	It's too congested in the summer making it frustrating to get around	11/16/2021 10:45 PM
159	Allow electric scooter rentals! Encourage walking/biking with meaningful pathways connecting all ends of town.	11/16/2021 10:18 PM
160	Trolley is helpful. South on Rte 1 difficult in summer back ups from 109 to Mile Rd & Mile Rd tonOgunquit in summer especially weekends.	11/16/2021 9:46 PM
161	Traffic light cycles being aligned. Route 1 taking the priority and not the side roads.	11/16/2021 9:09 PM
162	I would say add lanes to Rte 1 however that would impact the eroding "quaintness" of the town further.	11/16/2021 9:07 PM
163	walking & biking	11/16/2021 8:17 PM

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164	Nothing	11/16/2021 7:46 PM
165	Traffic light at chase's store on 109	11/16/2021 6:15 PM
166	Fewer cars/people would be great. I'd even pay higher taxes. If a mode of public transit could be made to work , or the existing work better, that might help.	11/16/2021 5:50 PM
167	busses year round that comes to wells branch to	11/16/2021 5:49 PM
168	I would like to see the left north-bound lane at the CVS/Hannaford plaza intersection extended and the middle road turning lane shortened. This would reduce the bottle neck at the merge allowing those trying to get to Hannaford plaza to not wait as long to get into the turning lane. The lane signs need to be replaced improved southbound at rte 1/Littlefield road allowing for right turning traffic flow better.	11/16/2021 5:17 PM
169	More public transportation options would be nice with more transparency on timetables, routes and locations of trolley stops. This was my first summer and while there is a trolley map on the town website, it is not very informative and doesn't have scheduled times. Making it safer to walk and to bike is important. As population increases, more people on the roadway make it less safe to bike or walk so ensuring that those of us who don't want to jump in the car for every little thing are supported and safe is important to lessening the traffic on the road.	11/16/2021 4:06 PM
170	2 left hand lanes turning down Mile road.	11/16/2021 2:21 PM
171	I would like less traffic congestion on Route One, but I don't see how that is going to happen.	11/16/2021 10:18 AM
172	I'd like to see less traffic, but there is development everywhere. I've been here for 38 years and everything I loved about this area is being destroyed by developers from outside the area who are not interested in maintaining the integrity of this community.	11/15/2021 8:20 PM
173	Absolutely MUST put a light at the 9a/109 intersection. Terribly dangerous.	11/15/2021 6:45 PM
174	More bike friendly lanes. More sidewalks.	11/14/2021 8:17 PM
175	People joke about avoiding route 1 in the summer but it's not amusing. A hotel on Mile Road now and a Dairy Queen on route 1 isn't going to help the situation.	11/14/2021 6:36 PM
176	Just would like less traffic congestion.	11/14/2021 7:16 AM
177	Many of the tourists and residents might be less inclined to leave the beach area and use Rt. 1 if some food/coffe trucks were allowed to operate at the Atlantic Ave parking lot. No one food truck company need be given special privilege, but I would suggest that many local food truck vendors could be given a scheduled spot in a rotation.	11/11/2021 7:09 PM

Q9 Are there any areas of Wells that are especially underserved by transportation infrastructure (roads, public transit, sidewalks, bicycle facilities, etc.) that need to be addressed in the near future?

Answered: 165 Skipped: 211

#	RESPONSES	DATE
1	I think roads that have signs for bike riding need a lane for them to ride. I share the road but not everyone does and it would be safer & probably get more people to get out & ride.	1/11/2022 9:02 AM
2	9B take your life in your own hands walking	1/7/2022 11:06 AM
3	The speed limit on 9B to the west of 95 is 45 mph. Everyone does 50 mph. There is no shoulder. Lower sped limit please	1/7/2022 11:02 AM
4	no real sidewalks along Route 1 which prevents people from walking	1/7/2022 10:51 AM
5	I would like to see sidewalks in more areas. If there were more sidewalks, people could use them to get around and it would also help to alleviate the traffic problems on Route 1. Also more safe bicycle lanes would encourage residents in particular to do daily shopping by bike. Again, helping to alleviate the traffic problems	1/7/2022 10:20 AM
6	beach roads - Atlantic and Webhannet Need traffic speed and flow control	1/6/2022 2:34 PM
7	9b road - too fast! For traffic no narrow! bears den intersection - unsafe	1/6/2022 2:05 PM
8	Yes, places like Littlefield Road heading west needs more public transportation for those without vehicles or bicycles especially for the summer workers from Jamaica, Lithuania, etc.	1/6/2022 12:39 PM
9	There are no sidewalks on bike lanes on Webhannet and Atlantic. This creates a dangerous situation	1/6/2022 12:22 PM
10	Route 1 in Moody has no sidewalks or bike paths	1/6/2022 12:12 PM
11	Moody area lacks sidewalks Route 1 lacks sidewalks Better scooter parking	1/6/2022 7:45 AM
12	[1/4/2022 3:38 PM
13	Route 9A and 109 traffic light I know it's listed on your chart but nothing is being done - very dangerous!	1/4/2022 1:51 PM
14	Mile Road, Rt 1 - should be sidewalks on both sides of road - scooter lanes?	1/4/2022 1:37 PM
15	I would love to see truly bicycle friendly racks in easily accessible locations at the Wells jetty parking lot - the bike rack is on a hill in the grass. Please don't pave it! Could it be placed on a flat area?	1/4/2022 1:05 PM
16	EV charging stations - although I expect that to become more accessible, EVS need to become more mainstream.	1/4/2022 12:32 PM
17	Sidewalk the entire length of Post Road - at least on one side. Would encourage easier and safer walking. Some particular neighborhoods with increased usage need newer paving.	1/4/2022 9:50 AM
18	Increased bike paths and lanes on roads	12/24/2021 8:09 AM
19	no	12/21/2021 5:26 PM
20	Route 9B - there is increasing traffic throughout. Need sidewalks on either side so people can walk safely	12/19/2021 7:58 AM
21	Trolley service. You go on a trolley and don't move on the road. Maybe a special road only for trolleys; bikes and mopeds. I believe this is Moody but the Eldridge lumber building is such as eyesore. Maybe developing it and more people to access that part of town. There is a clog at	12/18/2021 6:28 AM

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the Hannaford intersection maybe highlighting IGA and having more people access that area of town?

22	Sidewalks	12/17/2021 7:18 PM
23	Wells does a good job in there road care as whole.	12/16/2021 10:43 PM
24	It would be great to see sidewalks on both sides of the road on rt 1 without reducing the width of the current streets.	12/16/2021 10:42 PM
25	Atlantic Avenue is a deathtrap in the summer. We need enforcement of the no rollerblades, no skateboard ordinance. More people walk along this road than almost any other road in town and there aren't even shoulders to walk on, never mind. People park in the NO PARKING areas all of the time. Build a bridge from the harbor to the parking lot and limit traffic along Atlantic Ave local traffic only. While we're talking about parking lots - run a trolley from around town to the beaches INCLUDING the beach at Drakes Island which is underused by the tourists because of parking.	12/16/2021 8:13 PM
26	Sidewalks chapel road	12/16/2021 6:43 PM
27	Need a bypass for RTE 1	12/16/2021 3:26 PM
28	Same as answer 7	12/16/2021 2:44 PM
29	There is currently no safe bike access to York county community college. There is a fire lane that leads to Walgreens, however it is impassible by bicycle due to the current design of the gates.	12/16/2021 12:55 PM
30	Route 9B is a horror show for walkers who take their lives in their hands walking on the curvy, narrow road with too high speed limits.	12/16/2021 11:14 AM
31	Edgewood circle, we where told our road would be repaired after all of the construction from the park next door. It was not and still is not	12/16/2021 8:48 AM
32	Route 1 is a mess and needs to be fixed	12/15/2021 9:59 PM
33	Take over the private roads and make them public. Plowing in the winter is inconsistent and dangerous from road to road.	12/15/2021 9:52 PM
34	bike lanes/trails	12/15/2021 8:33 PM
35	The areas of the "Eastern Trail" need to have an enlarged bike lane. We encounter bicycles constantly through the summer of tandem riders instead of single file.. the Wire Road is very similar.	12/15/2021 8:15 PM
36	Can the eastern trail get landscaped? Seems like the trail ends in Kennebunk. There are signs in wells that point to the Eastern Trail and I see it, but it's overgrown and impassable.	12/15/2021 7:42 PM
37	All of the above. I think all the backroads (main ones) that run off of Rte 1 should have sidewalks.	12/15/2021 7:32 PM
38	Route 1 from 9b to chapel road	12/15/2021 6:15 PM
39	Wells Plaza light pattern	12/15/2021 6:07 PM
40	A lot of the back roads get no love, but it's understandable. But with more houses come more cars which mean they may have to be updated more than once every twenty years.	12/15/2021 6:04 PM
41	There needs to be more affordable public transport between Biddeford and Wells. There are a lot of immigrants in Biddeford who would be available to help with the labor shortage in Wells if there was public transportation.	12/15/2021 5:40 PM
42	Need a side walk the length of mile road.	12/15/2021 5:35 PM
43	A sidewalk on 109 would be wonderful	12/15/2021 5:11 PM
44	Branch road ares	12/15/2021 4:58 PM
45	Yes everywhere near the coast needs sidewalks. Or perhaps create a strand on the beach for bikes and jogging and food stands. Similar to the strands in southern california	12/15/2021 4:42 PM
46	Public transit is non-existing west of 95. Shoulders of many roads do not provide enough room	12/15/2021 4:13 PM

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for pedestrians and bicycles. Increased trolley service to all beaches, including Drake's Island, with satellite beach parking with dedicated shuttle busses.

47	Bicycle trails would be very nice on route one.	12/15/2021 4:01 PM
48	Im worried with the larger developments going in, it might be some forethought to create a bus system that has stop around the higher population centers that then connects with the transportation center and other key locations like the grocery stores, i know ive seen one around hanaford before but connecting that to these forming population centers could help reduce some congestion	12/15/2021 3:50 PM
49	Set up bicycles lanes in. both directions=wider lanes.	12/15/2021 3:35 PM
50	I do not live in the more rural areas.	12/15/2021 3:35 PM
51	a walking bridge from the harbor to the north Wells beach parking lot; we need a right hand turning lane out of the Hannaford parking lot to turn right onto Mile road	12/15/2021 3:03 PM
52	Sidewalk or just a path wider than FOUR inches! Really! I measured it! On Eldredge Road please! And the road itself is in danger of imminent collapse	12/15/2021 2:55 PM
53	the elderly and disabled	12/15/2021 2:29 PM
54	Year round public transit Not enough room for bikes on the ocean roads	12/15/2021 2:27 PM
55	sidewalks along Bourne and Furbish from Route 1 leading toward the beaches	12/15/2021 2:24 PM
56	no	12/15/2021 2:21 PM
57	Drakes Island Rd needs a sidewalk or path for pedestrians, very dangerous	12/15/2021 2:20 PM
58	Better public transportation during the summer to the beaches. More stops on access roads like mile road, drakes island and Eldridge	12/15/2021 2:17 PM
59	Sidewalk Improvements in Town. More people are Willing to use electric bikes etc for alternate transportation which should be encouraged by providing safe avenues	12/15/2021 2:00 PM
60	Rte 1 becomes the largest parking lot during summer months	12/15/2021 1:57 PM
61	nope	12/15/2021 1:44 PM
62	Too many people for our roads	12/15/2021 1:31 PM
63	How about the intersection on 109/9 that is still very dangerous and has not been improved in the 2005 plan.	12/15/2021 11:28 AM
64	Would love to see sidewalks on major roads such as 9B and Rte 1 in places. I often note people walking there and it seems very dangerous. Would also help people make short trips on foot vs. taking a car.	12/15/2021 9:13 AM
65	All of wells needs better bike and walking lanes, paths, sidewalks. Need route one alternate.	12/15/2021 8:18 AM
66	Sidewalks along the Rout One corridor that are setback by at least 5' from the roadway, preferably 12'. Encouragement of more more public transportation such as buses, trolleys, Ubers, etc. with a few more designated "public transportation stops" that are indented from the roadway.	12/15/2021 7:18 AM
67	Bike lanes. Car drivers disrespect bikes because they are in such a hurry. They need to understand the 3 foot distance better. Better maintenance of side roads. Wells neglects residence requests for improvements. No way to input requests that are heard - mostly ignored by town hall.	12/15/2021 6:51 AM
68	the whole town is underserved by bicycle facilities	12/14/2021 10:32 PM
69	Bike lanes	12/14/2021 10:01 PM
70	Yes. I know of many summer workers who have had to walk/bike from Bears Den Rd all the way down to Rte 1 off Littlefield Rd.Its dangerous...more publid tansportation/bus stops would be nice	12/14/2021 5:48 PM
71	Public transportation	12/14/2021 4:32 PM

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72	Yes Rt. 1	12/14/2021 4:15 PM
73	Elmere area: left on Rte 1 is vicious.	12/14/2021 4:07 PM
74	Public transit, bike paths	12/14/2021 3:02 PM
75	Sidewalks down Webhannet Drive. It's gotten dangerous to walk it in the summer. People use Webhannet as a quicker access to Hannafords as Rte. 1 gets so tied up.	12/14/2021 12:48 PM
76	See answer number 8	12/14/2021 12:07 PM
77	Lack of bike routes. Cars have no respect - too dangerous	12/14/2021 11:55 AM
78	Sidewalks and bike lanes west of route 1	12/14/2021 11:31 AM
79	Southern Rte 1 and Rte 1 north of Drakes Island Road	12/14/2021 11:20 AM
80	All of the above1 Again, the trolley does not have a real schedule and the bus is not frequent enough to be useful. Perhaps there's just not enough demand yet to make it profitable, but there must be an alternative to auto congestion.	12/14/2021 11:11 AM
81	We need more bicycle infrastructure and pedestrian infrastructure throughout Wells.	12/14/2021 10:49 AM
82	I think this is OK.	12/14/2021 10:23 AM
83	the bike and scooter lanes all need improvement	12/14/2021 10:20 AM
84	Public transit needs more thought. Sidewalks should be added all over the place to encourage safe walking as an option	12/14/2021 9:32 AM
85	There should be a sidewalk on mile rd	12/14/2021 9:30 AM
86	Obviously not sidewalks. We've got a enough of those. There is no public transportation in the winters.	12/14/2021 9:23 AM
87	No	12/14/2021 9:19 AM
88	bike paths, more beach parking	12/14/2021 8:57 AM
89	Any businesses that offer to lodge should have x number of electric bikes, scooters available to use and be given a discount from local food establishments to commute there. The trolley service should have an app indicating where they are on route and should be promoted to locals on a participate week to use it, just so they can market how it really works. Create a bar code at each stop to director them to a youtube channel showing what's on that route and the other routes as well.	12/13/2021 10:34 PM
90	Bike Lanes are needed to encourage bike use. Provide BL between Wells and Ogunquit center. Provide a BL on Mile Rd.	12/13/2021 5:57 PM
91	I do bicycle on occasion in Wells but don't venture very far on the main roads like route 1 because of the high density of the traffic in summer and lack of a true bike lane.	12/13/2021 3:50 PM
92	A better way to build a community is to avoid so many dead end subdivisions. Although some are desirable making all of them or most of them this way inhibits traffic within the community and places excessive traffic load on the roads they are connected to. Having two ways out allows for better traffic flow and less congestion. This also aids in emergencies when roads must be closed or traffic rerouted.	12/13/2021 3:21 PM
93	A pedestrian walking mall would be huge in reducing car travel. The development and encouraged use of bike lanes. Electric bike are coming and we should be in front of the curve on that trend and actually encourage their use.	12/13/2021 11:30 AM
94	I live in the forest and have everything I need	12/13/2021 11:23 AM
95	Bike paths and lanes. Public transport.	12/13/2021 11:10 AM
96	Not sure, but wherever we decide to make shopping/town centers we should have sidewalks	12/13/2021 11:09 AM
97	No	12/13/2021 11:04 AM
98	Coles Hill Road needs bike lanes and sidewalks.	12/10/2021 2:35 PM
99	Many roads with narrow shoulders are dangerous for walking and bikes	12/8/2021 4:23 PM

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100	More public transit (electric buses) and, see above	12/7/2021 9:30 AM
101	There are noways near enough sidewalks. From Casino square to Ocean Ave intersection with Eldredge needs to be one way traffic.	12/5/2021 9:33 AM
102	There should be sidewalks on both sides of Route One. Mile road is a disaster waiting to happen. Any road billed as a walking route to the Beach needs to be addressed for pedestrian and bicycle safety.	11/27/2021 3:05 PM
103	Wire Road Meetinghouse Road Branch Road All minimum speed of 35 one is 45 and walkers and bikers use both at own peril I won't walk that portion of my neighborhood as it is unsafe	11/24/2021 9:19 AM
104	Sidewalks, bridges, bike lanes, improved lighting and signage, Tree and Limb Maintenance to prevent falling limbs and trees	11/23/2021 12:06 PM
105	Basically everything west of the turnpike	11/22/2021 11:20 PM
106	People are more interested in walking and biking, but I don't feel that drivers, whether they are residents or not, are especially tolerant of pedestrians or walkers. More and better marked bike lanes? Sidewalks or wider shoulders on the road?	11/22/2021 9:07 AM
107	Lack of bike trails	11/21/2021 4:00 PM
108	Bike lanes and better connection to eastern trail	11/21/2021 11:54 AM
109	No	11/20/2021 8:14 PM
110	Sidewalks are kinda non existent	11/19/2021 10:45 PM
111	Route 1 is incredibly dangerous for pedestrians and bikers	11/19/2021 7:23 PM
112	The back roads	11/19/2021 7:14 PM
113	Sidewalks or wider road for Littlefield and 9A, both are heavily used by both walkers and bikers and it can be dangerous to get around on fast busy roads.	11/19/2021 5:55 PM
114	Sidewalks and bike paths need to be added or made safer, as its not safe to share the roads in Wells. 109/ us 1/ Chapel.	11/19/2021 5:09 PM
115	Bills lane and the bump on the 109 end of bragdon	11/19/2021 4:31 PM
116	Bills lane needs a face lift and the bump on the 109 side of Bragdon road	11/19/2021 4:15 PM
117	NO	11/19/2021 7:29 AM
118	Pretty much all	11/18/2021 10:36 PM
119	A side walk on mile road. Beach roads need walking access	11/18/2021 9:44 PM
120	Side walks are needed throughout the community	11/18/2021 9:10 PM
121	The sign for spice bush off of 9b is set to far back so you can not see it till it is to late when coming from route 1. I have watched emergency vehicles miss it and have to turn around. It really should be closer to the street so it can actually be used.	11/18/2021 8:39 PM
122	pave bragdon road	11/18/2021 8:17 PM
123	Sidewalks down to drakes island	11/18/2021 7:20 PM
124	No	11/18/2021 7:02 PM
125	Mile road needs sidewalks.	11/18/2021 6:41 PM
126	Light where 9b and 109 meet on the way to Walmart and Lowes is a huge accident waiting to happen lean on the state to out in a four way traffic light	11/18/2021 5:59 PM
127	I think by reducing speed limits in some of the winding rural roads we could make a safer environment for pedestrians and bicyclists	11/18/2021 5:44 PM
128	Bike paths need to happen	11/18/2021 5:20 PM
129	Route one is dangerous for bikes and pets in its current condition	11/18/2021 4:42 PM

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130	Yes. I'm a biker and bike lanes are near non-existent in Wells. I take my bike to Camp Ellis or the Eastern Trail to ride. Biking here is unsafe. You're taking your life in your hands if you try to bike along Rt. 9A or Wire Rd. - 2 popular bike routes.	11/18/2021 8:59 AM
131	I detest walking within the community due to a lack of sidewalks.	11/17/2021 8:50 PM
132	Sidewalks along Tatnic Rd.	11/17/2021 8:46 PM
133	Sidewalks needed on Tatnic, Bourne and Mile Road- heavily populated with walkers	11/17/2021 7:59 PM
134	Better beach trolley service in the summer.	11/17/2021 6:20 PM
135	Sidewalks on more than just rt 1	11/17/2021 5:28 PM
136	Taxi service at the transportation center.	11/17/2021 4:16 PM
137	Route 1 in general needs to be addressed. Lights to long, in sufficient synching of lights. By pass	11/17/2021 2:00 PM
138	Sidewalks on mile road would be a great idea. People would feel more like walking to the businesses at the beach. Or up to route 1 from the beach.	11/17/2021 12:00 PM
139	Put in a traffic light at the high crash location--intersection of BRANCH CREDIFORD and SANFORD roads. This needs to be done IMMEDIATELY.	11/17/2021 11:22 AM
140	The Wells Transportation Center is wonderful, more train service would be great. Bikes versus "Tourist from away" is an accident waiting to happen. Additional roads to the transport center	11/17/2021 9:58 AM
141	The only areas that are served currently are those that serve the beach communities -	11/17/2021 6:42 AM
142	Kennebunk downtown does an exceptional job at maintaining gardens, shrubbery, trees, etc. We should invest in those items through our town. Starting with 109 near branch road through both ends of route 1. It's awful - overgrown weeds, ruined cement.	11/16/2021 10:18 PM
143	No Sidewalks in some areas	11/16/2021 9:46 PM
144	Not that I am aware of. I would not say any more side walls due to the town does not maintain them during the winter until 2-3 days after the snow storms and have hired this out to a sub contractor for the town.	11/16/2021 9:09 PM
145	bike lanes and walkways	11/16/2021 8:17 PM
146	Na	11/16/2021 7:46 PM
147	Add bicycle lanes where possible.	11/16/2021 7:32 PM
148	More sidewalks	11/16/2021 6:33 PM
149	Continue the sidewalk beyond the post office	11/16/2021 6:15 PM
150	Unknown	11/16/2021 5:50 PM
151	sidewalks on wells branch road	11/16/2021 5:49 PM
152	Littlefield between 95 and Rte 1 is very dangerous to walk. Many people walk their dogs. Sidewalks would be a great addition.	11/16/2021 5:17 PM
153	9b littlefield road	11/16/2021 4:43 PM
154	Bicycle facilities, bike lanes, bike racks to safely lock bikes up at public spaces and parking lots. I am new here, but I didn't find much public transit options when I searched besides the trolley system which was hard to decipher.	11/16/2021 4:06 PM
155	Enhanced Uber/Lyft availability	11/16/2021 3:12 PM
156	Turnpike to Sanford. Trees at end of roads need to be trimmed back. Hard for people to see around corners. Corners on back roads need to be trimmed back to see around. Some roads have to ways in and out at least one side doesn't have a yield or stop sign to the main entrance. Holes on corners and the road itself could be filled more often.	11/16/2021 2:40 PM
157	Road conditions, sidewalks, crosswalks	11/16/2021 2:28 PM
158	bike facilities	11/16/2021 2:20 PM

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159	Please, please, please complete the off-road portion of the Eastern Trail. This would be wonderful for families--a safe, car-free location to take children to walk or ride bikes. We currently go to Kennebunk for access, but it's a pain to do so.	11/16/2021 10:18 AM
160	I've been a bike rider my entire life and have always ridden my bike on the roads in my area. There is so much more traffic now that it's become dangerous. People drive too fast and many drivers don't make way for pedestrians for bike riders. And a public transport system, except for the trolley which only operates seasonally, is non-existent.	11/15/2021 8:20 PM
161	Sidewalk on mile road,	11/15/2021 6:30 PM
162	Bike riding on Route 1 is a high risk. Create dedicated bike lanes and sidewalks.	11/14/2021 8:17 PM
163	There are no sidewalks or bike paths on rt1 in Moody.	11/14/2021 6:36 PM
164	9B needs sidewalk.	11/14/2021 7:16 AM
165	Sidewalk improvements like the following would be beneficial: Wider designated walking area on one side of: > Mile Road > Bourne Ave > Eldridge Rd Adding a Sidewalk from Rt. 9B to CVS	11/11/2021 7:09 PM

Q10 What transportation improvements would better connect the Transportation Center to other areas of the community?

Answered: 116 Skipped: 260

#	RESPONSES	DATE
1	what is on the other side? is it possible to create some path or road on the other side to connect it to Littlefield Road or behind CVS? or near Congdons?	1/7/2022 10:51 AM
2	local bus transportation	1/7/2022 10:40 AM
3	shuttle bus to Wells plaza and wells harbor where people can then get trolley service	1/6/2022 2:34 PM
4	Chapel Road - Mile Road bypass	1/6/2022 2:05 PM
5	A regular shuttle bus, unless there is one already	1/6/2022 12:39 PM
6	More shuttle services to the center	1/6/2022 7:45 AM
7	public transportation	1/4/2022 3:38 PM
8	trolley or bus service	1/4/2022 1:51 PM
9	encourage locals to start transport businesses, maybe shuttle services	1/4/2022 1:37 PM
10	Please educate about idling motors. People sitting in their cars to look at the beach and water with their motors on.	1/4/2022 1:05 PM
11	it's ok	12/21/2021 5:26 PM
12	Bus transportation all year round.	12/19/2021 7:58 AM
13	More education (I'm assuming this is the train)? Most people don't know about it. Maybe connecting the area with the trolley and bringing people off Rt one or around to access such back roads such as loop rd to 9B	12/18/2021 6:28 AM
14	More seasonal trolly options would be nice from the train station to the beach and downtown. I would personally park my vehicle for the day and take a trolley to the beach rather than driving my car and causing more congestion on route 1	12/16/2021 10:42 PM
15	Light rail to route 1 or regular bussing?	12/16/2021 9:17 PM
16	Taxis (not everyone trusts Uber), hotel shuttles, local buses, signs that direct those going to Ogunquit and York to travel routes other than Route 1 - Maybe Sanford Rd to Wells Rd and then the back roads to Tatnic. Oh, I know that some of the locals won't like it - I'm talking about our secret routes.	12/16/2021 8:13 PM
17	Uber	12/16/2021 6:43 PM
18	None	12/16/2021 3:26 PM
19	It would be great if the train station ran more frequently. I would like to take the train to Portland and back but this currently isn't possible.	12/16/2021 12:55 PM
20	Perhaps make more runs to the hotels so as to reduce parking needs and car traffic issues on Atlantic Ave	12/16/2021 12:42 PM
21	public transport	12/16/2021 7:08 AM
22	I have no idea of what is even provided at the transportation center- seems like a waste	12/15/2021 9:59 PM
23	Run the trolley service to all public parks and have it stop at the transportation center. Then market people from Mass/Boston to use the train and trolley for less cars on the road.	12/15/2021 9:52 PM
24	Not sure	12/15/2021 7:42 PM

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25	Offer year round bus transportation to & from Transportation Center to points all over Wells - not just Rte 1	12/15/2021 7:32 PM
26	Local buses	12/15/2021 6:15 PM
27	Shuttles	12/15/2021 6:07 PM
28	Public transportation is essentially just on route 1, which I understand. But maybe have one route that goes back to the rec or even further so residents who are way out would have another option.	12/15/2021 6:04 PM
29	Buses	12/15/2021 5:40 PM
30	Bike route to there	12/15/2021 4:58 PM
31	Buses or vans for seasonal workers for sure. Or at least bicycles provided. Like Citibike in New York or Bosto	12/15/2021 4:42 PM
32	More frequent transportation options to popular areas and new service to areas west of 95.	12/15/2021 4:13 PM
33	See last question. Basically a bus system that stops in a few key population centers in wells and maybe connects to locations hit by the nearest surrounding towns to make a more interconnected public transport for the area	12/15/2021 3:50 PM
34	It is so out of place=useless to cut down on congestion.	12/15/2021 3:35 PM
35	? Could local hotels offer up pick-up service? Trolleys used to connect Wells and Ogunquit	12/15/2021 3:35 PM
36	Buses	12/15/2021 2:58 PM
37	Have free trolley service from the gazebo to the east end lot	12/15/2021 2:58 PM
38	Shuttles	12/15/2021 2:55 PM
39	senior transportation	12/15/2021 2:29 PM
40	Any	12/15/2021 2:27 PM
41	none	12/15/2021 2:21 PM
42	I know nothing about the Transportation Center, better signage and hosting community events there might bring more awareness	12/15/2021 2:20 PM
43	Better bus routes and better advertising of bus routes	12/15/2021 2:17 PM
44	Expansion of the trolley services and making more aware of its usage and stops, I really think a lot of people are hesitant to use as they don't understand it.	12/15/2021 2:00 PM
45	Allow use of golf carts on heavy congestion roads	12/15/2021 1:57 PM
46	You should really think about putting the Wells Information Center here it would be easy and people that travel would find info here.	12/15/2021 1:44 PM
47	more business if there is land available to create off the parking lot	12/15/2021 12:35 PM
48	You are forgetting that the traffic from Sanford and North Berwick all merge at the intersection above (109 and 9.) Again, this is still a problem for the residents who live in this area.	12/15/2021 11:28 AM
49	Perhaps an on-call or regularly scheduled shuttle service during high traffic times.	12/15/2021 9:13 AM
50	Bike lanes/paths and walking paths/sidewalks. Route one alternate	12/15/2021 8:18 AM
51	Timed mass transit that is reliable.	12/15/2021 6:51 AM
52	Year round buses or trolley service from train station to route one	12/15/2021 5:58 AM
53	bike lanes and more busses	12/14/2021 10:32 PM
54	Better trolley services	12/14/2021 10:01 PM
55	More Bus Stops and public transportation.	12/14/2021 5:48 PM
56	Buses.	12/14/2021 4:32 PM

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57	Use of Winterized trolley system for esthetics and that will draw more shoppers and diners Beautify Beautify Beautify No more fast food establishments unless esthetically pleasing	12/14/2021 4:15 PM
58	BUS. Bus. bus.	12/14/2021 4:07 PM
59	Public transport	12/14/2021 3:02 PM
60	Electric Taxis and electric buses.	12/14/2021 12:07 PM
61	Mass transportation	12/14/2021 11:55 AM
62	More Uber availability	12/14/2021 11:20 AM
63	Free or low cost shuttles to the beaches!	12/14/2021 11:11 AM
64	Maybe having a dedicate trolley to and from Rt 1.	12/14/2021 10:23 AM
65	A public transportation system.	12/14/2021 9:23 AM
66	Increase trolley & bus service	12/14/2021 9:19 AM
67	Offer areas of the property at the center as farmer's market, pop-up events, food truck events, mobile health clinic sites. Have a bicycle rental service there.	12/13/2021 10:34 PM
68	This appears to be very effective as it is. It does not seem practical to change this in any way.	12/13/2021 3:21 PM
69	A second hub down near Hannaford plaza that can act as a pick up drop off point and host a dedicated shuttle from the train station there and back.	12/13/2021 11:30 AM
70	unknown	12/13/2021 11:23 AM
71	Buses.	12/13/2021 11:10 AM
72	Not sure	12/13/2021 11:09 AM
73	An electric shuttle bus that meets every train. Bike lanes on Route 109 between the Transportation center and Rte 1. Establishment of bike sharing at the transit center and other locations in the community.	12/10/2021 2:35 PM
74	Affordable Trolley service opposed to Uber. Better advertising for transportation center.	12/9/2021 10:19 PM
75	e-bike share program (at least investigate). A very often running electric shuttle	12/7/2021 9:30 AM
76	The transportation center only services train riders. No one else even knows it's there. A bus, shuttle and taxi center should be down my Hannaford where it is visible.	12/5/2021 9:33 AM
77	Nothing drastically underserved. I would just caution to stay away from rental bikes. Coming from living in Boston for 6 years, blue bikes are available for easy app rent and as these are great for promoting healthy and environmentally conscious commuting, in our town they would pose a real danger. So many people unskilled or even moderately uncomfortable on bikes would be bringing upon great danger to themselves and others. Especially seeing as these bikes would most likely be taken advantage of bike visiting tourists that don't necessarily know the area very well or at all and will probably be attempting to transport and larger set of material than local residents would.	12/1/2021 5:31 PM
78	Shuttles.	11/27/2021 3:05 PM
79	Don't make anymore heavier traffic to the train station.	11/27/2021 2:24 PM
80	Shuttles	11/23/2021 12:06 PM
81	Park and shuttle lots away from art 1	11/22/2021 11:20 PM
82	As far as I know, Wells has no local bus aside from the trolley service. Is the Transportation Center part of the trolley service?	11/22/2021 9:07 AM
83	Nat gas bus	11/21/2021 11:54 AM
84	Perhaps a shuttle service to and from Hannaford Plaza	11/21/2021 11:19 AM
85	N/a	11/19/2021 7:23 PM
86	Again, that seems like it is something for tourists	11/19/2021 7:14 PM

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87	Having year round bus service that runs to major spots in town	11/19/2021 5:55 PM
88	Safe and better access for way of bike or on foot.	11/19/2021 5:09 PM
89	I don't know it seems to be functioning very well.	11/19/2021 7:29 AM
90	Trolley/Bus service	11/19/2021 7:21 AM
91	Clarity of the trolley systems routing and seasonality. Consider the use of waterways to taxi to popular destinations	11/19/2021 2:35 AM
92	Local shuttles and more frequent train schedule	11/18/2021 10:36 PM
93	A jitney bus. Preferably battery powered.	11/18/2021 9:10 PM
94	Ability to bring bikes on the train	11/18/2021 7:20 PM
95	Not sure	11/18/2021 7:02 PM
96	No comment	11/18/2021 5:59 PM
97	We could create an eco friendly commuter bus that allows workers to opt out of driving their own car to the transportation center	11/18/2021 5:44 PM
98	Put chamber there. Move to put a bypass road down to college and to route 1	11/18/2021 5:20 PM
99	Seasonal car rental agency. Uber can handle the rest, or hotels can offer consolidated shuttle services.	11/18/2021 8:59 AM
100	Bus service year round	11/17/2021 5:28 PM
101	A website that provides who to contact to get you from that facility to an address in wells, Ogunquit or kennebunk. And advertise so people know about it. That train is a great resource and most people don't know it exists.	11/17/2021 12:00 PM
102	Additional roads, bike path, optional parking lots and walking paths. Transportation center is a gem for the town.	11/17/2021 9:58 AM
103	More bus lines connecting to the south	11/17/2021 6:42 AM
104	Anchor the space with meaningful businesses (gas, coffee, etc...)	11/16/2021 10:18 PM
105	Trolley or bus coordination with train schedules	11/16/2021 9:46 PM
106	It is not near or connected to anything and should just remain a park and ride and train station.	11/16/2021 9:09 PM
107	bike lanes, walkways, shuttles	11/16/2021 8:17 PM
108	Na	11/16/2021 7:46 PM
109	Incentives to park there or disincentives to park in town linked to the trolleys and busses.	11/16/2021 5:50 PM
110	more busses in town	11/16/2021 5:49 PM
111	Unsure	11/16/2021 5:17 PM
112	An electric bus system from the TC and more frequent trains to Wells so that visitors can come without cars.	11/16/2021 4:06 PM
113	See #9 above	11/16/2021 3:12 PM
114	Buses or tolleys	11/16/2021 2:40 PM
115	There isn't even a sidewalk from the transportation center to anywhere! 109 doesn't even have a sidewalk all the way to the elementary school.	11/15/2021 6:45 PM
116	Bike Lanes, sidewalks, shuttles	11/14/2021 8:17 PM

Q11 The roadway network is under threat from sea-level rise and flooding. How should the community work to address this?

Answered: 138 Skipped: 238

#	RESPONSES	DATE
1	Ask your community on the Wells Facebook page-everyone seems to love to give advice or their opinion there. If you do this you may want to search for the other FB pages in our Wells community-a lot of out of state seasonal residents created their own community page in Wells when the rest of us that actually live here were upset they were all trying to come here when the pandemic hit in 2020 and they were supposed to stay home-not their 2nd or 3rd home.	1/11/2022 9:02 AM
2	Increase planting of native vegetation; increase use of Green Stormwater infrastructure. Maintain reasonable, slow speed designs for streets to avoid unnecessary pavement and runoff	1/7/2022 5:01 PM
3	seawalls	1/6/2022 2:34 PM
4	Don't worry about this (for now) - take care of present traffic and safety issues first .They are now! They need a fix! How much sea level rise in next ten years? life of this plan	1/6/2022 2:05 PM
5	Stop removing trees, vegetation, and wetlands. Stop building! There should be no minimum/maximum amount of wetlands allowed to be filled when an area is considered for construction. We need wetlands and so do the animals!	1/6/2022 12:39 PM
6	may be too late to do anything now	1/4/2022 3:38 PM
7	stay on top of it	1/4/2022 1:51 PM
8	Education and policies to promote sustainable living vs. mass consumerism at the expense of natural resources and the quality of life.	1/4/2022 1:05 PM
9	Look to increase sea wall development or advances in that technology. Relocation or topography changes would be far more difficult to implement.	1/2/2022 8:49 AM
10	Keep at it as has been	12/21/2021 5:26 PM
11	Abandon the most threatened areas money can't fight nature . Turn the abandoned areas into unimproved parks which would not suffer damage from flooding.	12/19/2021 1:58 PM
12	cut down the traggic	12/19/2021 7:12 AM
13	I'm not sure about this. Maybe building up the sea wall? Don't know if this is possible	12/18/2021 6:28 AM
14	First and foremost I would hope that additional building is not being done in the areas that are in danger. If they are, I feel those buildings should help pay for any changes that need to occur.	12/16/2021 10:42 PM
15	This is a statement and may not be factual. If it is true, the answers are obviously build the roads up or build a bridge or run a ferry.	12/16/2021 8:13 PM
16	Fix the most used central road first. Mile road.	12/16/2021 6:43 PM
17	None, no extra monies should be spent for properties below elevation 7	12/16/2021 3:26 PM
18	Build up mile road, furnish and Bourne	12/16/2021 2:00 PM
19	Climate change is exacerbated by car dependency. Encouraging people to bicycle rather than drive is a good way to curb environmental issues. Trains and busses are also more environmentally sustainable then cars for longer trips.	12/16/2021 12:55 PM
20	Continue to keep existing sewer drains clear and working properly. Continue to fortify and improve seawalls along the coastline.	12/16/2021 12:42 PM
21	Yes	12/16/2021 12:41 PM

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22	By reducing traffic congestion which causes idling vehicles simply generating pollution	12/15/2021 9:59 PM
23	Not much you can do there.	12/15/2021 9:52 PM
24	Not sure there is anything that can be done! The build-up of houses and encroaching on the marshes has probably caused many of these problems. Plus, you can't hold back the sea...it's going to go where it wants.	12/15/2021 8:25 PM
25	Whatever way is sustainable	12/15/2021 7:42 PM
26	Look to reinforce sea walls?	12/15/2021 7:34 PM
27	We need professionals to suggest what needs to happen in order to figure out what part the community plays.	12/15/2021 7:32 PM
28	Get someone who knows how to do that to do that! Don't be taking advise here from any Tom Dick or Harry. That's absurd. What do we know.	12/15/2021 6:07 PM
29	I guess it depends exactly where the threat is. Residential road? Bridge? Ultimately something like this is inevitable so if changes will be made you might want to think in terms or centuries rather than decades.	12/15/2021 6:04 PM
30	Limit overdevelopment and instead increase green spaces along major roads.	12/15/2021 6:04 PM
31	The sea level rise is going to take out all those lovely beach houses in 30 years. Preparing for that requires an engineering assessment. The roads are the least of the worries.	12/15/2021 5:40 PM
32	Apply for Federal Grants to REGULARLY maintain and protect the roads, utilizing the aforementioned grants to install the plates that support the seawall. Raise the sea wall to a slighter higher height.	12/15/2021 5:23 PM
33	Put in canal system	12/15/2021 4:58 PM
34	Improve seawall height and width and design in way that can be used reacionally as well to sit and walk and lounge. Increase beach access with stairs and ramps, like across from wells lobster pound. Perhap raise strong netting during storms to prevent rocks and seaweed flying onto road ways. Create an improved dike system to direct ocean over flow into marsh and not into puddles.	12/15/2021 4:42 PM
35	The sane thing to do is to let nature reclaim these areas rather than constantly throwing money at it. Turn them into unimproved parks which we can enjoy when they are not flooded.	12/15/2021 4:25 PM
36	Not much the Town can do. Require ocean front property owners to pay for seawalls and maintain the roads themselves.	12/15/2021 4:13 PM
37	Maybe see if there is an alternate further back path that could be approved and update the roadway to reroute for when issues do become problematic there. Will also help with detours for storm flooding.	12/15/2021 3:50 PM
38	Raise road surfaces along marsh perhaps with bridges.	12/15/2021 3:35 PM
39	No more building	12/15/2021 3:35 PM
40	raise the roadways that are in jeopardy.	12/15/2021 3:03 PM
41	Less development	12/15/2021 2:58 PM
42	There is nothing we can do about sea level rise in Wells. We aren't New Orleans, we can't be in a bowl. At one point the decision not to support Oceanside roadways will have to be made by the town. By that time there will be many larger problems	12/15/2021 2:27 PM
43	improved roadway drainage	12/15/2021 2:24 PM
44	let it go you can't mess with mother nature	12/15/2021 2:21 PM
45	Buy electric vehicles	12/15/2021 2:20 PM
46	Ask Florida, they have been dealing with this for years. May need pumps	12/15/2021 2:17 PM
47	Mitigation department of emergency management should have this pre planned already.... If not risk risk tisk tisk	12/15/2021 1:57 PM

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48	where is that data? this question seems political rather than informational.	12/15/2021 1:44 PM
49	reduce carbon foot print = less traffic not only the road way, what about the housing in the area.	12/15/2021 12:35 PM
50	You have over built on the beach. It was never intended to handle the traffic that we have in the summer. There is no solution.	12/15/2021 11:28 AM
51	Apply for federal and or state funds for flood prevention and seek outside opinion on prevention.	12/15/2021 10:40 AM
52	I'm not sure how to address this other than to study the issue and receive input from experts -- and follow through on the advice.	12/15/2021 9:13 AM
53	Leave it alone , if people are foolish enough to live in that area they suffer the consequences.	12/15/2021 8:27 AM
54	Bridge from harbor to Eastern shore parking lot. Raise Mile Rd, Eldridge etc, fisherman's cove outer tip tap?	12/15/2021 8:18 AM
55	Advise owners to raise their homes. We should not have to pay for people who want to live right on the water but not take personal responsibility for maintenance of their property.	12/15/2021 6:51 AM
56	stop allowing development in flood plains	12/14/2021 10:32 PM
57	Stop building! The buildings, new homes, etc have and continue to destroy very important and needed wetlands,trees vegetation, etc	12/14/2021 5:48 PM
58	More attention to wetlands	12/14/2021 4:32 PM
59	This has always been a problem	12/14/2021 4:15 PM
60	Pray. Also put low-lying neighborhoods east of Rte. 1 on town sewer and water, and encourage growth west of Rte. 1	12/14/2021 4:07 PM
61	Maybe the folks on moody beach could open it to the public and we can save their houses???	12/14/2021 3:02 PM
62	Get consultants in	12/14/2021 12:07 PM
63	Have people elevate homes. Not town problem	12/14/2021 11:55 AM
64	???	12/14/2021 11:20 AM
65	?	12/14/2021 11:11 AM
66	Don't build new housing near these areas.	12/14/2021 10:49 AM
67	That is a tough one. When you look at places like Camp Ellis in Saco, we could be heading down that same road.	12/14/2021 10:23 AM
68	Raise taxes on the residences on the ocean so they can pay for the roads to be updated.	12/14/2021 9:23 AM
69	I don't know	12/14/2021 9:19 AM
70	Don't allow homes to be rebuilt if damaged and condemned	12/13/2021 10:34 PM
71	We need to garner the political and community will to address this head-on. Now is the time to begin raising roads and seriously considering coastal retreat along the shore. Let's create green spaces and remove some of the paved roads along the immediate coast to increase drainage and mitigate flooding.	12/13/2021 9:06 PM
72	I would work on convincing more of the citizens of Maine that climate change is real and sea-level rise and flooding is the result.	12/13/2021 3:50 PM
73	These roads should be examined with these threats in mind and determined how much higher these main arteries should be raised. Roads like Mile Road, Bourne Ave, etc. Should consider being elevated several feet or should be turned into an elevated road or bridge. This might help the ocean to recede quicker and eliminate the need for Tidal gates.	12/13/2021 3:21 PM
74	We can't stop the sea level/floods, but if we're doing anything that contributes let's assess. Proactively start updates for future state. In the meantime do whatever we can to stop erosion with mass native plantings etc as indicated.	12/13/2021 11:09 AM
75	Cannot save everything from mother nature. Not in favor of miles of 5' seawall. Protect the	12/13/2021 11:04 AM

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major business sites and reasonable public access.

76	Green power initiatives, education	12/13/2021 10:39 AM
77	Begin to set aside funds to address both public and private roads that are in red. This should be funded by the town as many of the homes that are in this area have been seasonal and they don't put any strain on the school system etc but pay a large amount of property tax.	12/13/2021 8:15 AM
78	Webhannet and Moody point could use some higher seawalls	12/13/2021 7:57 AM
79	A study should be done to identify roads that could be cost effectively raised and roads that should be abandoned. A plan needs to be developed to cope with this over the next 20-30 years.	12/10/2021 2:35 PM
80	Invest and Promote activities away from route 1 and coast.	12/9/2021 10:19 PM
81	What threat?	12/8/2021 4:23 PM
82	Create a climate action plan and begin to take the necessary steps. Many nearby communities have done or are doing this. It's an absolute must.	12/7/2021 9:30 AM
83	You can't stop Mother Nature. Many of the houses on Atlantic Ave and Webhannet and Ocean Ave will be gone. The roads are all man-made on sand substrate.	12/5/2021 9:33 AM
84	Increase drainage systems along the higher portions of the coast line. Many areas are only running on septic with now sewage or reservoir drainage available, although I don't really think this is feasible without a massive reconstruction in multiple areas.	12/1/2021 5:31 PM
85	How big and how far? How many homes are involved.	11/27/2021 3:05 PM
86	Wells cannot stop the flooding. If the climate change is not addressed by the world better were scewed!	11/27/2021 2:24 PM
87	Limit building in that area Mother Nature is going to erode the outer land It is natural	11/24/2021 9:19 AM
88	Build up roadways, improve bridges, improve sea wall , moratorium on building in these areas and size of buildings	11/23/2021 12:06 PM
89	No ideas	11/22/2021 11:20 PM
90	Limiting or stopping growth. Educating the public. People seem to be in denial about the catastrophic implications of our way of living.	11/22/2021 9:07 AM
91	DONT PANIC	11/21/2021 11:54 AM
92	?? (Knock some sense into people's heads about climate change?)	11/21/2021 11:19 AM
93	Do nothing	11/20/2021 8:14 PM
94	The roads need to be built up	11/19/2021 10:45 PM
95	Understand that you are trying to build infrastructure on land that probably shouldn't have it	11/19/2021 7:23 PM
96	How are you going to stop it?	11/19/2021 7:14 PM
97	Plan and act as though the roads are underwater now, invest in civil engineer or urban planning to see what the actual options are for that particular area.	11/19/2021 5:55 PM
98	Climate change is real, make smart sustainable choices. Reduce the community's emissions	11/19/2021 4:31 PM
99	Lower green house gas emissions, work towards a more sustainable life style, climate change is real. Ocean temperatures are rising.	11/19/2021 4:15 PM
100	Infrastructure upgrades using the federal loans everyone always votes for.	11/19/2021 1:44 PM
101	Nothing. Those who bought on the water bear the risks	11/19/2021 8:16 AM
102	The town needs to be more aggressive in developing policies and procedures that decrease global warming.	11/19/2021 7:29 AM
103	Report issues. Keep an eye on it.	11/19/2021 12:30 AM
104	No idea.	11/18/2021 10:36 PM

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105	Roadways need to be raised and some abandoned where they cannot be saved from sea level rise	11/18/2021 9:10 PM
106	move inland	11/18/2021 8:17 PM
107	Don't build more houses down close to the beach	11/18/2021 7:20 PM
108	The ocean always wins. If the town actually thinks the ocean is going to rise almost 4 feet.. disallow construction in those areas and remove the roads.	11/18/2021 7:02 PM
109	Better plan on it and have some plan in place.	11/18/2021 6:41 PM
110	We should look into eco friendly ways of building sea walls and drainage of flood waters, but also work on buying and preserving more natural resource lands such as marshes and estuarine areas that help to absorb excess water	11/18/2021 5:44 PM
111	It is not	11/18/2021 5:20 PM
112	Raise the road	11/18/2021 5:03 PM
113	Higher retaining walls along the beaches	11/18/2021 4:36 PM
114	That's a Federal Govt. responsibility. Local governments couldn't possibly address those environmental issues - - - and our legislators only blah, blah, blah about environmental issues and do nothing of substance.	11/18/2021 8:59 AM
115	no more building in those areas, marsh restoration wherever possible	11/17/2021 8:46 PM
116	Proactive maintenance. Improving drainage, raising seawall etc	11/17/2021 5:28 PM
117	Better coordination with state and federal agencies to develop and maintain beach walls, dune heights, double dunes, grass fencing , drainage.	11/17/2021 2:00 PM
118	Not sure. Big problem I know.	11/17/2021 12:00 PM
119	Climate Change Awareness!!!!!! The traffic on Route 1 is filled for MONTHS with idling cars...that's certainly not helping.	11/17/2021 11:22 AM
120	Take the entire endangered shoreland by Eminent Domain. Great Example of poor planning by town planners in the 1940's and today. Repurpose the shoreline as Ogunquit has and other communities. The population density is a looming problem for the Town, Town Services will be overrun in minutes of a natural disaster along Atlantic, Webhanet, Ocean Ave.	11/17/2021 9:58 AM
121	Start planning now because the issue isn't going away.	11/17/2021 7:12 AM
122	There are also rivers inland Wells that rise over the road that need to be looked at - Wells is not just about the beach front owners	11/17/2021 6:42 AM
123	Receive federal funding! Create more jobs!	11/16/2021 10:18 PM
124	Work with experts on preventing beach erosion & strategies for mitigation	11/16/2021 9:46 PM
125	There is not enough money or grants to resolve this issue. They were built under sea level and that is part of building there.	11/16/2021 9:09 PM
126	Na	11/16/2021 7:46 PM
127	Stop any new building at beach area.	11/16/2021 7:32 PM
128	Make a detailed plan now	11/16/2021 6:33 PM
129	It can't	11/16/2021 5:50 PM
130	fix itii	11/16/2021 5:49 PM
131	Unsure but I feel that this is an important topic to be explored.	11/16/2021 5:17 PM
132	Hire engineers who know what to propose. I would imagine a temporary solution is to raise the road or use a type of material that is less susceptible to water degradation, but long term, there is nothing we can do but move further back from the coast.	11/16/2021 4:06 PM
133	This is more state and federal issue	11/16/2021 3:14 PM

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134	Eliminate new construction abutting marsh land	11/16/2021 3:12 PM
135	More studies	11/16/2021 2:40 PM
136	A plan is needed	11/16/2021 2:20 PM
137	STOP BUILDING. Trees are being cut down at an alarming rate for more houses, with more people, creating a bigger carbon footprint.	11/15/2021 8:20 PM
138	First, the sea-level rising is overly hyped, and doesn't deserve exaggerated attention. We've been driving up and down Mile Road since the year 2000. The astronomical high tides today don't differ from those 21 years ago. I do recognize that certain roads which connect Rt. 1 to the beach could benefit from increasing the height of the roadbed. I was surprised that the approaching roadbed wasn't raised when the Furbish Road bridge was replaced.	11/11/2021 7:09 PM

Q12 What other issues and opportunities related to transportation are you aware of?

Answered: 105 Skipped: 271

#	RESPONSES	DATE
1	Please do not use a 1980 something manual to determine traffic patterns. Please do not turn (continue to turn) Wells into a Boston urban area and honky tonk town. Do not conduct a survey where a question can be interpreted a number of ways. A few years ago the survey asked if taxpayers liked the character of the town. If one says yes, what does that yes mean? Coastal town? honky tonk town? town with three pharmacies on one corner? Town should use "density" to disapprove of some land use with density meaning: a) availability fo products and services in town b) availability within twenty five mile commute c) arability via internet or delivery service	1/7/2022 11:14 AM
2	study trolley system - this doesn't serve the needs of many	1/6/2022 2:05 PM
3	Speeding is a major concern. Speed bumps should be added to small roads, lanes, etc.	1/6/2022 12:39 PM
4	We need public transportation. Trolleys would add character to the town. Maybe a trolley lane could be added to route 1.	1/6/2022 12:22 PM
5	better lighting at 109 and route 9 intersection	1/4/2022 2:11 PM
6	traffic	1/4/2022 1:51 PM
7	Drivers not using directionals!	1/4/2022 1:21 PM
8	Please consider adding a traffic light at the intersection of Routes 1 and 9 in northeast Wells.	1/4/2022 12:45 PM
9	Speed enforcement and speed bumps, please!	12/21/2021 5:26 PM
10	too many cars in the summer	12/19/2021 7:12 AM
11	The proposal to add DQ to the lot near CVS. This could be a horrible threat to traffic pattens. I'm all for DQ expansion however let's think of a better way. If it's gonna be there maybe routing traffic outback to come out somehow connected to chapel road or 9B.	12/18/2021 6:28 AM
12	I really think adding public transportation in the form of a trolley from a couple of municipal park and ride locations at no cost for residents would really help reduce congestion. I would be excited to learn if this is something that's already happening. I love to visit the beach but the traffic and parking is a nightmare. As a resident I only visited the beach 3 times this past summer and I did most of my shopping out of town just to get away from the congestion	12/16/2021 10:42 PM
13	Speed limits are too high in newer residential area.	12/16/2021 9:17 PM
14	Transportation for the elderly, general public transportation to cut done on traffic from hotels, cottages, etc to the beach and shopping.	12/16/2021 8:13 PM
15	Ridiculous traffic	12/16/2021 6:43 PM
16	None	12/16/2021 3:26 PM
17	More trolley runs in season	12/16/2021 2:44 PM
18	I like the flashing lights on crosswalks. I think this is an example of what Wells is doing right to make the town more safe for pedestrians and bikes.	12/16/2021 12:55 PM
19	Too much traffic and speeding on beach roads such as Atlantic Ave. Enforcement has improved slightly in 2021, but has more room for improvement.	12/16/2021 12:42 PM
20	The train is an awesome resource! Sadly, the scheduled times have never quite worked for me.	12/16/2021 6:32 AM
21	Wicked dangerous to turn left onto route 1 now almost the entire year	12/15/2021 9:59 PM

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22	Raise the speed limit to 45-50 through High Pine on 109.	12/15/2021 9:52 PM
23	DO NOT ALLOW TROLLEYS TO GO DOWN ATLANTIC AVENUE!!!! The crowding at the beach and the dumping of beach-goers at public ways is getting to be a huge problem which the town refuses to acknowledge or curb. Place a limit on traffic going to "look for" parking spots at the marina! A sign at the Center saying "lot full" would deter traffic...	12/15/2021 8:25 PM
24	None.	12/15/2021 7:42 PM
25	None	12/15/2021 7:32 PM
26	The price of a train ticket makes me not use the train. There are too many cheaper ways to commute.	12/15/2021 6:07 PM
27	If I haven't made it clear, the increase in population has made it nearly impossible to travel route 1 in the summer.	12/15/2021 6:04 PM
28	Traffic along route one is horrible from June- September. Creates pollution that impacts the town.	12/15/2021 6:04 PM
29	Maybe it would help to have a municipal parking lot that runs shuttles to the beach.	12/15/2021 5:40 PM
30	Need to support Uber or Lyft options	12/15/2021 4:58 PM
31	Currently most of the roads have very decent paving its been very nice actually all the work thats gotten done in the last few years. The edge of tatic road by percy lane is eroding again as well as that guard rail gets hit frequently and is all crushed up, maybe just another warning on the sharp turn set back up a bit before it.	12/15/2021 3:50 PM
32	Poor use of turning lane but most are out of state tags.	12/15/2021 3:35 PM
33	?	12/15/2021 3:35 PM
34	I feel like the town zoning allows a lot of commercial property in small spaces--for example cumberland farms at the corner of rt. 109 and rt 1 is so difficult to maneuver because lanes are so small and so many people have big trucks.	12/15/2021 3:03 PM
35	Webhannett in the Summer is an accident waiting to happen with the parked cars, bikes and pedestrians, hard to drive it safely	12/15/2021 2:29 PM
36	Not sufficient for older year round property owners Needs to address all income levels year round	12/15/2021 2:27 PM
37	Speeding on Harbor Rd needs to be monitored	12/15/2021 2:20 PM
38	Better bike and pedestrian lanes on roads. Not everyone needs to drive	12/15/2021 2:17 PM
39	none really but if you wanted commuting to go better find a way to lower cost of train travel	12/15/2021 1:44 PM
40	wire rd has become a bit of a speedway with an increase in the # of new homes cars and TRUCKS have increased substantially and also the noise- like a constant hum or even louder when big trucks or louder vehicles travel. More police presence to reduce speeding. Route 109 is a steady stream of traffic during commuting times. Tree trimming at ends of streets/roads so you can see better to pull out, as well as plowing further back on corners for same reason.	12/15/2021 12:35 PM
41	How about more services for the elderly who need transportation in this town?	12/15/2021 11:28 AM
42	Lack of availability of frequent in town bus route for people who can't get around otherwise.	12/15/2021 10:40 AM
43	Speeding on back roads .	12/15/2021 8:27 AM
44	Enforcement to reduce disturbance from loud straight pipes, modified exhausts that make roads like route 1, Atlantic Ave etc seem even more like a speedway and make visitors and residents feel unsafe and on edge.	12/15/2021 8:18 AM
45	Speed enforcement everywhere especially during the summer. Too many cars shooting out into the traffic and making the rear of us jam on our breaks.	12/15/2021 6:51 AM
46	Build the eastern trail through the town	12/14/2021 10:32 PM
47	Too much traffic	12/14/2021 9:20 PM

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48	There is too much SPEEDING and definitely too much traffic! I live off a small lane and have had to call WPD regularly this and they told me this summer, it was a real problem and they received numerous calls regarding this.	12/14/2021 5:48 PM
49	Besides the traffic lights going to and from CVS and Hannaford Plaza ?	12/14/2021 4:15 PM
50	Traffic is the number one!!!	12/14/2021 3:02 PM
51	Side roads poorly maintained	12/14/2021 11:55 AM
52	None	12/14/2021 11:20 AM
53	?	12/14/2021 11:11 AM
54	None	12/14/2021 10:23 AM
55	Travel on route one during peak season is so frustrating. I try my best to avoid it	12/14/2021 9:32 AM
56	The biggest problem in my opinion is the police not enforcing traffic laws. People run red lights, stop on intersections, merge using the turning lane. That causes so much traffic.	12/14/2021 9:23 AM
57	Just general overcrowding of Route 1	12/14/2021 9:19 AM
58	I'm concerned with these electric jet skis that you are out of the water, flying along, and the effects on wildlife. I would like to see a town float board being available to town people that want to use it to cross from the fishing dock on harbor road to the beach side.	12/13/2021 10:34 PM
59	Route 109 by the Chase gas station should be a stop light. I've nearly been t-boned several times by people who don't know how to use that blinking light.	12/13/2021 9:06 PM
60	I would like to see more small two-wheel transportation accepted both by residents and law enforcement as alternatives to people getting around Wells. This could be anything from motorized and non-motorized bicycles, small wheeled scooters, mopeds, etc.	12/13/2021 3:50 PM
61	The harbor area is under utilized as a center point to our two biggest beach resources. You can see the jetty parking lot a 100 yards away but it would take driving nearly 4 miles through the most congested parts of town to get there. Seems like there's opportunity to change that.	12/13/2021 11:30 AM
62	N/A	12/13/2021 11:09 AM
63	A traffic light is needed at the intersection of Rte 9A and Sanford road (Rte 109). I understood that this is planned for this year, but no work has begun.	12/10/2021 2:35 PM
64	Roads into new developments that are not Town roads—developers and Towns love them, but homeowner associations will have huge issues with future maintenance.	12/8/2021 4:23 PM
65	Since transportation contributes the largest share of carbon emissions in Maine, and given our urgent need to reduce those emissions to zero, Wells should be doing everything possible to incentivize electric vehicles for residents and Town needs	12/7/2021 9:30 AM
66	Parking prices are way too high. Now the "day at the beach" has gone away in Wells and surrounding towns. Pay \$30 to park, and no beach to go to during high tide. The beaches are going away.	12/5/2021 9:33 AM
67	Route One is used as a dragway day and night. It should have designated patrols and speed traps.	11/27/2021 3:05 PM
68	My personal issue is that the train station access road surrounds my property. My ingress/egress is now off the MTA road as a deeded right of way instead of my direct access I had to 109. My property is trespassed on all day. My entrance is constantly blocked. The vehicles use this road as a speedway! We are lucky not to have a schoolbus or car smashed into. And if the Town Manager gets her way to put the Chamber of Commerce in the train station my problem is going to get worse and I will be calling the Town Manager, the police dept. and the Maine Turnpike many times a day. And possibly get the TV stations and news papers to see what I am being put through.	11/27/2021 2:24 PM
69	Review Speed limits on all roads in town, with increase in development, some speed limits may no longer be appropriate for the roadways Ensure private ways are maintained to a safe standard for emergency response	11/23/2021 12:06 PM
70	Rise in population equals more cars on the road	11/22/2021 11:20 PM

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71	Route 1 is a disaster. Aside from some type of public transport, I don't see a solution. Would people make use of a shuttle or bus service?	11/22/2021 9:07 AM
72	This isn't just a Wells issue, but I really think Maine/NH/MA should work to create a high speed rail system between Portland and Boston. If people could reasonably commute from Wells it would open up huge possibilities for our community.	11/21/2021 11:19 AM
73	Set minimum speed limits on Rt 1. Some travel 20,25 MPR in a 35 MPR zone	11/20/2021 8:14 PM
74	None as of now	11/19/2021 10:45 PM
75	More side walks and safe crosswalks. Give us a signal or something. I sit at the East Restaurant crosswalk for upwards of 10 minutes during the summer just for someone to notice me with 2 YOUNG kids and stop to let us safely us the CROSSWALK	11/19/2021 7:23 PM
76	Lowering the speed limits is making it very time consuming to do just about anything. Again, too many people in the summer. Maybe stop allowing seasonal homes.	11/19/2021 7:14 PM
77	lights at 9A - 109 and at Rt9 and 109 are desperately needed for both safety and to ease frustrations	11/19/2021 5:55 PM
78	Bike lanes	11/19/2021 4:31 PM
79	Bike usage and signage. Route one needs a bike lane	11/19/2021 4:15 PM
80	Decrease the amount of traffic , decrease development which is increasing the traffic.	11/19/2021 7:29 AM
81	Need a traffic light on Crediford and Branch rd at 109	11/18/2021 10:36 PM
82	109/9 intersection and 109/9a intersection. Yes the light is going on but it won't be enough these intersections are busy fast and dangerous. It's one of the main areas for school bus traffic and it's just unsafe with the lack of lights/speed modifications. The corner of garden and 109 are difficult to see East on due to neighbors lawn. And taking a left at from beach into 109 is treacherous between the traffic coming out of chases the slight rise of the hill and the angle of traffic coming from Sanford. Before these developments are occupied something must be done and it's not just the light	11/18/2021 9:22 PM
83	We need to develop a bike sharing system	11/18/2021 9:10 PM
84	To get to the beach you have to drive and park there, if there was a shuttle that went to the lot people could use that and it would actually be possible to go for a swim in the middle of the day and not camp out all day for a dip.	11/18/2021 8:39 PM
85	Stop the Dairy Wueen being built on Rt 1. That location is already a hazard and makes no sense to make it worse.	11/18/2021 5:59 PM
86	-	11/18/2021 5:44 PM
87	None	11/18/2021 5:20 PM
88	To many old slow drivers.	11/18/2021 5:03 PM
89	Synchronization of traffic lights, smart lights and roudabouts	11/18/2021 4:42 PM
90	None	11/18/2021 8:59 AM
91	Do not allow any more seasonal cottages, camping spots.	11/17/2021 7:59 PM
92	Speed limits on the beach access roads should be limited to 25 MPH: Bourne, Eldridge, Furbish and Mile.	11/17/2021 6:20 PM
93	More stop lights instead of flashing lights	11/17/2021 5:28 PM
94	The increased numbers of accidents and volume on the Me Tpke has increased the overflow traffic thru Wells. Cars are being pushed/diverted thru Wells, North Berwick and other Town roads. The volume exceeds all planning and support from town services.	11/17/2021 9:58 AM
95	Traffic lights needed at 109/Branch Road. Sidewalks needed in the now more populated areas of town.	11/16/2021 10:18 PM
96	It would help to have more transport to beaches due to lack of parking at times. A lot to park car in to get bus or trolley with your beach chair.	11/16/2021 9:46 PM

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97	None at this time.	11/16/2021 9:09 PM
98	Na	11/16/2021 7:46 PM
99	Increased enforcement of current traffic regulations and a wider police presence, especially during peak traffic times	11/16/2021 5:50 PM
100	I love my town	11/16/2021 5:49 PM
101	Unsure	11/16/2021 5:17 PM
102	traffic, traffic, traffic from June-September	11/16/2021 2:20 PM
103	Please put a right-hand turn lane from Route 109 onto Chapel at the light. There's plenty of room--it's blocked off by yellow diagonal lines in the middle. This gets so backed up in the high season.	11/16/2021 10:18 AM
104	The clean air we're so proud of is being eroded by increased traffic. The only opportunity I can see here is better public transit	11/15/2021 8:20 PM
105	Every intersection should have four crosswalks and push button amber crossing lights.	11/14/2021 8:17 PM

Q13 What natural resources need further protection in Wells?

Answered: 148 Skipped: 228

#	RESPONSES	DATE
1	All aspects of natural areas, especially those relating to landscape resiliency	1/7/2022 5:05 PM
2	wetlands and forests	1/7/2022 10:46 AM
3	wetlands, endangered species, vernal pools, wetland s	1/6/2022 2:34 PM
4	Freshwater wetlands and forests are under attack! they need help All natural resources in Wells need as much protection as possible. Please stop clear cutting trees - they help soak up floodwater.	1/6/2022 12:43 PM
5	wetlands and wildlife habitats	1/6/2022 12:13 PM
6	wetlands	1/6/2022 12:01 PM
7	trees, migrating water birds, bears, coyote deer need habitat Its disappearing	1/4/2022 3:40 PM
8	the creditors creek region as well as the whole town from development	1/4/2022 3:04 PM
9	all of it - as we spend on them for our quality of life	1/4/2022 1:52 PM
10	all of it - dark skies please! I love to see the start at night and am concerned that with more people and development we will lose it There is a lot of info on how to preserve dark skies and keep people safe. Also the wild spaces - trees, plants, animals, ocean, rivers, marshes	1/4/2022 1:39 PM
11	the forest and wooded wetlands seemingly developers have cut down trees in mucky areas and fill in the lot we need to decrease development of forested areas	1/4/2022 1:23 PM
12	water, undeveloped land	1/4/2022 1:06 PM
13	Beaches, trails, wooded areas	1/4/2022 12:32 PM
14	beaches, marsh	1/4/2022 9:50 AM
15	Marsh - building way too many homes on the marsh areas	1/4/2022 9:41 AM
16	Currently ok	12/21/2021 5:30 PM
17	Water.	12/19/2021 1:59 PM
18	water transfer station	12/19/2021 7:13 AM
19	Marshes and wildlife. Maybe partnering with Rachel Carson more.	12/18/2021 6:35 AM
20	Rachael Carson property	12/17/2021 7:20 PM
21	All natural resources need protection.	12/16/2021 10:52 PM
22	Every bit of town land shouldn't be sold off.	12/16/2021 10:47 PM
23	Wetlands! Stop approving to fill them in and building on them!	12/16/2021 9:17 PM
24	Protect the locals! They are a dying breed. Less focus on the piping plovers - cute but truth is they are plentiful now and frankly people matter more.	12/16/2021 8:39 PM
25	Wetland and forested areas	12/16/2021 7:15 PM
26	Wetlands from development	12/16/2021 6:49 PM
27	They are well protected	12/16/2021 3:29 PM
28	Beach	12/16/2021 2:03 PM
29	We should try to shift new development towards renewable energy to help preserve our natural	12/16/2021 1:19 PM

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	resources.	
30	The beach and marshes are critical. If we lose the beach or make it unenjoyable, we lose the town tax base, among other things.	12/16/2021 12:59 PM
31	Water & private wells.	12/16/2021 12:42 PM
32	Safe water, wetlands	12/15/2021 10:03 PM
33	the dunes on the beaches and the marshes.	12/15/2021 8:56 PM
34	deer yards, marshes, wetlands above the coastal areas, wooded areas favorable for bird habitat.	12/15/2021 8:35 PM
35	Limit building near marshes, ocean, Rachel Carson area..	12/15/2021 8:21 PM
36	All the concerns that the experts are reporting	12/15/2021 8:02 PM
37	Looks like you've covered them in the map.	12/15/2021 7:41 PM
38	Wetlands, wooded areas. Our wildlife is being driven out and displaced.	12/15/2021 6:09 PM
39	Protect existing undeveloped land, especially along route one.	12/15/2021 6:09 PM
40	All of them!	12/15/2021 6:07 PM
41	Wooded areas	12/15/2021 6:06 PM
42	All wetlands. The aquifer.	12/15/2021 5:43 PM
43	We need more green space and less cluster development.	12/15/2021 5:36 PM
44	The Rachel Carson Marsh	12/15/2021 5:23 PM
45	Open space along route one	12/15/2021 5:05 PM
46	Water	12/15/2021 4:59 PM
47	The estuaries obviously need protection but they seem to get attention, I think our forests should be kept in mind as we keep building these massive developments.	12/15/2021 3:58 PM
48	All wet lands Stop cutting down tree to make room for any more trailer/rv parks.	12/15/2021 3:43 PM
49	All wildlife that are being squeezed by building development.	12/15/2021 3:40 PM
50	The dunes on the northern end of the beach Public ways 14 through 16 should be coded and the dunes posted with "No Trespassing "	12/15/2021 3:03 PM
51	The salt marshes need less trespassing by people and it needs eradication of the phragmite reeds	12/15/2021 2:59 PM
52	The beaches!!! Too many people and their trash in the summer! The coast can only support so many without it being destroyed.	12/15/2021 2:43 PM
53	Open space. We cannot allow over development to destroy the beauty of what makes Wells desirable	12/15/2021 2:28 PM
54	Beach water quality	12/15/2021 2:22 PM
55	Our water and woodlands!!! Stop building so many houses!!	12/15/2021 2:07 PM
56	Water Supply!!! Overdevelopment threatening well water supply. Woodland preservation	12/15/2021 2:00 PM
57	Coastal fisheries	12/15/2021 1:58 PM
58	rivers	12/15/2021 1:47 PM
59	habitat- with all the building we now have more bears wondering our yards, being pushed out of the wooded areas along with other animals.	12/15/2021 12:53 PM
60	All of them. Wetland, vernal pools, waterfowl habitats. streams, watershed areas. Quit building.	12/15/2021 11:36 AM
61	All	12/15/2021 10:49 AM
62	Water shed (remove/ban septic); woods - expand public access to woods with walking / bike	12/15/2021 8:37 AM

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	trails and paths	
63	Overpopulation. Resources are being overused due to crowding in complexes - wells drying up. Building near wetlands, etc. Need to leave more natural areas alone and build away.	12/15/2021 7:02 AM
64	Water tables! STOP building huge developments in wells! It's greedy!!	12/14/2021 10:42 PM
65	Forests	12/14/2021 10:35 PM
66	Wetlands, fields, forests	12/14/2021 9:49 PM
67	Trees. Stop allowing them to be clear cut for new construction.	12/14/2021 8:00 PM
68	Freshwater wetlands, saltwater wetlands, trees, vegetation, etc they are all under attack from Development and the laws here need to stop allowing the filling in of wetlands especially and clearcutting. Its very disturbing...the lack of respect for the environment here.	12/14/2021 5:55 PM
69	WATER	12/14/2021 4:29 PM
70	all.	12/14/2021 4:12 PM
71	Wetlands and open land	12/14/2021 3:04 PM
72	The beautiful trees, and all of the animals who live in our woods. We are seeing more animals on our property because of all of the building constantly going on taking away their homes. Moratorium on building please enough already	12/14/2021 12:11 PM
73	Open spaces and waterways	12/14/2021 11:34 AM
74	Beaches	12/14/2021 11:28 AM
75	Fresh drinking water/ our well water and underground water. Protect undeveloped continuous forest from being broken up into housing lots.	12/14/2021 11:24 AM
76	Anything that is not developed now. While we cannot develop on wetlands, animals cannot just live in the water. Further more, with all of the new developments and water wells having to be drilled, how is our water table looking in our area?	12/14/2021 10:34 AM
77	All undeveloped areas left should be preserved	12/14/2021 9:35 AM
78	Any and all public land needs to be protected.	12/14/2021 9:25 AM
79	beaches, dunes, wildlife	12/14/2021 8:59 AM
80	I live near the marshes on Harbor Road and I'm always surprise how many people have their dogs running freely in the water and in the grass. They are holding the leash in hand and are just waiting for the animal control officer to show up. Recruit "ambassadors"to areas to speak to the dog owners and let them know that a future event may trigger the animal control person to show up. The creation of a dog park is needed but not in this area.	12/13/2021 11:00 PM
81	Moody Beach suffers from sand erosion at the north end. Replenish as need arises?	12/13/2021 7:20 PM
82	I would like to see protections for all of the indigenous species in Wells. From insects to seals they all should be protected. However If there are needs to thin deer populations for example, that is fine as long as the meat does not go unused.	12/13/2021 4:08 PM
83	I believe the Town and State have done a great job protecting most of the area's natural resources.	12/13/2021 3:25 PM
84	Drinking water is the next big global issue so we should keep an eye on protecting and conserving our sources. Telling Poland Spring to look elsewhere was a great town decision in the past so more like that.	12/13/2021 11:44 AM
85	Open fields (food source for many animals) forest and shoreline protection from development. Just because someone wants to develop land nd they've filed the correct documentation, doesn't mean it should be approved. Conservation should be a priority...our development includes "open space" but many of those spaces are small/chopped up and forest and fields (native cover and food) are still greatly impacted. I'm sure this is common an should be addressed with requirements to re-forest/plant and increase minimum sizes of protected areas and hw they connect (wildlife travel/corridors)	12/13/2021 11:27 AM
86	none	12/13/2021 11:25 AM

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87	Green power for those who use fossil fuels to heat/cool their houses and businesses	12/13/2021 10:41 AM
88	Ground water	12/10/2021 3:22 PM
89	This should be addressed as part of a much-needed climate action plan. Sea level rise will affect many areas. But also drought, heavier rains, changing temperature, changing ocean acidity, changing insect populations, etc that result from climate change will need to be addressed	12/7/2021 9:37 AM
90	The marshes.... keep the hunters and dogs off of them. Stop commercializing the harbor and polluting it with traffic, gas, oil. Stop allowing building on wetlands and stop allowing huge condo complexes. Stop 2 x 4 construction of tacky tacky seasonal residences that will turn into slums one they can no longer be maintained and will have to be rebuilt	12/5/2021 9:48 AM
91	Land, increase the amount of land needed to build in certain areas and regulate those who are allowed to buy it (meaning don't sell to large construction services based out of state that come in and out up 4+ houses in a small plot losing precious land not to mention taking away from opportunity of local contractors.	12/1/2021 5:43 PM
92	This doesn't include the New England Cottontail. Somebody better call Owen Grumbling and get on board.	11/27/2021 3:14 PM
93	Branch brook aquifer	11/26/2021 1:51 PM
94	Forests	11/22/2021 11:23 PM
95	Ground water, undeveloped land, wildlife, coast.	11/22/2021 9:31 AM
96	Shoreline	11/21/2021 11:59 AM
97	I think we do a pretty good job of protecting our coastline and birdies; but I fear that overbuilding is compromising our woodland areas	11/21/2021 11:28 AM
98	The shallow swamps behind East restaurant	11/19/2021 7:28 PM
99	Wetlands	11/19/2021 7:17 PM
100	Land near the ocean. Land west of Rte 1 less building and a need for a few walking and bike paths that are cleared.	11/19/2021 6:44 PM
101	Overall I feel that Wells does a good job of thinking about and protecting the natural resources, that mentality should continue going forward.	11/19/2021 5:55 PM
102	Water ways	11/19/2021 4:32 PM
103	ALL OF THEM! Please stop trading in wildlife habitat in one area to build in another.	11/19/2021 1:51 PM
104	The marsh and the beach.	11/19/2021 9:57 AM
105	Preserve open space	11/19/2021 8:17 AM
106	ALL OF THEM!!!!!!!!!!!!!! Development is threatening all of Wells. The cluster development plan may have seemed like a good idea at the time but it has proven to be a disaster. A small portion of the development is set aside which is miniscule in offsetting the damage of the 175 and 20 unit developemnts.	11/19/2021 7:44 AM
107	Woods not just wet lands	11/19/2021 7:16 AM
108	All of them	11/19/2021 6:14 AM
109	All the remaining marshes. Too much wetlands have been filled in to build homes. Negatively impacting the ecosystem	11/18/2021 10:40 PM
110	Dunes	11/18/2021 9:46 PM
111	Undeveloped land and farms should be protected	11/18/2021 9:15 PM
112	open spaces	11/18/2021 8:19 PM
113	Woodlands, fields, old farm land. Stop with all the developments!!!!!!	11/18/2021 7:22 PM
114	They don't	11/18/2021 7:09 PM

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115	Estuary Ocean	11/18/2021 6:17 PM
116	Sea River pollution in the water. Need to address it.	11/18/2021 6:01 PM
117	All need protection	11/18/2021 5:23 PM
118	Hobbs pond or the steam it is now.	11/18/2021 5:04 PM
119	Ditches on Drakes Island need to be redug... my moms home at 49 Grove St is always an island when it rains !!!! Very bad !!!!	11/18/2021 4:39 PM
120	Let's start with the Atlantic Ocean and our coast line.	11/18/2021 9:08 AM
121	I am a strong supporter of water protection and conservation	11/17/2021 8:54 PM
122	Preserving marsh and wetlands will help prevent flooding in other areas	11/17/2021 8:51 PM
123	Marshes, beaches	11/17/2021 6:26 PM
124	Pollinator habitat	11/17/2021 5:36 PM
125	None	11/17/2021 2:12 PM
126	The shore line. The harbor.	11/17/2021 12:04 PM
127	ALL of it. As a Wildlife Biologist, it is abundantly clear to me that Wells is over-developed. Wells is losing areas of critical wildlife habitat to development and, although there are many preserved areas, they are fragmented. With an increase in 1. development and 2. town population and 3. vehicles on the road, we will see an increase in negative human-wildlife interactions. In addition, we are losing valuable habitat that SUPPORTS many species, some of which are in need of protection.	11/17/2021 11:43 AM
128	Trees, especially the hardwoods. The clear cutting being done to create cul-de-sac building developements is a disaster in the making. The brutal clear cutting done on Green Road in Wells and Old Loop is incredible and will change the environment for quite awhile. The building permit will not reduce our impact on Natural Resources.	11/17/2021 10:10 AM
129	Protect the lobster industry from over regulation	11/17/2021 7:13 AM
130	Branch Brook area is in threat of being over developed	11/17/2021 6:44 AM
131	Our forests	11/16/2021 9:25 PM
132	Water supply (secondary to over-building), marshes and creatures/plants that rely on them, forests, beaches	11/16/2021 9:15 PM
133	The clam flats and hunting areas	11/16/2021 9:14 PM
134	marshes, beaches, rivers, streams, land	11/16/2021 8:20 PM
135	Beach	11/16/2021 7:48 PM
136	Beach.	11/16/2021 7:37 PM
137	All'n	11/16/2021 6:34 PM
138	Salt marsh	11/16/2021 6:16 PM
139	None. Adequate as is	11/16/2021 5:53 PM
140	I love my towncampsnonei	11/16/2021 5:51 PM
141	We need to slow down building and save areas of forest.	11/16/2021 5:23 PM
142	Water	11/16/2021 4:45 PM
143	all of them! Wells has enough residents and enough buildings. You can't continue to squeeze more people and buildings onto this beautiful land without hurting the resources and nature we love so much - for some of us the reason we moved here. We need to find a way to live with nature, not demolish it.	11/16/2021 4:10 PM
144	Marshes and dunes	11/16/2021 2:22 PM
145	Farmland. Open fields.	11/16/2021 10:23 AM

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146	Trees, habitat for wildlife, ground water.	11/15/2021 8:33 PM
147	Homes, land, clean water, marshes,	11/14/2021 8:25 PM
148	Inhabitants	11/14/2021 6:39 PM

Q14 What geographic areas need further protection or conservation in Wells (i.e., coast, inland, etc.)?

Answered: 131 Skipped: 245

#	RESPONSES	DATE
1	Coastal areas and the upland forested areas that protect them	1/7/2022 5:05 PM
2	The coast is gone already, lets try to save some inlands and waterways	1/7/2022 10:46 AM
3	coast, woods	1/6/2022 2:34 PM
4	Good quality year round jobs most important	1/6/2022 2:17 PM
5	Both the coast and inland are being adversely affected by construction of homes, hotels, building, etc. They need protection!	1/6/2022 12:43 PM
6	Sea walls need serious protection	1/6/2022 12:24 PM
7	areas of Wells that ned protection from climate change and unrestricted development	1/6/2022 12:13 PM
8	wetlands/forest lines near coast it is part of the town charm, but we are enabling deforestation and filling in on wetlands to enable multi family dwellings, condos, and cluster development	1/6/2022 12:01 PM
9	coastal! stop the madness (building)	1/4/2022 3:40 PM
10	creditors creek, wells beach	1/4/2022 3:04 PM
11	all of them! between development, population growth, and climate change, we are facing some tough challenges that will need to be addressed sooner than later	1/4/2022 1:52 PM
12	everywhere - keep and promote green space and keep population density concentrated	1/4/2022 1:39 PM
13	The forest and wet parts of the forest animals are getting displaced keep large areas of woods in tact	1/4/2022 1:23 PM
14	open space	1/4/2022 1:06 PM
15	Coastal seawalls need an updated plan funded by town and state. Much of Wells town revenue is due to the beach and beachfront property.	1/4/2022 12:48 PM
16	inland	1/4/2022 12:32 PM
17	Both! Slow development on Rt 1 - no more RV Parks. New hosing should be small development type - 20 or fewer homes.	12/21/2021 5:30 PM
18	all	12/19/2021 7:13 AM
19	Coast in front of the lobster pound and going along the sea wall. The road that scoop deck is on coming from the road the wells lobster Pound is on.	12/18/2021 6:35 AM
20	Coast	12/17/2021 7:20 PM
21	NA	12/16/2021 10:52 PM
22	Land near the wells transfer station. Seems to be more and more areas being clearcut and citizens would like to know why.	12/16/2021 10:47 PM
23	Inland	12/16/2021 9:17 PM
24	Route 1 is a lost cause unless you follow my suggestions. Zone everything	12/16/2021 8:39 PM
25	Beachfront lots	12/16/2021 6:49 PM
26	Maintain what is already existing	12/16/2021 3:29 PM
27	Beach	12/16/2021 2:03 PM

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28	I like the access to nature that we have due to places like Rachel Carson nature preserve, mt agamenticus, and laudholm farms. The more protected land the better!	12/16/2021 1:19 PM
29	The beach and the river are the most important. Coastal owners should be permitted to do more the protect their properties (and thus the assessed value). If this means the town fighting the state or EPA on owner's behalf, so be it.	12/16/2021 12:59 PM
30	All of them	12/15/2021 10:03 PM
31	The coast. Stop allowing bigger homes outside the footprint of the original cottages!!!	12/15/2021 8:56 PM
32	Inland... too many developments of residential properties are being "clear cut" and paved moving naturally found flora and fauna to lose their areas. Natural homes for deer, moose, fox, bear and more are being chased from their natural home areas.	12/15/2021 8:35 PM
33	Coastal	12/15/2021 8:21 PM
34	Not sure	12/15/2021 8:02 PM
35	Coast for sure	12/15/2021 7:41 PM
36	Everywhere. The clear cutting and development on every inch is out of control.	12/15/2021 6:09 PM
37	Inland areas of green space need to be protected from overdevelopment.	12/15/2021 6:09 PM
38	Coast and inland	12/15/2021 6:06 PM
39	All of it.	12/15/2021 5:43 PM
40	A moratorium on recreational vehicle parks in Wells.	12/15/2021 5:05 PM
41	I land	12/15/2021 4:59 PM
42	Coast	12/15/2021 4:20 PM
43	Inland is dealing with lots of clear cutting for developments. It usually grows back okish (see the forest for an example) but for a few years its quite jarring to look at especially if not set back from the road by enough.	12/15/2021 3:58 PM
44	Inland Because so many tree were cut down on Tatnic Rd Flooded basements have resulted in many residential neighborhoods just west of RT 1	12/15/2021 3:43 PM
45	Within 1 mile of coastline.	12/15/2021 3:40 PM
46	All	12/15/2021 3:03 PM
47	Coast	12/15/2021 2:59 PM
48	coast	12/15/2021 2:43 PM
49	Stop allowing redevelopment of the coastal properties until the infrastructure is fixed otherwise we are chasing our tail.	12/15/2021 2:28 PM
50	The Harbor needs to be protected and conserved	12/15/2021 2:22 PM
51	Inland!	12/15/2021 2:07 PM
52	Inland overdevelopment	12/15/2021 2:00 PM
53	Coastal fisheries	12/15/2021 1:58 PM
54	Marsh Area	12/15/2021 1:50 PM
55	none really we conserve better than most towns in York County	12/15/2021 1:47 PM
56	All of Wells, with the building boom our roads, water all need protection	12/15/2021 12:53 PM
57	Both.	12/15/2021 11:36 AM
58	Inland forestation. Moratorium on new housing and clearing of land.	12/15/2021 10:49 AM
59	Jetty (on both sides) needs to be raised at the point where it steps down to reduce spill over erosion and maintain beach access. Protect and enlarge public accessible green space. Fisherman's cove outer riprap.	12/15/2021 8:37 AM

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60	Too many oversized homes replacing small dwellings along the coastal areas. There needs to be better zoning restrictions. Trailer parks, new community developments need to stop.	12/15/2021 7:02 AM
61	Branch Brook Watershed	12/14/2021 10:35 PM
62	Don't allow building on the wetlands.	12/14/2021 10:01 PM
63	Inland	12/14/2021 9:49 PM
64	Coast	12/14/2021 9:21 PM
65	Inland. We are at capacity for population and access to roads. Do not add more neighborhoods west of the turnpike.	12/14/2021 8:00 PM
66	Both areas need protection and residential neighborhoods with limited vegetation need to be re-vegetated, trees re-planted.	12/14/2021 5:55 PM
67	All of our natural assets and indigenous flora and fauna	12/14/2021 4:29 PM
68	Low-lying neighborhoods east of Rte. 1	12/14/2021 4:12 PM
69	Inland	12/14/2021 3:04 PM
70	All of it	12/14/2021 12:11 PM
71	Waterways, marsh	12/14/2021 11:34 AM
72	The beaches! If we lose clean beautiful public beaches, we lose tourists.	12/14/2021 11:24 AM
73	All areas west of route 1. Truthfully, a lot of our woods are being cut down for solar projects, housing projects, etc. For any of these areas, replanting's should be required in areas that do not obstruct these new fixed buildings.	12/14/2021 10:34 AM
74	Coast and inland. The wildlife has shrinking habitat. There will soon be none left	12/14/2021 9:35 AM
75	Inland areas that are being developed.	12/14/2021 9:25 AM
76	All of the above. Once you change it, you can never put it back.	12/13/2021 11:00 PM
77	Mostly the town's infrastructure needs protection from the ocean rather than conservation at this point.	12/13/2021 3:25 PM
78	I'm for protecting areas from development while allowing for visitation and recreation. A wildlife corridor/outdoor rec. trail system protects resources while growing economic and recreation possibilities. Also would encourage people to recreate away from the coast from time to time	12/13/2021 11:44 AM
79	Per above	12/13/2021 11:27 AM
80	none	12/13/2021 11:25 AM
81	Inland west of 95. We can't have the sustained over development that we now allow and then ask, "how can we protect our natural resources".	12/13/2021 11:16 AM
82	Coast, inland from run away development	12/10/2021 3:22 PM
83	Most fragile seems to be the coast, but inland waterways and other areas will be affected by climate changes. Again, we need a climate action plan to get ahead of these changes	12/7/2021 9:37 AM
84	The entire town of Wells has been turned into a playground for the wealthy. All the natural beauty is being hacked up and eroded by McMansions and sugar shacks.	12/5/2021 9:48 AM
85	Coast and inland both need decrease construction. Or even deconstructions, instead of lying your way into stealing plots of land from local families and attempting to sell it off, utilize your time and money into buying coast line houses uninhabited and tearing them down, and revitalizing the area with common local foliage.	12/1/2021 5:43 PM
86	Inland	11/26/2021 1:51 PM
87	Coastal areas and western forest land	11/22/2021 11:23 PM
88	Unfortunately money and its acquisition seems to be the driving force, not just in Maine, but everywhere. What comparatively few undeveloped areas we have left should be preserved. This includes coastal properties. Some of our most beautiful areas have been destroyed for	11/22/2021 9:31 AM

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building. There was a call for a building moratorium at one time in Wells, then a 2.2 acre limit per house, but now anything goes. Cluster developments instead of single family dwellings, 3 season housing developments, all resulting in more traffic, bigger carbon footprint, destruction of natural habitat. No one seems to care.

89	Coast	11/21/2021 11:59 AM
90	inland	11/21/2021 11:28 AM
91	The shallow swamps behind East restaurant. Also people on boats speeding through the estuary needs to stop. It is dangerous for us paddleboarders and kayakers	11/19/2021 7:28 PM
92	beaches	11/19/2021 7:17 PM
93	Both coast and inland. Less building. Soon schools will need more room.	11/19/2021 6:44 PM
94	Area around the Old Marsh, so many homes being built in and around a wetland.	11/19/2021 5:55 PM
95	Coastal clean up	11/19/2021 4:32 PM
96	Coast is a lost cause and already overbuilt. Concentrate on inland areas.	11/19/2021 1:51 PM
97	Coast	11/19/2021 9:57 AM
98	These areas are currently well managed	11/19/2021 8:17 AM
99	ALL OF THEM!!!! The town of Wells is being raped and pillaged by developers who pay a sin tax of donating a small portion of their development to "conservation".	11/19/2021 7:44 AM
100	Protect the small town feel by conserving the forests as well as the wetlands	11/19/2021 7:16 AM
101	All of them	11/19/2021 6:14 AM
102	All of the above	11/18/2021 10:40 PM
103	Further development needs to be carefully planned and limited	11/18/2021 9:15 PM
104	wells harbor	11/18/2021 8:19 PM
105	Inland. Don't allow developments in fields, old farm land and woodlands	11/18/2021 7:22 PM
106	Stop the subdivisions	11/18/2021 7:09 PM
107	All	11/18/2021 6:17 PM
108	The beach	11/18/2021 5:23 PM
109	Drakes Island	11/18/2021 4:39 PM
110	See #13	11/18/2021 9:08 AM
111	Marshes, beaches	11/17/2021 6:26 PM
112	Inland	11/17/2021 5:36 PM
113	Beaches. Expand and replenish beaches and dune, dune grass	11/17/2021 2:12 PM
114	The inland forests and open fields need protection. Since Wells removed the growth cap, there are houses crammed into almost every single available parcel of land. This practice is highly detrimental to ALL of the wildlife that inhabits our town. I could go into great detail on this subject but I think the best way to illustrate this concept is to layer two GIS maps over one another--the critical habitat and the development. The areas in which they are overlapping is alarming. The Town of Wells Planning Board has enlisted every trick in the book to get around regulations that promote the health of the environment (wildlife habitat, water quality, wetlands, etc.) for the sake of allowing house after house to squeeze onto "a little over" 2 acres. WHO IS BENEFITING FROM THIS? It is NOT the community and certainly not the environment or wildlife.	11/17/2021 11:43 AM
115	Inland needs protection, the coast is lost. Result of years of poor planning by Town planners has pushed Wells beyond the point of no return on the Coast.	11/17/2021 10:10 AM
116	All	11/16/2021 9:25 PM

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117	Marshes and associated creatures/plants. Beaches. Forests.	11/16/2021 9:15 PM
118	Inland.	11/16/2021 9:14 PM
119	those threatened by rising seas	11/16/2021 8:20 PM
120	Coast	11/16/2021 7:48 PM
121	Coast.	11/16/2021 7:37 PM
122	Low lands	11/16/2021 6:34 PM
123	Purchase oceanfront homes and bulldoze them	11/16/2021 6:16 PM
124	None. Adequate as is	11/16/2021 5:53 PM
125	Inland needs to be preserved and not over-built any more than it already is.	11/16/2021 5:23 PM
126	all of them!	11/16/2021 4:10 PM
127	Coast	11/16/2021 2:22 PM
128	Inland forests & fields. It feels like all available parcels are becoming subdivisions.	11/16/2021 10:23 AM
129	Everything slated for development should be discarded and undeveloped areas should be off limits to developers.	11/15/2021 8:33 PM
130	The beaches, marshes,	11/14/2021 8:25 PM
131	The marshes. The kayaking population has increased on the Bourne Ave marsh and as a direct result there is now trash where there wasn't before. Empty alcohol containers.....	11/14/2021 6:39 PM

Q15 Are there any recreation opportunities or infrastructure that can be created within or adjacent to Well's natural resource areas?

Answered: 101 Skipped: 275

#	RESPONSES	DATE
1	Continue efforts to connect areas with pedestrian pathes and trails	1/7/2022 5:05 PM
2	bike/hike trails	1/6/2022 2:34 PM
3	badly , need more parking	1/6/2022 2:17 PM
4	No! The damage has been done! No more building should be allowed around any natural resource areas. Please understand we have surpassed the danger zone in Wells	1/6/2022 12:43 PM
5	Day camps for kids to learn about resources and ocean life	1/6/2022 12:24 PM
6	hiking trails	1/6/2022 12:13 PM
7	trails from route 1 through a forested area to see wildlife possible fish in a stream	1/6/2022 12:01 PM
8	no	1/4/2022 3:04 PM
9	please keep motors out of the water	1/4/2022 1:39 PM
10	Support Laudholm Farm	1/4/2022 12:32 PM
11	Bocci at harbor as well as volleyball, etc.	1/4/2022 9:50 AM
12	no	12/21/2021 5:30 PM
13	Maybe highlighting the ones we have? Highlighting the opportunities at the harbor such as kayaks; small boats etc. maybe bike or moped rentals.	12/18/2021 6:35 AM
14	Not sure about recreational opportunities but there are educational opportunities and my family has enjoyed all school and non-profit programs that have highlighted nature opportunities	12/16/2021 10:52 PM
15	If my bridge from the Harbor to the beach parking lot is too much of an undertaking, perhaps we modify that to a zip line from the Harbor to Eastern Shore parking and back.	12/16/2021 8:39 PM
16	Purchase open lands to prevent further development of housing Create trail system	12/16/2021 7:15 PM
17	Bike trails	12/16/2021 6:49 PM
18	Walking trails	12/16/2021 3:29 PM
19	I will never object to more walking paths and trails.	12/16/2021 1:19 PM
20	I am satisfied with existing options.	12/16/2021 12:59 PM
21	More walking trails. Maybe biking trails.	12/15/2021 9:53 PM
22	No.	12/15/2021 8:56 PM
23	Hiking, walking trails.	12/15/2021 8:35 PM
24	Moody Beach could again allow the public to recreate upon it.	12/15/2021 8:16 PM
25	Not sure	12/15/2021 8:02 PM
26	Unknown	12/15/2021 7:41 PM
27	No more RV parks or campsites that offer pools and water slides. These seasonal sites negatively impact the water table for wells and tributaries that flow towards the ocean.	12/15/2021 6:09 PM
28	Walking trails with primitive camp sites	12/15/2021 5:15 PM
29	More walking trails	12/15/2021 4:59 PM

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30	Dog parks are a must. More kayak and canoeing buildings that support these recreations. A boat house perhaps	12/15/2021 4:57 PM
31	Possibly walking paths above the marshes like rachel carson has, and laudholm.	12/15/2021 3:58 PM
32	?	12/15/2021 3:43 PM
33	Ice skating rink set up for winter. A community pool with affordable fees.	12/15/2021 3:40 PM
34	Spruce up the harbor park It is in disrepair Put in tennis B-ball shuffleboard courts Have food carts	12/15/2021 3:03 PM
35	dog park	12/15/2021 2:52 PM
36	I like the Scarborough canoe launch, we could do that as well.	12/15/2021 2:28 PM
37	More walking paths	12/15/2021 2:22 PM
38	More things for locals to do year round.	12/15/2021 2:07 PM
39	More hiking trails	12/15/2021 1:50 PM
40	Keep encouraging bike paths	12/15/2021 1:47 PM
41	NO, All of the new housing clusters seem to be private yet have conservation areas that the public can't access.	12/15/2021 12:53 PM
42	Nope. Quit taking down all our trees.	12/15/2021 11:36 AM
43	Walking and cycling trails through more established lands opposite those in existence.	12/15/2021 10:49 AM
44	Increase biking, walking trails and paths in wooded/green areas. Trail system to mt A. Connect to Eastern trail.	12/15/2021 8:37 AM
45	Parks, more hiking trails, areas where kayaks and other water activities can be accessed. To few boat put ins. More opportunities to rent kayaks and water boards, etc. for a day.	12/15/2021 7:02 AM
46	more hiking trails	12/14/2021 10:35 PM
47	There are plenty of natural reserves that could sponsor wildlife tours, bird watching, etc.	12/14/2021 10:01 PM
48	No! This is very detrimental to wildlife and the environment! Too much human presence in Natural settings is cause for concern and disturbs many species!	12/14/2021 5:55 PM
49	Make optimum and sustainable use of our natural resources	12/14/2021 4:29 PM
50	Publicize existing outdoor recreation opportunities (like hiking trails maintained by various conservation organizations or the town).	12/14/2021 4:12 PM
51	Additional hiking trails	12/14/2021 3:04 PM
52	Birding, hiking and winter activities such as cross country skiing and snowshoeing.	12/14/2021 12:11 PM
53	?	12/14/2021 11:24 AM
54	I would like to say yes to more walking trails and such, but I also do not want to impact animal habitats more than we already have.	12/14/2021 10:34 AM
55	Art and photography classes should be promoted	12/13/2021 11:00 PM
56	Yes, more paved bike paths throughout the community through wooded areas and not necessarily along all of the towns roads.	12/13/2021 3:25 PM
57	Moody beach shouldn't be private past the high tide line. Its a massive resource the town should own, manage and utilize. It would allow some infrastructure developments to spread out the crowds and this the impact to our other coastal areas.	12/13/2021 11:44 AM
58	N/a	12/13/2021 11:27 AM
59	no	12/13/2021 11:25 AM
60	NO - leave it alone.	12/5/2021 9:48 AM

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61	I've looked into this personally but do not have the money. The old Eldridge lumbar store and warehouse in route 1 in wells would be for sale for the right price. This would be a great place to put a local gym and indoor turf field, swimming pools, etc where our local sports teams and any number of active individuals could come and practice, host adult community sporting events, etc.	12/1/2021 5:43 PM
62	There's plenty now. It's more important to promote what we have, make sure it's well maintained, and insure that adequate parking is available.	11/27/2021 3:14 PM
63	A sports dome would be huge! A way to connect a harbor rd to eastern shore even if by foot again would be huge!	11/22/2021 11:23 PM
64	Great Works Land Trust and Laudholm Farm provide trails and programs for interested people. Perhaps a collaboration with these organizations and others like them would provide some ideas.	11/22/2021 9:31 AM
65	Education	11/21/2021 11:59 AM
66	I was severely disappointed when the expansion in the wells rec area was just additional parking and not something actually functional majority of the year for something recreational.	11/19/2021 7:28 PM
67	STOP TRYING TO BUILD EVERYTHING UP	11/19/2021 7:17 PM
68	More nature walking bike paths. Most road are unsafe. No one goes 25	11/19/2021 6:44 PM
69	Building the winter recreation options would build the community but still protect the resources.	11/19/2021 5:55 PM
70	More year round	11/19/2021 4:32 PM
71	Walkways. PARKING.	11/19/2021 1:51 PM
72	No we do not need to "create" recreation areas they already exist. This is a concept that is brought here by people who have moved here from over developed areas that require planned opportunities for "recreation". We live in one of th most beautiful parts of the country we do not need manufactured opportunities they already exist.	11/19/2021 7:44 AM
73	Yes! More multi use parks. Make them more dirt bike and horse friendly. Put collection boxes out for donations. Make parking with trailers better.	11/19/2021 7:16 AM
74	encourage clean up days, include families with children, encourage recycling, help people use less wasteful products,	11/19/2021 12:40 AM
75	Just natural as possible walking and or bike paths	11/18/2021 10:40 PM
76	Sidewalks Public launch to wetlands for kayak	11/18/2021 9:46 PM
77	? ???	11/18/2021 9:15 PM
78	More trails for running dogs off leash, groomed trails for cross country skiing or dog sledding	11/18/2021 8:43 PM
79	Bike trails!	11/18/2021 7:22 PM
80	Q	11/18/2021 6:17 PM
81	If you want to keenour beaches and natural resources safe... don't build next to them. Common sense.	11/18/2021 6:01 PM
82	More bike trails	11/18/2021 5:23 PM
83	Yes - leave them alone and stop loving them to death. You want to walk in the woods just go do it. Daniel Boone didn't need a map and trail markers and a refreshment stand to enjoy nature and neither should we.	11/18/2021 9:08 AM
84	I think the harbor and the surrounding marshland is the jewel of the town. We need to protect it and enhance its use. At the Ding Darling Wildlife Refuge in Sanibel, FL, a private company has nature excursions via kayak and boat to explain the ecosystem. I am sure the same could be done at the Harbor.	11/17/2021 6:26 PM
85	Non hotel affiliated pool	11/17/2021 5:36 PM
86	The town needs pickleball courts and nets, without hassles for keys and/or competing with tennis courts use. Also more protected bike and hike trails	11/17/2021 2:12 PM

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87	Probably. But rather than thinking in terms of "how can land preservation make me money or attract people for recreation purposes", why not think in terms of QUALITY OF LIFE? If not considering the health of the environment and its ability to support wildlife populations, then think in terms of OUR BENEFIT in living in a healthy environment, one that can support native species! We enjoy seeing deer, turkey, the occasional bear or bobcat, geese, owls using our yard. But we have 5 acres and are surrounded by forest and preserved land. Shouldn't other Wells residents get to coexist with wildlife? Is this not why we live here as opposed to an urban area???	11/17/2021 11:43 AM
88	Wells could create a People's Park in the spirit of the popular Volkspark seen everywhere in Germany. A walk along the coast similar to Marginal Way in OGT, what a genius idea for OGT ! A walking bridge from Wells Harbormaster to Atlantic Ave and Beaches at Wells Harbor.	11/17/2021 10:10 AM
89	The wells harbor park could really use some revamping. Maybe an ice skating area.	11/16/2021 10:49 PM
90	Bike paths - connect areas of town that are otherwise only accessible by our freeway route one.	11/16/2021 10:21 PM
91	None at this time.	11/16/2021 9:14 PM
92	kayaking, biking	11/16/2021 8:20 PM
93	Na	11/16/2021 7:48 PM
94	Unknown	11/16/2021 5:53 PM
95	I love my town 😊	11/16/2021 5:51 PM
96	unsure	11/16/2021 5:23 PM
97	more trails	11/16/2021 2:22 PM
98	Please, please, please complete the off-road portion of the Eastern Trail.	11/16/2021 10:23 AM
99	Eco travel opportunities.	11/15/2021 6:33 PM
100	Walking, biking and hiking paths. Control the ticks so folks can walk and bike safely.	11/14/2021 8:25 PM
101	Consider a public launch site for kayaks, and other people-powered water crafts, in a location other than Wells Harbor.	11/11/2021 7:20 PM

Q16 Given the predictions for sea level rise, storm surges, and groundwater rise, how should Wells protect its natural resources?

Answered: 102 Skipped: 274

#	RESPONSES	DATE
1	Limiting clearing of natural areas; reducing parking to minimum required for the use, encouraging new neighborhoods as conservation subdivisions; adding SW infiltration to parking lots.	1/7/2022 5:05 PM
2	how much rise in the next ten years?	1/6/2022 2:17 PM
3	Stop building and stop destroying the environment!	1/6/2022 12:43 PM
4	Address the damage the jetty has caused to crescent beach. Pump in sand. Put rocks along coastal sea walls.	1/6/2022 12:24 PM
5	develop science based long range comprehensive plan to address and mitigate the effects of climate change	1/6/2022 12:13 PM
6	stop building so much it's running the character of the town and it kills the ecosystem	1/6/2022 12:01 PM
7	protect natural resources not summer homes	1/4/2022 3:40 PM
8	tear down waterfront real estate	1/4/2022 3:04 PM
9	stop allowing toxic lawn chemicals	1/4/2022 1:39 PM
10	Restrict coastal development Support all efforts to reverse global warming	1/4/2022 1:06 PM
11	Improve seawalls to protect property, including private sea walls. Need a sand erosion mitigation plan to regularly (maybe every 3 years) reclaim and from Wells harbor and marsh	1/4/2022 12:48 PM
12	Keep up with changes Do not let them get ahead of us	1/4/2022 12:32 PM
13	Not YET .. keep an eye on it	12/21/2021 5:30 PM
14	Not sure	12/18/2021 6:35 AM
15	Stop building by the water and near these natural resources. No home expansions, no duplexes or seasonal developments or businesses should be built in these areas	12/16/2021 10:52 PM
16	Protect your brain/keep your head straight. Global warming/cooling is cyclical. A mind is a terrible thing to waste. "Protect natural resources against nature? Really?? What's natural about that?"	12/16/2021 8:39 PM
17	Less development and more natural absorbing landscaping. Ie Trees	12/16/2021 6:49 PM
18	Maintain current FEMA, Shoreland and MDEP standards	12/16/2021 3:29 PM
19	Focus on bikes, trains, busses and walking and other more energy efficient forms of transportation. We should move away from fossil fuel as much as possible and work on decreasing the towns emissions.	12/16/2021 1:19 PM
20	Again, we need to allow more options to protect beach property. Fight unreasonable EPA restrictions. Support beach owners any way possible. Allow sand to be moved away from seawalls to improve their function, or move sand to barren areas to improve erosion.	12/16/2021 12:59 PM
21	Stop the building in these wet areas.	12/16/2021 11:20 AM
22	Eliminate pollution RV parks contributing air, water and ground pollution should be more regulated and diminished	12/15/2021 10:03 PM
23	partnership with natural resource councils to plan for the future. Coordination with ecological groups for the best way to protect from what is to come.	12/15/2021 8:35 PM

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24	Whatever way is sustainable	12/15/2021 8:02 PM
25	Again, I think we need professional guidance and then go from there	12/15/2021 7:41 PM
26	Moratorium on seasonal parks that will clear cut vacant land and pave over open spaces with 300 parking spots. Best example is the proposed RV site at 502 Post Road.	12/15/2021 6:09 PM
27	An assessment from someone who knows more about it than I do.	12/15/2021 5:43 PM
28	Grants and federal funding	12/15/2021 5:15 PM
29	Limit over development such as restricting the creation of recreational vehicle parks near water shed areas.	12/15/2021 5:05 PM
30	More conservation land. Any available land should be considered for conservation where possible, not commercial	12/15/2021 3:43 PM
31	Restructure the sewage system so we have less coastal bacteria.	12/15/2021 3:40 PM
32	Not over development	12/15/2021 3:03 PM
33	Pray. We don't live in a bubble, we are at the mercy of nature.	12/15/2021 2:33 PM
34	Stop the redevelopment of our coastline.	12/15/2021 2:28 PM
35	Dont know	12/15/2021 2:22 PM
36	Stop building houses	12/15/2021 2:07 PM
37	Emergency management mitigation should have this already planned out. Not new information	12/15/2021 1:58 PM
38	it cant, you really think you can stop that you are uneducated, they have been telling beach owners since the 60's they will be underwater and yet it all remains the same. We havent seen a real storm surge sine 78	12/15/2021 1:47 PM
39	stop building on/near Marsh	12/15/2021 12:53 PM
40	Quit building!	12/15/2021 11:36 AM
41	Rerouting it back to the sea. Build natural as well as man-made barriers.	12/15/2021 10:49 AM
42	Bridge from Harbor to Eastern Shore/Atlantic Ave, raise low sections of jetties, raise mile rd, Eldridge etc, construct drinking water reservoirs, require gray and rain water plumbing and drainage	12/15/2021 8:37 AM
43	Stop overbuilding in those areas.	12/15/2021 7:02 AM
44	Stop developments!	12/14/2021 10:42 PM
45	stop development in critical natural resource areas	12/14/2021 10:35 PM
46	Stop building! This has damaged so much of Wells natural resources.	12/14/2021 5:55 PM
47	These changes are a cycle that have been occurring for hundreds of years and more	12/14/2021 4:29 PM
48	expand sewer lines!!!	12/14/2021 4:12 PM
49	Stop the constant building	12/14/2021 12:11 PM
50	Building/rebuilding with that in mind. Put permit laws in place	12/14/2021 11:34 AM
51	?	12/14/2021 11:24 AM
52	I am not sure I have an answer for this.	12/14/2021 10:34 AM
53	Stop building	12/14/2021 9:35 AM
54	Why is the public being asked this? Shouldn't a professional evaluate this	12/14/2021 9:25 AM
55	Plant trees. Limit exterior living space or design with the thought that it may be pulled out to sea, ie, fences, solar lights, garden pots, outdoor furniture.	12/13/2021 11:00 PM
56	Supply this information about future danger to all Wells residents. Suggest safety steps that apply when storm danger approaches	12/13/2021 7:20 PM

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57	Provide resources with the goal of convincing all residents and visitors of Maine to reverse course on climate change. I don't see a viable engineering solution to combat sea level rise.	12/13/2021 4:08 PM
58	This is a very specific question and will require more specific answers I cannot give.	12/13/2021 3:25 PM
59	I don't believe the natural resources are in danger from those events it's the man made developments that are in danger.	12/13/2021 11:44 AM
60	Per above, clear cutting/clearing land increases the problem, developers should bear responsibility/be partners in natural resource protection. Clear cutting and making ditches/ponds is not the most creative approach. There should be restrictions on where developers can build taking this into account and the importance of native vegetation to prevent erosion and support native wildlife populations.	12/13/2021 11:27 AM
61	let God do it	12/13/2021 11:25 AM
62	Listen to the experts	12/13/2021 10:41 AM
63	This should be addressed as part of a much-needed climate action plan.	12/7/2021 9:37 AM
64	Wells should encourage all those in the water areas to move.	12/5/2021 9:48 AM
65	The environment is going to do what it is going to do. There isn't much that can be done.	12/1/2021 5:43 PM
66	I think it's way overstated. It feels like a money grab for State and Federal funds. Money for the sea walls was allocated and a bond was approved to obtain the \$2.3M requested. Nothing has been done.	11/27/2021 3:14 PM
67	Build up what is existing	11/22/2021 11:23 PM
68	By stopping or limiting growth and educating the public. If people are invested in some way perhaps they would be willing to participate in conservation.	11/22/2021 9:31 AM
69	??	11/21/2021 11:28 AM
70	Tetrapods or some other sort of wave break besides a vertical wall. Probably one of the worst options you can pick from.	11/19/2021 7:28 PM
71	Again, how would you do that?	11/19/2021 7:17 PM
72	Build up storm walls or whatever to control any losses.	11/19/2021 6:44 PM
73	Make big and hard decisions now before there is no solution.	11/19/2021 5:55 PM
74	Stop build permits	11/19/2021 4:32 PM
75	Follow the advice of science.	11/19/2021 1:51 PM
76	Nothing. It is nature being nature.	11/19/2021 8:17 AM
77	Be more aggressive in our Climate protection policies and procedures . All this development is causing global warming....cutting down acres of trees, building more fossil fuel producing structures,more traffic.	11/19/2021 7:44 AM
78	Ask professionals like biologists and ecologists	11/19/2021 7:16 AM
79	Use less water,	11/19/2021 12:40 AM
80	Stop building	11/18/2021 10:40 PM
81	Good question. Development needs to be limited and more study is needed	11/18/2021 9:15 PM
82	its nature let it happen	11/18/2021 8:19 PM
83	Predictions are a guess at best.. dredge the harbor again.	11/18/2021 7:09 PM
84	Stop building and manage popular that stresses our water and natural resources.	11/18/2021 6:01 PM
85	We can't it is what it is I haveheard this since I moved here stop alarmist and be realistic we have had one terrible storm in 1978 other than that it's the ocean it does what it wants	11/18/2021 5:23 PM
86	Elect younger politicians who actually care and will be alive to confront these environmental challenges. Its their time to pick up the torch. Our generation stopped a war (Vietnam) and	11/18/2021 9:08 AM

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	fought for women's rights (Title 9) and racial justice. Now its their turn.	
87	Proaction not reaction	11/17/2021 5:36 PM
88	Consider what other areas, e.g. Jersey shore, regarding beach replenishment, including dune heights, fencing, barriers, beach expansion and sloping	11/17/2021 2:12 PM
89	Not sure. But needs to be done. Need experts	11/17/2021 12:04 PM
90	Start CARING ABOUT THE ENVIRONMENT!!!!!! Stop over-developing and over-taxing our natural resources. "Wells" was so named for its abundance of wells. But very little is done to address the fact that you are cramming to many houses into a small town that shares only a few aquifers. The well water is not the quality it used to be for many residents. In addition, you are developing on wetlands. Wetlands are natures sponges and serve to clean the water....why are they not being protected and valued? Who benefits???	11/17/2021 11:43 AM
91	100 year storms are coming every 5 year in my area, incredible damage. Certainly looks like Wells should be moving population, services and commercial further from the Ocean not closer.	11/17/2021 10:10 AM
92	Maintain the sewer district and provide more funding to them to handle storm waters.	11/16/2021 9:14 PM
93	The best they can don't know	11/16/2021 7:48 PM
94	Replenish beach sand.	11/16/2021 7:37 PM
95	Of course	11/16/2021 6:34 PM
96	It can't	11/16/2021 5:53 PM
97	I love my town	11/16/2021 5:51 PM
98	unsure	11/16/2021 5:23 PM
99	More blacktop means more run off and more flooding. Stop building if you really care about this part.	11/16/2021 4:10 PM
100	Don't know but it needs to be done.	11/16/2021 2:22 PM
101	Educate the current population! The majority of residents has no real concept of the effects of climate change and the environmental impact of so much building.	11/15/2021 8:33 PM
102	More consideration should be given to sand movement rather than exaggerated predictions of sea-level rise. It is the sand movement along the beaches which can cause flooding in areas previously not flooded years ago.	11/11/2021 7:20 PM

Q17 How can the Town best preserve the characteristics it values related to beach and coastal access while also protecting residents and visitors from flooding?

Answered: 105 Skipped: 271

#	RESPONSES	DATE
1	no high buildings on coast, no block buildings retain New England charm don't cram things together	1/6/2022 2:34 PM
2	need more facts on how much sea level rise we will experience in next ten, twenty, fifty years	1/6/2022 2:17 PM
3	Stop building more coastal homes, hotels, etc! Also no boating, kayaking should be allowed in marsh areas off Mile Rd	1/6/2022 12:43 PM
4	We are quickly losing the family beach reputation. Speed and traffic volume on Webhanet and Atlantic makes it difficult and dangerous to walk on these streets in summer	1/6/2022 12:24 PM
5	stop killing the natural resources that help prevent flooding	1/6/2022 12:01 PM
6	predictions are such that I don't think we can protect summer cottages from high water - lets put protecting the beach and marsh our top priority	1/4/2022 3:40 PM
7	stop letting people build structures on it	1/4/2022 3:04 PM
8	better stricter setbacks when someone has to pump water in order to put in footings! at the coast	1/4/2022 2:12 PM
9	educate about and promote protecting nature from pollution and over development - including turning trees into lawns	1/4/2022 1:39 PM
10	we need to keep the marsh preserved its a carbon sink that's very valuable	1/4/2022 1:23 PM
11	Restrict development	1/4/2022 1:06 PM
12	Seawalls plan for town. Funded maintenance and repair by town and statute. Traffic control along Wehbahnett and Atlantic to allow for safe pedestrian walking and biking. It's gotten dangerous to walk on Webhannet.	1/4/2022 12:48 PM
13	Educate them	1/4/2022 12:32 PM
14	No more large scale motels (ie - like Holiday Inn Express). Keep blue collar, small town charm.	12/21/2021 5:30 PM
15	we don't have any values we look like route one in scarborough the charm is gone	12/19/2021 7:13 AM
16	Not sure	12/18/2021 6:35 AM
17	Increase access to biking walking and reduce vehicle access, create park and ride locations, public transportation options and reduce the massive burden humans put on our natural resources.	12/16/2021 10:52 PM
18	Ok, so you asked....let's do this. Harvest the power of the tides. Talk to Angus King about this. The rise and fall of the tides is powerful. Setting up undersea turbines just off the coast will break up some of the extreme tidal action which will decrease erosion. It's too involved to explain here...but truly..have a discussion with Angus.	12/16/2021 8:39 PM
19	More natural restoration projects	12/16/2021 6:49 PM
20	Promote Flood proofing structures in flooding areas	12/16/2021 3:29 PM
21	Addressing the root causes of climate change is going to be much more effective then reactive measures like building bigger sea walls. It's going to be cheaper to prevent now then it will be to recover from later.	12/16/2021 1:19 PM
22	See above. We need to err on the side of preserving the beach and beach property. The beach	12/16/2021 12:59 PM

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	is this town.	
23	Preserving wetlands as natural buffer to flooding Control growth and modification to zoning	12/15/2021 10:03 PM
24	Choices made by the town over the past several decades make this an impossible question to answer.	12/15/2021 8:56 PM
25	Those who built/build/bought/live in those areas that are vulnerable do so at their own risk. It should not be up to the town to protect others' private properties. The concern regarding coastal access will sort itself out with climate change and sea levels. Protection of the major roadways by either dikes, breakwaters, other sources etc may help.	12/15/2021 8:35 PM
26	Not sure	12/15/2021 8:02 PM
27	Increase green space along major roads. Create more conservation spaces.	12/15/2021 6:09 PM
28	You can't unless you stop global warming. Or move houses and businesses away from the coast.	12/15/2021 5:43 PM
29	Restrictions on new growth until comprehensive environmental impact studies can be fine.	12/15/2021 5:05 PM
30	Focus on seawall on Webhannet Drive. That in its current state is not sustainable. Residents who choose to live there ought to pay for seaweed removal.	12/15/2021 3:40 PM
31	C above	12/15/2021 3:03 PM
32	not sure we can stop the rising tides but we can make changes now to slow down global warming.	12/15/2021 2:52 PM
33	Avoid over population. I moved here and not Old Orchard beach for a reason.	12/15/2021 2:33 PM
34	What we have is enough. But we have to stop building bigger and more dense structures. Take a 2bdr home add three stores and make it 5 bedroom. It's too much.	12/15/2021 2:28 PM
35	Hire experts to create a strategic plan	12/15/2021 2:22 PM
36	Building on the coast comes with risks. If you build or buy there u know the risk. It's costs are owner responsibility. Up to town to prevent marshland infringement from building	12/15/2021 2:00 PM
37	EMERGENCY Management	12/15/2021 1:58 PM
38	you cant	12/15/2021 1:47 PM
39	stop building in Marsh area,	12/15/2021 12:53 PM
40	How can you ask this when the Town officials have already jeopardized the rural characteristics of this town by putting in the marijuana and General Dollar stores on route one? You are forgetting that this town is and always was a seacoast town with lots of farms in the rural areas.	12/15/2021 11:36 AM
41	Limit the size of new and rehab buildings and distance. Keep the same footprint and size and style of previous structure. Limit number of bldgs in order to help prevent soil erosion and help with flooding.	12/15/2021 10:49 AM
42	Bridges (vehicle and walking/biking) from Harbor to Eastern shore/Atlantic Ave. Outer riprap at Fisherman's cove. Develop Harbor area	12/15/2021 8:37 AM
43	Stop overbuilding in those areas.	12/15/2021 7:02 AM
44	stop development in critical natural resource areas, focus development around designated growth areas	12/14/2021 10:35 PM
45	Less housing	12/14/2021 9:21 PM
46	Stop building! The Coast is overrun with new homes and buildings that are causing environmental problems like pollution and lack of vegetation need to soak up waters from floods.	12/14/2021 5:55 PM
47	Stop the building sprawl and allow more single family dwellings on acreage by giving them building permits	12/14/2021 4:29 PM
48	It can't. Many of the ocean front homes should never have been built.	12/14/2021 4:12 PM

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49	By limiting new construction square footage	12/14/2021 11:28 AM
50	I have heard that the jetties are exacerbating loss of beach sand: don't know if this is true, but if asked to choose between the harbor and the beach, I'd choose the beaches.	12/14/2021 11:24 AM
51	I do not think we have any control over this.	12/14/2021 10:34 AM
52	Stop building	12/14/2021 9:35 AM
53	See above.	12/14/2021 9:25 AM
54	Stop over development. Town could purchase property that plan to develop.	12/14/2021 5:17 AM
55	limit development.	12/13/2021 11:00 PM
56	To enhance the Town reputation as an attractive Tourist site, increase access to all of the Town Beaches Ways to do this: Provide parking with reduced parking fees, Provide comfort stations at all entrances	12/13/2021 7:20 PM
57	First off don't approve any new construction of homes in designated flood areas on or right next to the ocean regardless if they are built on stilts. Even with stilts these homes will eventually be islands necessitating the use of a boat to come and go.	12/13/2021 4:08 PM
58	This is a tough balancing act which will not typically serve both sides simultaneously.	12/13/2021 3:25 PM
59	I've seen houses in Well Beach area with the sea in their yard. Having public access to certain beaches is one thing that's something professional planners should decide whether beach access needs to be rotated or partially re-wilded to reduce erosion. What happens to residents whose houses will be underwater...flood/disaster plans...Based on what has been happening across the globe we should be prepared	12/13/2021 11:27 AM
60	reduce the amount of people coming to the town	12/13/2021 11:25 AM
61	Re: beach and coastal access, allow Wells residents to use all beaches, including Moody Beach in an area larger than 50'. It's ludicrous on Moody Beach in the summer.	12/13/2021 11:12 AM
62	Sea walls	12/9/2021 10:22 PM
63	This should be addressed as part of a much-needed climate action plan.	12/7/2021 9:37 AM
64	I would love to know what "characteristics" and "values" Wells holds dear. What I see is that if there is a way that Wells can make money then that is what Wells goes for. How about quality of life, how about preserving the wet lands, the marshes, the coast. I would never characterize Wells, as it is now, as a community that values its natural resources. I only see a lack of integrity because if Wells can find a way to commercialize anything, it will.	12/5/2021 9:48 AM
65	Don't try to change anything, you'll find the deeper you look into preventive strategies the more change that is needed and even if you eventually settle on a plan to attempt to redirect the effects the changing environment has on our town, nothing will be sufficient in the long run.	12/1/2021 5:43 PM
66	Are the flood projections still based on the Federal plan that used the West coast depth charts instead of the East coast data? That's a problem.	11/27/2021 3:14 PM
67	No ideas	11/22/2021 11:23 PM
68	I believe the town needs to shift its focus to conservation rather than growth and money. I know tourism is very important to Maine, but how long will people tolerate sitting in traffic to get access to beaches that are disappearing? It seems like a Catch 22.	11/22/2021 9:31 AM
69	It's a great question. Given that our house will likely be underwater in 50 years, we have to consider selling in the next 20 or so. I don't know if there is a solution...	11/21/2021 11:28 AM
70	Stop building	11/19/2021 10:46 PM
71	Some building on the coastline	11/19/2021 7:28 PM
72	I am no longer sure what the town values....	11/19/2021 7:17 PM
73	Planning and civil engineering with the understanding that while change is hard it will give Wells the best chance in future.	11/19/2021 5:55 PM
74	Stop building!	11/19/2021 4:32 PM

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75	No more beautiful green lawns instead of natural, filtering and protective plant species. And absolutely no lawn treatments anywhere in our town. Too much poison will entering our Wells and natural resource areas.	11/19/2021 1:51 PM
76	Stop development!!!!!!!!!!!!	11/19/2021 7:44 AM
77	Can you without risk of hurting the environment?	11/19/2021 7:16 AM
78	Keep big business out	11/19/2021 6:14 AM
79	use small barriers in ditches and fields, or notches cut into embankments,	11/19/2021 12:40 AM
80	Limit building, create building codes for buildings near the water. Limit construction in these areas	11/18/2021 9:46 PM
81	This is an extremely difficult question. Some homes and businesses prone to flooding as sea level rise takes place will need to be abandoned and demolished,	11/18/2021 9:15 PM
82	have an evacuation plan	11/18/2021 8:19 PM
83	Stop the unabated development	11/18/2021 7:09 PM
84	Again.. stop more growth and more building encouraging more people. We have more than enough.	11/18/2021 6:01 PM
85	Just leave it	11/18/2021 5:23 PM
86	Warning signs	11/18/2021 5:04 PM
87	Don't let the Army Corp. of Engineers anywhere near the town of Wells. Stop building McMansions all along our coast line.	11/18/2021 9:08 AM
88	How possible is it to control the ocean? The only way I know of is to preserve marsh and wetlands. Planting native deep-rooted plants to prevent erosion along the coast and rivers.	11/17/2021 8:51 PM
89	Stop building at sea level	11/17/2021 5:36 PM
90	Limit parking, too many parking spots. Instead some remote parking shuttle, enforce rules re animals, umbrellas; clean the beach	11/17/2021 2:12 PM
91	Get Expert advice and options. The average person can't answer this I don't think.	11/17/2021 12:04 PM
92	What characteristic does "the Town" value? Tourism? Growth? Lining the pockets of developers? You cannot stop the flooding that climate change will bring...but Wells AS A TOWN, as a community, can raise awareness of climate change and take action against it. One example, NO IDLING CARS....surrounding towns have already implemented this.	11/17/2021 11:43 AM
93	It can't, rising water knows no rules...	11/17/2021 10:10 AM
94	Clean up Route 1 at the town center...	11/17/2021 6:44 AM
95	Consult with communities around us, or within other coastal regions, and learn! Then execute.	11/16/2021 10:21 PM
96	No more building (or enlarging existing homes) in those areas.	11/16/2021 9:15 PM
97	None that I am aware of that is not the part of town that made me move here.	11/16/2021 9:14 PM
98	more parking for bikes, cars. Bath houses like OGT.	11/16/2021 8:20 PM
99	Don't know	11/16/2021 7:48 PM
100	It can't	11/16/2021 5:53 PM
101	clear beachnone	11/16/2021 5:51 PM
102	Unsure	11/16/2021 5:23 PM
103	I'd like to know what these characteristics are before I can offer an opinion on how to protect them. For me the characteristics I valued are almost destroyed. Very discouraging.	11/15/2021 8:33 PM
104	Create awareness signs along areas traveled.	11/14/2021 8:25 PM
105	Public Ways along beach walls should have a means to temporarily block the openings at times of unusual storm surges. Such blocking mechanisms should be able to be operated by	11/11/2021 7:20 PM

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local adult residents when needed.

Q18 What other issues and opportunities related to natural resources are you aware of?

Answered: 81 Skipped: 295

#	RESPONSES	DATE
1	we are losing natural resources fast	1/7/2022 10:46 AM
2	Please include climate change, energy conservation, and sustainability goals across the updated comprehensive plan. Also please establish a new job position in the town to specifically focus on and lead these efforts. Thanks!	1/7/2022 10:41 AM
3	Birds, bees, and butterflies and other wildlife are being dramatically and adversely affected by overbuilding and destruction of important vegetation - where are the birds?!	1/6/2022 12:43 PM
4	hold developers accountable for conducting and respecting environmental impacts of their project	1/6/2022 12:13 PM
5	none but I know they exist	1/4/2022 3:04 PM
6	some builders get the ok to disregard wetlands	1/4/2022 2:12 PM
7	climate change of course non polluting and sustainable energy sources	1/4/2022 1:39 PM
8	When you check out the new developments, it seems that the only thing guiding the layout of the homes is how many you can legally cram into the square footage. This is not the type of housing we want. They are just doing it to make a quick buck	1/4/2022 1:23 PM
9	support recycling by having town pick up of trash and materials	1/4/2022 1:06 PM
10	Not sure why Wells has a 200 foot setback from Ogunquit River for some of us but not the wealthy - i.e. condos on Route 1 by the Ogunquit town line. 75 feet in Ogunquit seems more equitable for everyone.	1/4/2022 9:41 AM
11	FINE littering	12/21/2021 5:30 PM
12	water supply.	12/19/2021 7:13 AM
13	I've heard that at times wildlife is not respected. Such as people walking in a marsh to get a better picture or walking in nesting areas on the beach. Better signage	12/18/2021 6:35 AM
14	We love the Rachel Carson area. We'd love to see more areas that can combine trails and education, similar to an Audubon	12/16/2021 10:52 PM
15	Growth is becoming an issue in many small towns across coastal Maine. This in turn is effecting wildlife and we seem to think that the minimal conservation land is going to adequately sustain all these animals is just not logical.	12/16/2021 10:47 PM
16	Dogs...love 'em...BUT....I don't like everyone's dogs urinating on the beach. No dogs on the beaches between Memorial and Labor Day! Who wants to go sit in a giant litter box?	12/16/2021 8:39 PM
17	Too much coastal development and loop holes for developers . More enforcement and fines for violating laws.	12/16/2021 6:49 PM
18	None	12/16/2021 3:29 PM
19	Let homeowners on the beach Deal with the on-going rock situation	12/16/2021 2:03 PM
20	I like all the beach access that we have.	12/16/2021 1:19 PM
21	Keeping the harbor dredged and accessible continues to be a good idea	12/16/2021 12:59 PM
22	Would be nice if people who abut conservation areas respected them. I live next to one and watched as my neighbor infringed on the wetland, expanding their lawn/yard over the course of several years.	12/16/2021 6:35 AM

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23	Homeowners on the beachfront should be allowed to mechanically remove sand from their sea walls. The original sea walls are still there, under 10 feet of sand!	12/15/2021 8:56 PM
24	Over the past 10 years, I've watched homes being built in areas known to support spring pools needed for amphibians and more.. those areas are no longer. Now we watch as more homes are built on spec and taking valuable timber stands and climate stabilizing forests.	12/15/2021 8:35 PM
25	We need to focus on renewable energy and sustainable living to slow climate change	12/15/2021 8:02 PM
26	Our wildlife is losing their homes	12/15/2021 6:09 PM
27	Educate people	12/15/2021 6:07 PM
28	I know there was concern about having wells in areas where they are building large developments and concerns that wells may dry up more often and quicker with the growing population above certain aquifers.	12/15/2021 3:58 PM
29	Create better access to the harbor for kayakers.	12/15/2021 3:40 PM
30	Phragmite reeds are crowding out everything else in the marsh	12/15/2021 2:59 PM
31	Moody Builders getting away with building in the wet lands	12/15/2021 2:30 PM
32	Our sea walls may need to become bigger.	12/15/2021 2:28 PM
33	Beaver dams creating flooding situation along the river through Rachel Carson	12/15/2021 1:58 PM
34	none really	12/15/2021 1:47 PM
35	VERY CONCERNED WITH WATER ISSUE - all the new homes watering new lawns never mind the # of new homes using well water. We will have more air pollution with more vehicles, meaning more lung issues etc.	12/15/2021 12:53 PM
36	Quit letting in developers who want to make money off this town!	12/15/2021 11:36 AM
37	Loosing green space	12/15/2021 10:49 AM
38	Fortunately the Wells Reserve and Rachael Carson Reserves do a lot for the area. The town does little to maintain much of anything. It's left up to volunteer groups.	12/15/2021 7:02 AM
39	We should allow more public access and provide more protection to our natural resources	12/14/2021 10:35 PM
40	Stop building residential cluster developments with loopholes that allow unbuildable land to be considered in the total amount of acreage.	12/14/2021 9:49 PM
41	You'll kill us all with oxygen deprivation if you keep letting people build so many developments in former wooded areas.	12/14/2021 8:00 PM
42	The clearcutting of trees is very disturbing here and Noise and air pollution caused especially from the Construct ion trucks. Its overwhelming, stressful, upsetting and endless!! Wells is no longer a peaceful place and hasnt been for decades since overdevelopment took over.	12/14/2021 5:55 PM
43	The building sprawl is misplacing our wildlife. For example I am surrounded by new construction on three sides. That puts stress on our wildlife habitat	12/14/2021 4:29 PM
44	Work with the land trust more.	12/14/2021 4:12 PM
45	Glad we are moving away from single use plastics. I would welcome more opportunities for participation in recycling. Have heard our town's waste mangement needs attention: that it's not as sustainable as it could be.	12/14/2021 11:24 AM
46	Like mentioned about, it seems there is a lot of clearcutting going on.	12/14/2021 10:34 AM
47	Stop building multi unit properties on route one	12/14/2021 9:40 AM
48	Stop building	12/14/2021 9:35 AM
49	The concern of pesticides killing off insects that the birds eat. Sunscreen products affect on water quality for marine life. Climate change and the invasive vines that are killing off trees.	12/13/2021 11:00 PM
50	Presence of native/endangered or declining Maine species on land should be considered in development plans and conservation requirements. Ex. This past summer whippoorwill's could	12/13/2021 11:27 AM

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be heard in the evening near our home. Construction has been done since then and more to come, will those still be here next year? TBD...

51	none	12/13/2021 11:25 AM
52	Over development along most of our rural roads is squeezing out our natural resources, specifically wildlife.	12/13/2021 11:16 AM
53	Love the electric charging stations popping up (Wells Reserve, Library)	12/13/2021 10:41 AM
54	More solar energy.	12/9/2021 10:22 PM
55	I don't see "issues and opportunities"... I see issues and dangers. The opportunities are for preservation and respect. This isn't happening in Wells. Wells is turning into a very hard place to be.	12/5/2021 9:48 AM
56	We continue to sack the taxpayers every year for money for conservation land purchases without a plan, or any attempt to fund it in another manner. People don't even ask.	11/27/2021 3:14 PM
57	None	11/22/2021 11:23 PM
58	If there was a way to educate residents as to the reality of impending repercussions in order to motivate a cooperative effort it would be very welcome. Is it possible to incentivize conservation?	11/22/2021 9:31 AM
59	N/a	11/19/2021 7:28 PM
60	Our wildlife has no place to go anymore and we continue to build on their habitat	11/19/2021 7:17 PM
61	N/a	11/19/2021 4:32 PM
62	Building. It's killing our town and our wildlife. TOO. MUCH.	11/19/2021 1:51 PM
63	PROTECT THEM!!!!!!!!!!!!!! Decrease the development!	11/19/2021 7:44 AM
64	Houses being built way to close to rivers and lands being bought up by developers with no chance for regular people to buy up the lands to protect them and preserve them.	11/19/2021 7:16 AM
65	Tree planting	11/19/2021 12:40 AM
66	So many summer visitors not taking care of beaches	11/18/2021 9:46 PM
67	???	11/18/2021 9:15 PM
68	I really enjoy all the conservation land in town and any new ones would be great too.	11/18/2021 8:43 PM
69	Too many developments start effecting the water table, I've noticed it on my well	11/18/2021 7:22 PM
70	Zip	11/18/2021 5:23 PM
71	I think I covered it.	11/18/2021 9:08 AM
72	With Wells Reserve and Rachel Carson so close by, and such a big part of our town, it seems to me that a closer partnership to educate visitors on the salt marsh ecosystems would be big draw to the town. Have special programs for seniors and students. Of course, you have to advertise on social media and all over the place to get the word out...but this is a very special place to be.	11/17/2021 6:26 PM
73	The growth cap must be re-instated for the health and welfare of Wells.	11/17/2021 11:43 AM
74	Clear Cutting will ruin the Town Characteristics and Value, bring the Villages Elder community model and pave over everything	11/17/2021 10:10 AM
75	Protect the land we have stop over developing	11/17/2021 6:44 AM
76	Over building within town.	11/16/2021 9:14 PM
77	Na	11/16/2021 7:48 PM
78	Unknown	11/16/2021 5:53 PM
79	Our natural resources that are available to the public need to also be available realistically to the disabled. Perhaps extending the matting from the parking lot at the jetty all the way to the	11/16/2021 5:23 PM

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sand and closer to the high-tide line? To get disabled children onto the sand can be very difficult.

80	Are people aware of Laudholm Farm, Great Works Land trust, Kennebunk Land Trust? These organizations and others offer opportunities for residents to educate themselves, get outdoors, maintain trails, learn about the natural world that's being overrun by more and more houses.	11/15/2021 8:33 PM
81	Figure a way to control the ticks that are a serious health and environmental issue.	11/14/2021 8:25 PM

Q19 What freshwater resources need further protection in Wells?

Answered: 92 Skipped: 284

#	RESPONSES	DATE
1	All of them	1/7/2022 5:07 PM
2	expand the freshwater wetlands, there may be more freshwater wetlands than we see on the map especially with so many new homes filling in other areas	1/6/2022 2:36 PM
3	all freshwater wetlands, ponds, streams, rivers, etc. need protection please stop filling freshwater wetlands!	1/6/2022 2:14 PM
4	ALL	1/4/2022 3:40 PM
5	Maine DEP and Army Corps are doing well	1/4/2022 2:12 PM
6	none - DEP and army corps does a good enough job	1/4/2022 1:53 PM
7	All of them	1/4/2022 1:08 PM
8	Protect the threatened areas on the map.	1/4/2022 12:49 PM
9	Ideally, all of it as its interconnected to some extent	1/4/2022 12:33 PM
10	All of them! I'm concerned about the toxic lawn chemicals that are being used. They all either go down into the groundwater or runoff into bodies of water (fresh and salt).	1/4/2022 9:54 AM
11	River and streams	1/4/2022 9:42 AM
12	Further? None	12/21/2021 5:31 PM
13	all	12/19/2021 7:14 AM
14	Unknown	12/18/2021 6:37 AM
15	NA	12/16/2021 10:58 PM
16	All of the fresh water resources. More than half this town is on well water and growth is going to have an impact on fresh water access.	12/16/2021 9:26 PM
17	First, let's name that unnamed stream! No one cares about something they can't name. Anyway, how's El Pond doing?	12/16/2021 8:57 PM
18	Watershed	12/16/2021 6:55 PM
19	Maintain the current setbacks	12/16/2021 3:30 PM
20	I think we do a good job limiting dumping and pollution in our freshwater sources.	12/16/2021 1:31 PM
21	Obviously the Branch Brook needs to continue to be protected as our drinking water supply	12/16/2021 1:03 PM
22	All at risk due to horrible zoning and over development	12/15/2021 10:06 PM
23	Webhannet River and Ogunquit River.	12/15/2021 9:05 PM
24	I know nothing about that	12/15/2021 8:08 PM
25	Unknown	12/15/2021 7:43 PM
26	Our wells	12/15/2021 6:21 PM
27	All of them	12/15/2021 6:12 PM
28	All of it	12/15/2021 5:45 PM
29	Not sure.	12/15/2021 3:43 PM
30	?	12/15/2021 3:04 PM

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31	All of them!	12/15/2021 3:03 PM
32	All of them.	12/15/2021 2:33 PM
33	we do an outstanding job of this already	12/15/2021 1:48 PM
34	Branch Brook (see Key Findings facts above) as well as all our freshwater resources	12/15/2021 1:10 PM
35	The Wells Branch Watershed! I blame the Planning Bd. for letting in too many developmens that are built too close to this watershed.	12/15/2021 11:43 AM
36	I would assume all.	12/15/2021 8:43 AM
37	River area where trailer parks are situated. Those areas should be opened up for the general public.	12/15/2021 7:07 AM
38	Everything near 9A! We are all on wells! Stop building developments near this area as it will delete our water!	12/14/2021 10:44 PM
39	Branch Brook Watershed	12/14/2021 10:39 PM
40	Wetlands, vernal pools, rivers, streams, brooks.	12/14/2021 9:50 PM
41	Freshwater stream, rivers, ponds and lakes as well as freshwater wetlands need more protection	12/14/2021 6:00 PM
42	All of them	12/14/2021 4:31 PM
43	all	12/14/2021 4:15 PM
44	Stevens Brook Merriland Brook	12/14/2021 11:35 AM
45	All!	12/14/2021 11:30 AM
46	All of them. We should limit activity around them as much as possible. We all need water to live.	12/14/2021 10:38 AM
47	All of them.	12/14/2021 9:25 AM
48	all	12/14/2021 8:59 AM
49	All of them need protection	12/13/2021 11:06 PM
50	It sounds like they all do.	12/13/2021 4:11 PM
51	I am not familiar with this enough to answer.	12/13/2021 3:31 PM
52	All of them need a strong management system as these are long term resources vital to everyone.	12/13/2021 11:55 AM
53	Unknown	12/13/2021 11:29 AM
54	none	12/13/2021 11:26 AM
55	Merriland river/Branch Brook due to over development.	12/13/2021 11:22 AM
56	All	12/10/2021 3:24 PM
57	How many people are on surface wells in Wells?? And yet a new huge developement is going in with no town water and no town sewerage. HOW ABOUT ALL freshwater resources need protection.	12/5/2021 9:52 AM
58	All of them	11/26/2021 2:01 PM
59	All tributaries that allow for people to maintain their wells with good water If not "providing" town water the home owner is responsible at their expense If can't maintain then will buy water causing a recycle challenge in the future - terrible cycle Limit the number of sprinkler systems on people's property	11/24/2021 9:34 AM
60	Areas used for fire protection ponds	11/22/2021 11:25 PM
61	not qualified to answer, but I should think all of them. The question seems rhetorical.	11/22/2021 9:51 AM

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62	All of them	11/19/2021 10:48 PM
63	N/a	11/19/2021 7:28 PM
64	The river that runs through Moody	11/19/2021 7:18 PM
65	All should be highly monitored so that we are not on the defense with an issue	11/19/2021 5:55 PM
66	N/a	11/19/2021 4:40 PM
67	Every single one. I know there are more vernal pools, for example, than are recognized here.	11/19/2021 1:54 PM
68	ALL OF THEM!!!!!!!!!!!!!! The amount of development along with global warming present the greatest risk to our water resources.	11/19/2021 7:52 AM
69	The streams need more protection as I've seen new houses built to close to streams and rivers. I've also seen them completely change the natural water movement and fill in wetland areas.	11/19/2021 7:20 AM
70	All	11/19/2021 6:18 AM
71	Webhannet River, Merriland River	11/19/2021 12:46 AM
72	All of them	11/18/2021 10:44 PM
73	All!	11/18/2021 9:17 PM
74	Rivers, pond, and wetlands inland from the coast. Close the loopholes so developments can't come in and build on wetlands	11/18/2021 7:24 PM
75	None at all we have outstanding water	11/18/2021 5:24 PM
76	Apparently the Webhannette river cause you guys thought it'd cool to put a solar farm on a non capped land fill	11/18/2021 5:10 PM
77	I don't know.	11/18/2021 9:11 AM
78	All	11/17/2021 8:57 PM
79	Along creeks and rivers	11/17/2021 8:53 PM
80	All of them! Once again, over-development is creating a strain on all of the water resources in Wells. Look at the KEY FINDINGS!!! Branch Brook does NOT have adequate protection. And the ME DEP lists the Ogunquit and Webhannet estuaries as PRIORITY WATER BODIES due to water quality degradation. The water is being degraded as a DIRECT RESULT of the over-development that has been being allowed for far too long in Wells.	11/17/2021 11:55 AM
81	All of it.	11/17/2021 10:16 AM
82	Branch Brook, Merriland River	11/17/2021 6:46 AM
83	All water ways from over building and population from run off of chemicals.	11/16/2021 9:18 PM
84	All	11/16/2021 9:16 PM
85	all of them	11/16/2021 8:21 PM
86	Na	11/16/2021 7:50 PM
87	Aquifer/groundwater. Will need more municipal wells as town continues its current unrestrained growth	11/16/2021 5:56 PM
88	Beaches	11/16/2021 5:52 PM
89	Ban chemical use that will flow into water and poison us all.	11/16/2021 4:12 PM
90	I think the answer is obvious...all of them!!	11/15/2021 8:36 PM
91	All of them.	11/14/2021 8:28 PM
92	Steven Brook is all clogged with debris and new builds.	11/14/2021 6:40 PM

Q20 Does the public have sufficient access to surface water resources in Wells for recreation such as boating, fishing, and swimming?

Answered: 123 Skipped: 253

#	RESPONSES	DATE
1	Yes, although parking lots fill quickly in summer	1/7/2022 5:07 PM
2	NOT BEACHES - July and Aug - parking trolley surface is poor, inconsistent, and undependable - needs fixing and shorter routes	1/6/2022 2:21 PM
3	yes and it should not be encourages as I see a lot of polluters, litter, etc. near these water bodies - let the animals have some peace	1/6/2022 2:14 PM
4	yes	1/6/2022 12:24 PM
5	no	1/4/2022 2:12 PM
6	no we need more access if there is any	1/4/2022 1:53 PM
7	no because of restrictions for public to enjoy moody beac impressed with wells harbor - parking, use of whole gazebo area, friendly atmosphere	1/4/2022 1:39 PM
8	Yes	1/4/2022 12:49 PM
9	yes	1/4/2022 12:33 PM
10	I think so - please keep things as naturally accessible as possible. We don't need a paved paradise.	1/4/2022 9:54 AM
11	Yes	1/4/2022 9:42 AM
12	Yes	12/21/2021 5:31 PM
13	yes	12/19/2021 7:14 AM
14	Unknown	12/18/2021 6:37 AM
15	Yes	12/16/2021 10:58 PM
16	It is getting harder and harder to find parking at beaches. Hard to find access to freshwater.	12/16/2021 9:19 PM
17	No.	12/16/2021 8:57 PM
18	Yes	12/16/2021 6:55 PM
19	Yes	12/16/2021 3:30 PM
20	There are lots if lake house around but I don't feel that these waters are accessible to the general public.	12/16/2021 1:31 PM
21	Yes	12/16/2021 1:03 PM
22	No	12/16/2021 12:43 PM
23	Yes	12/15/2021 10:06 PM
24	Yes	12/15/2021 9:05 PM
25	I've actually never been to wells beach and I've lived here for 5 years and I'm from Kennebunk, I don't know why I have never been...	12/15/2021 8:08 PM
26	There should be special privileges to people that live here year round. We should have priority parking and pat less for beach passes	12/15/2021 7:43 PM
27	Yes	12/15/2021 7:36 PM

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28	Sure until someone who isn't from around here buys up the land and plants no trespassing signs on formally public right of ways.	12/15/2021 6:12 PM
29	Yes	12/15/2021 6:08 PM
30	No	12/15/2021 5:45 PM
31	Yes	12/15/2021 5:37 PM
32	No, not sufficient. More Town pools would be welcome.	12/15/2021 5:24 PM
33	Yes although a pier would be a nice addition in the future.	12/15/2021 5:20 PM
34	??	12/15/2021 3:47 PM
35	No. Moody Beach restrictions and claim of ownership to low water mark is absurd. Do they pay for the full square footage they claim/restrict?	12/15/2021 3:43 PM
36	Need kayak access from East end lot	12/15/2021 3:04 PM
37	No!	12/15/2021 3:03 PM
38	yes	12/15/2021 2:44 PM
39	there is limited access for kayaking In the Crescent beach area	12/15/2021 2:38 PM
40	I'm am not aware of freshwater recreation.	12/15/2021 2:33 PM
41	no	12/15/2021 2:32 PM
42	no	12/15/2021 2:26 PM
43	Need another boat ramp in the Harbor, very crowded. Parking at beaches is very limited, perhaps more shuttles?	12/15/2021 2:23 PM
44	Yes	12/15/2021 1:50 PM
45	yes	12/15/2021 1:48 PM
46	most likely no	12/15/2021 1:10 PM
47	Are you kidding me? Wells did not save the most wonderful natural swimming area off the Lower Landing Road. If you want to go boating, swimming or fishing, go to one of the many lakes in Maine,	12/15/2021 11:43 AM
48	More than enough	12/15/2021 10:50 AM
49	Not for a 48k and rising seasonal population. Develop harbor to add to access	12/15/2021 8:43 AM
50	Yes	12/15/2021 8:29 AM
51	No	12/15/2021 7:07 AM
52	No- need more public boat launches	12/14/2021 10:44 PM
53	no, beaches should not be private, no one should own a natural resource. public should be allowed to park on streets to access the beach	12/14/2021 10:39 PM
54	Yes! No more please! That is what is polluting the waters! Too much human presence. I excercise off Hobbs Pond Road and see litter regularly from persons trying to fish on the pond. Tis upsetting.	12/14/2021 6:00 PM
55	It's disappearing and hunting accesses are being posted at an alarming rate	12/14/2021 4:31 PM
56	nope. The harbor is a nightmare (though beautiful). The rip between the jetties is deadly. STOP letting kayakers past jetty in the way of boats, some of which are under sail.	12/14/2021 4:15 PM
57	No	12/14/2021 12:12 PM
58	Public access should not be limited	12/14/2021 11:35 AM
59	No	12/14/2021 11:35 AM
60	Yes.	12/14/2021 11:30 AM

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61	Yes.	12/14/2021 10:38 AM
62	No.	12/14/2021 9:25 AM
63	no	12/14/2021 8:59 AM
64	Yes, Wells is doing a fine job.	12/13/2021 11:06 PM
65	If you are referring to the ocean then I believe current resources are adequate. I cannot comment on lakes and other inland water ways.	12/13/2021 4:11 PM
66	I believe it does.	12/13/2021 3:31 PM
67	Wells has some magic areas for all these activities but it is hard to know where to go to access them. Some printed material with healthy distribution might be good	12/13/2021 11:55 AM
68	Not sure	12/13/2021 11:29 AM
69	yes	12/13/2021 11:26 AM
70	Yes	12/13/2021 11:22 AM
71	Yes	12/13/2021 10:42 AM
72	No. The 3 public ways on Ocean ave allows people to access the beaches but many of the ocean front owners don't want people on the beach. No one owns the beach and people should be allowed to go swimming and fishing etc. at Moody beach.	12/13/2021 8:17 AM
73	Yes	12/10/2021 3:24 PM
74	Yes	12/8/2021 4:28 PM
75	MORE THAN ENOUGH. The harbor should be off limits other than for taking the boats out to the ocean. Only non motorized boats should be allowed on the harbor side. kayaks, canoes etc.	12/5/2021 9:52 AM
76	Yes	11/26/2021 2:01 PM
77	More resident parking permits Consider a way of noting a seasonal tax payer/owner from year round Also fine residents who "provide" beach access permits to renters	11/24/2021 9:34 AM
78	No, not outside of the ocean	11/22/2021 11:25 PM
79	Again, I'm not qualified to answer.	11/22/2021 9:51 AM
80	No	11/21/2021 4:02 PM
81	Yes	11/20/2021 8:16 PM
82	No, unless you get to the by 8 in the morning, there is no where to park. There should be more spaces for year round residents	11/19/2021 10:48 PM
83	Yes	11/19/2021 7:28 PM
84	Maybe sharing Moody beach would be nice	11/19/2021 7:18 PM
85	No. Parking is an issue at the harbor. Large lot isn't being used by boat owners and their customers.	11/19/2021 6:48 PM
86	It seems that it is delicate balance that giving too much access comes with consequences but limited access add frustration. Overall there is good access to swimming but I don't know enough about fishing and boating access to form an opinion.	11/19/2021 5:55 PM
87	Yes, but free parking spots would be nice	11/19/2021 4:40 PM
88	Sure, if they have the money to pay for parking.	11/19/2021 1:54 PM
89	Yes	11/19/2021 8:23 AM
90	Yes	11/19/2021 7:52 AM
91	Yes	11/19/2021 6:18 AM
92	No	11/19/2021 12:46 AM

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93	Yes	11/18/2021 10:44 PM
94	No	11/18/2021 9:47 PM
95	Yes	11/18/2021 9:17 PM
96	No	11/18/2021 8:44 PM
97	Yes	11/18/2021 7:24 PM
98	Yes	11/18/2021 6:43 PM
99	Yes	11/18/2021 5:24 PM
100	No	11/18/2021 5:10 PM
101	Yes.	11/18/2021 9:11 AM
102	I don't know	11/17/2021 8:53 PM
103	No - too much restricted access to fresh water ponds and lakes. I can't find a good pond to take my grandson fishing from shore.	11/17/2021 6:30 PM
104	Yes	11/17/2021 2:13 PM
105	Yes I think so.	11/17/2021 12:06 PM
106	No! Absolutely not.	11/17/2021 11:55 AM
107	No access to Moody Beach at High Tide, what a joke. 1% enjoy and the rest of Wells goes to Hampton Beach NH	11/17/2021 10:16 AM
108	Yes	11/17/2021 7:36 AM
109	yes	11/17/2021 6:46 AM
110	No most area are blocked from sessional residence or protected by Rachel Carson which tries to clock access to those area.	11/16/2021 9:18 PM
111	Appears to	11/16/2021 9:16 PM
112	need more	11/16/2021 8:21 PM
113	Yes	11/16/2021 7:50 PM
114	Yes	11/16/2021 6:17 PM
115	Yes	11/16/2021 5:56 PM
116	yes	11/16/2021 5:52 PM
117	yes.	11/16/2021 4:12 PM
118	Because wells is overwhelmed by tourists residents sometimes feel like second class citizens in access to beach and recreation	11/16/2021 3:18 PM
119	these questions are troubling giving the findings you published.	11/15/2021 8:36 PM
120	Increased local parking	11/15/2021 6:35 PM
121	yes	11/14/2021 8:28 PM
122	Yes	11/14/2021 6:40 PM
123	More public access points for launching kayaks.	11/11/2021 7:22 PM

Q21 Are there any recreation opportunities or infrastructure that can be created within or adjacent to Well's water resources?

Answered: 75 Skipped: 301

#	RESPONSES	DATE
1	better use of land at harbor expand on already filled area	1/6/2022 2:21 PM
2	No! please leave these areas alone! there is too much development polluting these waters	1/6/2022 2:14 PM
3	there are plenty of recreation resources in Wells already	1/6/2022 12:24 PM
4	would need to allow water park	1/4/2022 2:12 PM
5	what water resources are available? a water park would be great!	1/4/2022 1:53 PM
6	town swimming/recreation center	1/4/2022 1:23 PM
7	No	1/4/2022 12:49 PM
8	Please please please be mindful of the pollution caused by motor sports.	1/4/2022 9:54 AM
9	Maybe the Rec dept could get involved further. Offering programs in this area.	12/18/2021 6:37 AM
10	NA	12/16/2021 10:58 PM
11	Identify and improve access to fishing - both fresh water and surf casting.	12/16/2021 8:57 PM
12	Bike and walking trails to avoid driving and parking . Allow hotels to shuttle guests instead of them driving themselves	12/16/2021 6:55 PM
13	None	12/16/2021 3:30 PM
14	Walking paths and bike lanes along the water are always nice!	12/16/2021 1:31 PM
15	Satisfied with existing resources.	12/16/2021 1:03 PM
16	No more than we already have.	12/15/2021 9:05 PM
17	No idea	12/15/2021 8:08 PM
18	No	12/15/2021 6:10 PM
19	No	12/15/2021 5:45 PM
20	Another fishing pier	12/15/2021 5:20 PM
21	Boating house for kayaks and canoe	12/15/2021 4:59 PM
22	?	12/15/2021 3:47 PM
23	More public landings.	12/15/2021 3:43 PM
24	Make the beaches handicap accessible. The current ramps are a joke.....too steep and too slippery and fix the sign that says maybe slippery when wet to may be slippery when wet. It makes the town look careless ans illiterate	12/15/2021 3:03 PM
25	As long as it doesn't contaminate existing wells	12/15/2021 2:33 PM
26	need better kayak access in the Marshes off Bourne and Furbish	12/15/2021 2:32 PM
27	nope	12/15/2021 1:48 PM
28	NO, see key findings above. Need to protect ground water and as stated in key findings most water quality is degraded. Using those areas is only going to most likely degrade if more. Traffic, human ignorance leaving their trash (just look at the beach and the sides of our streets and roads) Etc.	12/15/2021 1:10 PM

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29	Nonel	12/15/2021 11:43 AM
30	Not needed	12/15/2021 10:50 AM
31	Develop the Harbor area. Construct municipal golf course. Construct pickle ball courts. Improve the bocce courts (I'll start a league)	12/15/2021 8:43 AM
32	Yes. More areas where waterways can be more easily accessed such as the boat ramp in Kennebunk off route 1. Better access to estuaries and boat rental structures for public access.	12/15/2021 7:07 AM
33	a bridge connecting the harbor with wells beach and public street parking	12/14/2021 10:39 PM
34	Build a foot bridge from the end of Atlantic Ave over to the Wells Harbor allowing people to frequent the restaurants off Harbor Road without contributing to traffic. Provide more activities at the Wells Harbor Gazebo for families.	12/14/2021 10:01 PM
35	No! There is enough to do at the beaches where pollution has increased unbelievably. Why add to the problem at other water places?	12/14/2021 6:00 PM
36	Not sure	12/14/2021 4:31 PM
37	walkways across the marsh. I can see and smell the saltwater, but it's a 2-mile walk, and almost a mile to a trolley stop.	12/14/2021 4:15 PM
38	Lake recreation areas	12/14/2021 11:35 AM
39	?	12/14/2021 11:30 AM
40	No.	12/14/2021 10:38 AM
41	No, just protect.	12/13/2021 11:06 PM
42	None that I am aware of.	12/13/2021 3:31 PM
43	Small, unpaved parking lots and a marketing/map system to educate visitors on where and how to access these resources.	12/13/2021 11:55 AM
44	Not sure	12/13/2021 11:29 AM
45	no	12/13/2021 11:26 AM
46	NO - there is too much erosion and pollution from the traffic, the dogs, the people as it is.	12/5/2021 9:52 AM
47	Not sure	11/22/2021 11:25 PM
48	In light of the Key Findings, I think efforts to protect these resources should be paramount. Any recreation or infrastructure should take protection into account.	11/22/2021 9:51 AM
49	No	11/19/2021 7:28 PM
50	STOP BUILDING	11/19/2021 7:18 PM
51	Access and infrastructure to any fresh water swimming locations would be great	11/19/2021 5:55 PM
52	Better parking for certain times	11/19/2021 4:40 PM
53	As much kayak access as possible.	11/19/2021 1:54 PM
54	Creating more opportunities and infrastructure are not what we need we need to protect these areas from "opportunities"	11/19/2021 7:52 AM
55	More trails and longer trails for multi use that isn't just the eastern trail	11/19/2021 7:20 AM
56	No	11/18/2021 10:44 PM
57	Access for boating	11/18/2021 9:47 PM
58	No	11/18/2021 9:17 PM
59	It would be nice to have more swimming options	11/18/2021 8:44 PM
60	Again... if you want safer natural resources stop the building....	11/18/2021 6:02 PM
61	Maybe open up the falls on route 1 instead of fencing a great area	11/18/2021 5:24 PM

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62	A dock on Hobbs pond	11/18/2021 5:10 PM
63	No. Leave things alone. We're trying to entertain ourselves to death! Address environmental problems don't add to them.	11/18/2021 9:11 AM
64	Perhaps a program with Maine Inland Fish and Wildlife to secure greater access to local freshwater ponds and lakes instructing all on how to get access and be responsible when using another's access to the water.	11/17/2021 6:30 PM
65	Leave them natural. Building stuff will ruin them	11/17/2021 12:06 PM
66	There are many recreational opportunities that exist but first the water quality would need to be addressed. In addition, recreational opportunities shouldn't come BEFORE the other issues.	11/17/2021 11:55 AM
67	Turn Atlantic Ave into a Beach for everyone, not just the 1%. Wells should create a statue near Forbes Square to the Code Enforcement Manager in the 1940-1960 who handed out all those Building Permits with no thought to the future. Monument to how not to develop a town.	11/17/2021 10:16 AM
68	no	11/17/2021 6:46 AM
69	None at this time.	11/16/2021 9:18 PM
70	Don't know	11/16/2021 7:50 PM
71	Unknown	11/16/2021 5:56 PM
72	none	11/16/2021 5:52 PM
73	No. Water is life, not recreation.	11/16/2021 4:12 PM
74	why would you be encouraging this when water quality is endangered due to development	11/15/2021 8:36 PM
75	Increasing water based recreational businesses- IE boat, kayak rentals on the water	11/15/2021 6:35 PM

Q22 Could the Town of Wells do anything differently to manage the town's ground and surface water resources?

Answered: 85 Skipped: 291

#	RESPONSES	DATE
1	Encourage and set the example of converting lawn to native vegetation. encourage the "backyard National Park" style of managing natural areas as promoted by Doug Tallamy	1/7/2022 5:07 PM
2	Less new development will mean loss of a strain on the water situation	1/6/2022 2:36 PM
3	get FEDS to fix harbor jetties, bigger better safer harbor! more capacity	1/6/2022 2:21 PM
4	yes prevent further construction - the digging and moving of dirt, rocks, etc. is polluting the water	1/6/2022 2:14 PM
5	restrict the continued increase of summer villages - do vacation folks care about the water they use?	1/4/2022 3:40 PM
6	not needed	1/4/2022 1:53 PM
7	reduce/stop development in and around those areas	1/4/2022 12:33 PM
8	Address the toxic lawn chemical use - Ogunquit has done that recently, banning them for business. We don't need neon green lawns!	1/4/2022 9:54 AM
9	Be on top of littering, etc.	1/4/2022 9:42 AM
10	No - identify and deal with polluters	12/21/2021 5:31 PM
11	put a moratorium non building now!!!	12/19/2021 7:14 AM
12	Unknown	12/18/2021 6:37 AM
13	Yes	12/16/2021 10:58 PM
14	Restrict growth by limiting amounts and increasing lot size requirements. Don't allow cluster housing and we don't need anymore campgrounds.	12/16/2021 9:26 PM
15	Ground water - don't do dumb things like digging up the old dump or allowing a new subdivision on a waste site (off Route 1 across from Drake's Island - it's coming). Repair the dam near the recreation area.	12/16/2021 8:57 PM
16	Less development in watershed , branch brook area. Preserve land if possible	12/16/2021 6:55 PM
17	None	12/16/2021 3:30 PM
18	I don't know	12/16/2021 1:31 PM
19	No, the Water District is doing a good job.	12/16/2021 1:03 PM
20	Stop unbridled growth until infrastructure catches up	12/15/2021 10:06 PM
21	We need to curb growth.	12/15/2021 9:05 PM
22	No idea	12/15/2021 8:08 PM
23	Stop putting in large developments	12/15/2021 6:21 PM
24	Considering more and more are tapping into the ground water, maybe consider that before approving developments? Current residents are having to drill deeper wells.	12/15/2021 6:12 PM
25	There are many people who have brown stinky well water. Help those people.	12/15/2021 6:08 PM
26	Control housing density with 1 acre min zoning	12/15/2021 5:00 PM
27	Put stair case onto beach at fishermans cove in that closed off area in front of Wells Lobster	12/15/2021 4:59 PM

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	pound.	
28	Never sell our water	12/15/2021 3:47 PM
29	Yes of course.	12/15/2021 3:43 PM
30	Again, stop overdevelopment!	12/15/2021 3:03 PM
31	Not totally aware what we are doing now, so I'll go with communication.	12/15/2021 2:33 PM
32	no we do a great job of that	12/15/2021 1:48 PM
33	Carefully limit growth	12/15/2021 1:10 PM
34	You bet. Stop building!	12/15/2021 11:43 AM
35	Freshwater/groundwater resources that are utilized by people for their wells should be protected by not overbuilding the areas. What's the use of additional housing if it can't be supported?	12/15/2021 9:22 AM
36	Stop overgrowth building of many homes in a small complex.	12/15/2021 7:07 AM
37	Stop building!!	12/14/2021 10:44 PM
38	yes, extend the aquifer protection zone around the branch brook aquifer using groundwater well modeling rather than a surface water buffer	12/14/2021 10:39 PM
39	Protect the water from contaminants.	12/14/2021 10:01 PM
40	Stop building large residential cluster developments that require well water as they will effect the water levels for existing residents.	12/14/2021 9:50 PM
41	Less housing	12/14/2021 9:21 PM
42	Stop building! Sceptic systems are ruining the underground soil too.	12/14/2021 6:00 PM
43	Stop the building sprawl	12/14/2021 4:31 PM
44	expand town water and sewer	12/14/2021 4:15 PM
45	More vigilance in monitoring housing development near wetlands. I have heard of supposedly protected areas near Route 1 being filled in, and complaints not addressed.	12/14/2021 11:30 AM
46	Limit building/permit activities in these areas. For roads that run along these areas, reduce winter salting and post signs that this is a reduced salt area.	12/14/2021 10:38 AM
47	No, just protect.	12/13/2021 11:06 PM
48	Yes, managing the town's ground and surface water requires more ownership of the roads to provide this appropriately. We cannot manage this if we don't own the roads. We cannot manage things the town cannot control. We must gain control of our roads, bridges, culverts, and other infrastructure to better manage our town in general and specifically our town's ground water	12/13/2021 3:31 PM
49	Continue to restrict dumping etc. Don't allow toxic activities	12/13/2021 11:29 AM
50	no	12/13/2021 11:26 AM
51	They should be protected from commercial exploitation	12/10/2021 3:24 PM
52	Yes, keep all large developments to hook up to the towns sewerage and water systems.	12/5/2021 9:52 AM
53	Slow down development	11/24/2021 9:34 AM
54	Not sure	11/22/2021 11:25 PM
55	Again, the Key Findings alert us to the "Depot Stream, Pope Creek, and the Unnamed Stream at the I-95 Exit 19 tributary to Webhannet River are listed as threatened due to highway access-related development. The watersheds for these streams are not protected by the Town". I'm not sure why these why watersheds aren't protected by the town. Who or what does protect them? Engage them? Again, LIMIT GROWTH. The findings clearly show the issue is highway access-related development.	11/22/2021 9:51 AM

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56	??	11/21/2021 11:30 AM
57	N/a	11/19/2021 7:28 PM
58	STOP BUILDING	11/19/2021 7:18 PM
59	Having a form of testing well water sporadically to catch issues before they become a problem.	11/19/2021 5:55 PM
60	N/a	11/19/2021 4:40 PM
61	Stop building.Bring back the lottery process. Living in areas where hundreds of Wells are being drilled and hundreds of septic systems being installed is going to catch up with us Very soon.	11/19/2021 1:54 PM
62	YES! Control the development. Continue to prevent companies like Nestle from harvesting our aquifers for their economic profits.	11/19/2021 7:52 AM
63	Stricter rules for new buildings and stop over development	11/19/2021 7:20 AM
64	Keep the beaches cleaner	11/18/2021 10:44 PM
65	Do not permit any commercial exploitation of our ground water resources	11/18/2021 9:17 PM
66	Don't allow building in wetlands	11/18/2021 8:44 PM
67	Less development	11/18/2021 6:17 PM
68	Yes. Stop adding more people and building that strains water supply.	11/18/2021 6:02 PM
69	Nope	11/18/2021 5:24 PM
70	I don't know.	11/18/2021 9:11 AM
71	YES, stop over-development. As previously stated, and as the key findings show, waters are being listed as THREATENED as a direct result of development. Re-instate the growth cap.	11/17/2021 11:55 AM
72	Drainage for 100 Year storms is not place and needs to be added	11/17/2021 10:16 AM
73	Water testing for residents on a well, resources to improve well water that at financial supported.	11/17/2021 6:46 AM
74	Manage growth	11/16/2021 9:27 PM
75	The over building in town and not allowing the blocking of waters way that has been used for years. As an example the old boat ramp at the end of Ox Cart lane.	11/16/2021 9:18 PM
76	Not over-build new home developments	11/16/2021 9:16 PM
77	more signage and conservation	11/16/2021 8:21 PM
78	I have a well don't know	11/16/2021 7:50 PM
79	A comprehensive plan that includes water and wastewater impacts of growth	11/16/2021 5:56 PM
80	protect it	11/16/2021 5:52 PM
81	Educational programs and flyers about runoff and how it affects our water resources.	11/16/2021 4:12 PM
82	The runoff/stream by Mike's constantly has trash from their restaurant and chemicals from their cleaning of their hood vents. The solvent smells like lighter fluid. Does this stream go to the ocean??	11/16/2021 2:29 PM
83	Town water should be expanded west of the turnpike. The idea that limiting town water west of the turnpike would limit development just didn't work.	11/16/2021 10:26 AM
84	STOP BUILDING!!!!!!!	11/15/2021 8:36 PM
85	Encourage meaningful conservation and care not to pollute. Give a hoot, don't pollute!	11/14/2021 8:28 PM

Q23 What other issues and opportunities related to water resources are you aware of?

Answered: 59 Skipped: 317

#	RESPONSES	DATE
1	too much salt on roads near water resources, should be reduced town is big polluter of groundwater	1/6/2022 2:21 PM
2	I saw an overflow pond with what looked like wetlands around it - it was filled with smudge near the transfer station - should not be allowed	1/6/2022 2:14 PM
3	none	1/4/2022 1:53 PM
4	We are building as if water is an infinite supply using a hypothetical 100 year adverse event so that most developments fall well within. BUT we should be planning and building with finite water supplies in mind and with the perils of California and the west as the canary in the well so to speak. I just know we are all going to end up "surprised" when we don't have enough town water resources. We are building this town up so it looks like a suburb of Boston not a coastal or rural town in ME.	1/4/2022 1:08 PM
5	Planting for wildlife (which also helps to stabilize the land and protect erosion). Native trees, pollinators, food and habitat for wildlife (natural sources). Actively supporting and protecting wildlife benefits for everyone.	1/4/2022 9:54 AM
6	Unknown	12/18/2021 6:37 AM
7	NA	12/16/2021 10:58 PM
8	Try to identify recreational opportunities on the ponds, rivers, streams and promote them as an alternative to everyone being at the beach.	12/16/2021 8:57 PM
9	None	12/16/2021 3:30 PM
10	I am not sure	12/16/2021 1:31 PM
11	Runoff from trailers RV etc are risky to freshwater	12/15/2021 10:06 PM
12	N/A	12/15/2021 8:08 PM
13	Worried about the proposed site at 502 Post Road and how it will impact water availability.	12/15/2021 6:10 PM
14	Would like town water and sewer extended to Buzzell road.	12/15/2021 5:37 PM
15	Monitoring new subdivisions more closely in regards to the effects of well water for existing properties	12/15/2021 5:20 PM
16	Restrictions are not very friendly along the ocean.	12/15/2021 3:43 PM
17	Ocean water needs to be frequently monitored for high bacteria counts during beach season	12/15/2021 3:03 PM
18	I live on chickadee lane and don't have access to Town water, I do have town sewer. I was told that we would never get water although it exists on an adjacent road	12/15/2021 2:38 PM
19	See above	12/15/2021 2:33 PM
20	none	12/15/2021 1:48 PM
21	since growth in the area and several years of extreme drought several neighbors have had to replace wells	12/15/2021 1:10 PM
22	None.	12/15/2021 11:43 AM
23	Junk floating onto shore	12/15/2021 7:07 AM
24	we need to better protect our water resources by limiting development and allowing public	12/14/2021 10:39 PM

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	access	
25	Large residential cluster developments will deplete the water table for existing residents. Stop allowing these types of developments to be built!	12/14/2021 9:50 PM
26	The oceans water is becoming too acidic and harming fish and ocean mammals and birds. This needs to be addressed when the Tourists come.	12/14/2021 6:00 PM
27	Our wells being disturbed by all the building sprawl	12/14/2021 4:31 PM
28	my dog got sick after drinking from Stevens Brook	12/14/2021 4:15 PM
29	I wonder how water usage figures in to approval of more building and business permits? How much more can our area handle?	12/14/2021 11:30 AM
30	Nothing more to add.	12/14/2021 10:38 AM
31	Population control, no use of powerboats.	12/13/2021 11:06 PM
32	The town should consider more town water throughout the community with a strategic plan to add more water infrastructure at least along main routes west of the Turnpike. The lack of public water negatively affects fire protection and business from moving in. Buildings or business which require sprinklers will be financial prevented from building anywhere west of the turnpike. This could be a significant detriment to the town's ability to grow now and in the future.	12/13/2021 3:31 PM
33	I think the opportunity for these areas is in small improvements to parking and access and encouragement to visitors to go there	12/13/2021 11:55 AM
34	N/a	12/13/2021 11:29 AM
35	none	12/13/2021 11:26 AM
36	I am NOT in favor of extending the current sewer system. I would prefer that the processed waste water end up in the aquifer that is the freshwater source.	11/26/2021 2:01 PM
37	None	11/22/2021 11:25 PM
38	I've had friends complain about the changing taste of their well water. We're on KKW water and haven't noticed anything, but wondering what's causing the change.	11/21/2021 11:30 AM
39	N/a	11/19/2021 7:28 PM
40	Lack of community pool	11/19/2021 5:55 PM
41	N/a	11/19/2021 4:40 PM
42	There is no effort to protect our water resources from development. People in Wells government state that there "is plenty of water" they make this statement without knowledge. More research needs to be done to determine the exact nature of our water resources the effects of global warming(we had a drought the last several years) and development.	11/19/2021 7:52 AM
43	Dumping along some rivers and streams	11/19/2021 7:20 AM
44	The sulfur in the ground water	11/19/2021 6:18 AM
45	Over building is taking too much water, changing whole ecosystem of town	11/18/2021 10:44 PM
46	Clamming and harvesting of natural resources	11/18/2021 9:47 PM
47	????	11/18/2021 9:17 PM
48	Too many new developments deplete the water table	11/18/2021 7:24 PM
49	Zip	11/18/2021 5:24 PM
50	None	11/18/2021 9:11 AM
51	The drainage on our street (Sassafras St.) is awful. Drainage is only available on the lower part of the street.	11/17/2021 6:30 PM
52	Its evident by listening to community members and reading the towns social media pages that there has been a lot of development done in areas of wetlands. If none of the residents support	11/17/2021 11:55 AM

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this, why does the planning board allow it to pass? When a new house goes in on top of or next to a wetland, it affect the well water and the drainage of the NEIGHBORING properties. Yet, the residents of Wells have NO say in this....the development continues...and only the developers benefit.

53	None at this time.	11/16/2021 9:18 PM
54	Frequent droughts which eventually could lead to water shortage for residents - another reason not to over-build.	11/16/2021 9:16 PM
55	Na	11/16/2021 7:50 PM
56	Extend all town water lines to west of rt. 95.	11/16/2021 7:39 PM
57	Na	11/16/2021 5:56 PM
58	none	11/16/2021 5:52 PM
59	How to keep up with future demand for fresh water.	11/14/2021 8:28 PM

Q24 What marine resources in Wells need further protection?

Answered: 77 Skipped: 299

#	RESPONSES	DATE
1	All are critical and prone to climate change impacts	1/7/2022 5:08 PM
2	the marshes	1/7/2022 10:52 AM
3	beaches and harbor	1/7/2022 10:47 AM
4	Sand dune (coastal dune) on Moody beach - contractors are excavating half the dune to put in storm surge pillars Where and why does the sand disappear?	1/7/2022 10:21 AM
5	the salt marsh - please look out for the health of the marsh its a key carbon sink	1/6/2022 2:37 PM
6	all of them especially near wetlands, marsh, etc	1/6/2022 12:46 PM
7	the beach	1/6/2022 12:25 PM
8	beaches	1/6/2022 12:14 PM
9	coastal residences	1/6/2022 12:02 PM
10	wildlife! shore birds, seals, etc am concerned about lawn runoff into the marshes - highly toxic!	1/4/2022 3:41 PM
11	moody beach - needs to be made public	1/4/2022 2:14 PM
12	fishing protection, limits on commercial fishing	1/4/2022 1:54 PM
13	the beach/sand erosion needs to be addressed we need sand brought into wells beach and crescent beach	1/4/2022 1:40 PM
14	protection from beach erosion	1/4/2022 1:25 PM
15	Harbor area to help keep water clean	1/4/2022 1:10 PM
16	Rivers and streams and wetlands	1/4/2022 12:50 PM
17	dunes, saltwater marshes	1/4/2022 9:54 AM
18	Keeping dog excrement cleaned up from sand	1/4/2022 9:42 AM
19	None now. Let's not overreact.	12/21/2021 5:34 PM
20	More monitoring in these areas? Marine patrols.	12/18/2021 6:43 AM
21	Right whales.	12/16/2021 10:50 PM
22	The seals - keep the tourists away from them!	12/16/2021 9:01 PM
23	Stop invasion green crabs from destroying clams	12/16/2021 7:00 PM
24	Maintain existing policies	12/16/2021 3:33 PM
25	Protect the beach and saltwater marshes.	12/16/2021 1:41 PM
26	Wells beach	12/15/2021 10:09 PM
27	The beaches are being destroyed by storms, people and the natural changes that occur along a coast. Allowing any mor growth at these beaches will only further damage them.	12/15/2021 9:19 PM
28	Whatever is recommended by the experts	12/15/2021 8:13 PM
29	Erosion is a big concern.	12/15/2021 7:44 PM
30	Ocean wildlife	12/15/2021 5:47 PM
31	The marshes.	12/15/2021 3:45 PM

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32	Marsh	12/15/2021 3:05 PM
33	the beaches themselves	12/15/2021 2:45 PM
34	Wells Harbor	12/15/2021 2:25 PM
35	Fishing and shell fishing for recreational purposes should be protected. Lobsterman's lively hood is at stake	12/15/2021 2:00 PM
36	They all need it.	12/15/2021 1:50 PM
37	Always the Harbor, Webhanett River, the Mile Road (trash thrown out to the marsh,) Wells Beach, Drakes Island, Crescent Beach, Moody Beach. Larger fines for tourists who smoke or drink on the beaches and don't pick up their trash.	12/15/2021 11:56 AM
38	Jetty Spill over is eroding the beach access on both sides. Jetty needs to be raised there and sand/vegetation added plus dune buildup with raised boardwalk to beach.	12/15/2021 9:07 AM
39	rivers that feed estuaries	12/14/2021 10:41 PM
40	They all do....its obvious. The beaches need less people and more vegetation	12/14/2021 6:03 PM
41	Ability for the common person to fish	12/14/2021 4:36 PM
42	Shell fish	12/14/2021 11:43 AM
43	Marshes are natural sponges that regulate flooding. Limit any more paving so we can limit runoff. Encourage the permeable version (used by Congdons After Dark)	12/14/2021 11:38 AM
44	I do not have information to provide here.	12/14/2021 10:41 AM
45	N/A	12/13/2021 3:35 PM
46	Uneducated about this, but noticed the huge drop in starfish, sand dollars, etc. To almost 0 over past 30 years, can we support return of those species?	12/13/2021 11:40 AM
47	none	12/13/2021 11:29 AM
48	The beaches and marshes	12/10/2021 3:35 PM
49	This should be addressed as part of a much-needed climate action plan.	12/7/2021 9:42 AM
50	The marsh, the coastal inlets. The coast that drains into the ocean.	12/5/2021 9:57 AM
51	All the beaches	11/30/2021 5:33 AM
52	Marsh area	11/22/2021 11:27 PM
53	all of them	11/22/2021 10:20 AM
54	All	11/19/2021 10:50 PM
55	Estuaries are not monitored and boats speed through them all summer	11/19/2021 7:32 PM
56	Let the fisherman fish	11/19/2021 7:20 PM
57	not familiar enough to comment	11/19/2021 5:55 PM
58	N/a	11/19/2021 4:42 PM
59	All.	11/19/2021 2:03 PM
60	ALL OF THEM!!!!	11/19/2021 7:59 AM
61	Marine patrol to check people fishing more frequently out at sea	11/19/2021 7:25 AM
62	All	11/19/2021 6:18 AM
63	Fishing	11/19/2021 12:49 AM
64	Clamming	11/18/2021 9:51 PM
65	????	11/18/2021 9:21 PM
66	Clams, so we can actually recreationally clam	11/18/2021 8:47 PM

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67	All need it	11/18/2021 5:25 PM
68	I don't know	11/18/2021 9:19 AM
69	The beaches	11/17/2021 2:17 PM
70	Sea walls.	11/17/2021 12:10 PM
71	That ship has sailed, Wells is Saugus North and marine resources are going onto the endangered species list.	11/17/2021 10:22 AM
72	The clam flats.	11/16/2021 9:21 PM
73	beaches, plovers	11/16/2021 8:23 PM
74	Seal	11/16/2021 7:52 PM
75	Estuaries are vulnerable to significant growth, especially from surface runoff. Will the town need to treat storm water in the future?	11/16/2021 6:01 PM
76	all of them	11/15/2021 8:40 PM
77	More public access to beaches, moorings, and boat launches.	11/14/2021 8:35 PM

Q25 Could the Town of Wells do anything to improve public access to the Town's beaches?

Answered: 136 Skipped: 240

#	RESPONSES	DATE
1	Not sure	1/7/2022 5:08 PM
2	no	1/7/2022 10:52 AM
3	continue offering access to handicapped	1/7/2022 10:47 AM
4	No	1/7/2022 10:21 AM
5	Make the stairs at wells beach safer	1/6/2022 2:14 PM
6	If some senior housing do not have bus access, then public should be provided	1/6/2022 12:46 PM
7	have more parking for residents - have police patrols on beach to control drinking, etc.	1/6/2022 12:25 PM
8	ramps kept clean	1/6/2022 12:02 PM
9	public ways should be more inviting and accessible to physically impaired (ramps rather than stairs, simple solar powered lighting at public access points)	1/6/2022 7:48 AM
10	please don't pave more	1/4/2022 3:41 PM
11	yes! Join lawsuit to open moody beach	1/4/2022 2:14 PM
12	free sticker for residents higher fees for non-residents	1/4/2022 1:54 PM
13	parking off the beach with trolleys across mill road	1/4/2022 1:40 PM
14	sidewalks along Mile Road Traffic control on Atlantic Ave and Webhannet	1/4/2022 1:25 PM
15	Would be great if there were a high foot bridge from Harbor to Wells beach	1/4/2022 1:10 PM
16	More parking close to beaches	1/4/2022 12:50 PM
17	well, maybe convincing Ogunquit to not charge to park at north beach. Good luck with that. At least give Wells residents a break for seasonal pass.	1/4/2022 12:34 PM
18	Create more parking, more public transit to beaches, special discounts	1/4/2022 9:54 AM
19	Access is fine.	12/21/2021 5:34 PM
20	Parking away from the beach with shuttle service to and from the beach.	12/19/2021 2:03 PM
21	Yes. Wells year round residents to get better access and parking. Yes but a beach pass but u can never use it Bc the spaces are all taken. Increase parking. Have parking patrols. Increase jobs in this area not just a machine. Better monitoring. Better access to moody beach and increase parking	12/18/2021 6:43 AM
22	Access to Moody Beach for "back lot" property owners	12/17/2021 7:22 PM
23	Create additional municipal parking lots similar to wells harbor but outside of the downtown (rt 1) area. Give residence the opportunity to buy a seasonal trolley pass (similar to the beach parking pass but less expensive). Then use a trolley to bring residents and visitors to the beach. This way you can reduce congestion in parking and driving.	12/16/2021 11:15 PM
24	The town tries there best but with more visitors each year, it becomes hard with not enough adequate parking.	12/16/2021 10:50 PM
25	To little to late	12/16/2021 9:27 PM
26	Yes. Lots could be increased in size. More shuttling options.	12/16/2021 9:21 PM

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27	Yes, while the handicap walkways are great, they dump people into the soft sand (where it is difficult to walk). You need to extend the walkway surface to the hard packed sand.	12/16/2021 9:01 PM
28	Make beaches protected by calling them parks or monuments	12/16/2021 7:00 PM
29	More parking in off locations with shuttle services	12/16/2021 3:33 PM
30	Yes Moody Beach should be public access	12/16/2021 2:46 PM
31	I think this is a strength of the town. Safe bike access to the beach would be fantastic. All the public restrooms and trolleys are great	12/16/2021 1:41 PM
32	Actually, I think the town needs to limit public access, because the beaches are overcrowded at this point.	12/16/2021 1:15 PM
33	Year round residents should have access to the beaches in the Summer months. Drakes Island ferry beach parking lot should be by sticker only.	12/16/2021 12:46 PM
34	The beaches are very crowded and not enough parking for the number of residents coming to Maine and those visiting.	12/16/2021 11:43 AM
35	Parking improvements Ramps vs stairs	12/15/2021 10:09 PM
36	More trolley access from Hannaford parking lot/field to beach.	12/15/2021 9:55 PM
37	No. There are plenty of access points. I would like to see more policing of the beaches to prohibit people from making poor choices in their treatment of our beaches; i.e. garbage, public urination and defecation, leaving giant holes, and disobeying beach rules.	12/15/2021 9:19 PM
38	More handicap parking spaces	12/15/2021 9:03 PM
39	limit any more building on the beaches.. they are squeezing in more buildings in the past 3 years than have been before.	12/15/2021 8:42 PM
40	Change the meter parking 9:00 to 5:00 PM	12/15/2021 8:35 PM
41	Kids and families being removed from an otherwise empty Moody Beach is now a common occurrence on summer days. The Town can correct this 30+ year injustice by re-instating itself as the owner of MB (much like Kennebunk did for Goose Rocks Beach). This not only is the right thing to do, but it is good for the Town's economy and would allow the Town to live up to its name as "the friendliest Town in Maine".	12/15/2021 8:23 PM
42	Overturn Moody restrictions . Do not provide public parking but allow Wells taxpayers or abutters to have access to beach	12/15/2021 8:22 PM
43	Not sure	12/15/2021 8:13 PM
44	Zero parking unless you are there at 7am. Although I don't think the answer is creating more parking lots because I'm aware space is limited around the beaches and I would hate for the environment to be flattened even more.	12/15/2021 6:15 PM
45	Run shuttles from parking areas in town.	12/15/2021 5:47 PM
46	Better ramp from the stairs to the beach	12/15/2021 5:34 PM
47	More shuttles. Try one from rec center on branch road	12/15/2021 5:04 PM
48	Yes, remove restrictions and make r.o.w. more reasonable.	12/15/2021 3:45 PM
49	Much better handicap accessible ramps	12/15/2021 3:06 PM
50	Trolley service from gazebo to casino square	12/15/2021 3:05 PM
51	Access to moody beach	12/15/2021 3:00 PM
52	Make Moody Beach public.	12/15/2021 2:53 PM
53	I would say more parking, but that would mean more people, so no.	12/15/2021 2:46 PM
54	take back Moody Beach!!!!	12/15/2021 2:33 PM
55	Yes, enlarge access, remove low tide mark property limits back to high tide mark. Improve public access entrances i.e. decorative arches/gates	12/15/2021 2:29 PM

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56	Side walks along the roads around the beach and bike lanes. More local parking	12/15/2021 2:09 PM
57	Provide shuttle services/trolley awareness partner with local business to push this	12/15/2021 2:03 PM
58	Allow for Wells and Ogunquit residents access to all beaches using a beach pass	12/15/2021 1:51 PM
59	Sure a better public transportation system	12/15/2021 1:50 PM
60	more public transportation	12/15/2021 1:35 PM
61	No!	12/15/2021 11:56 AM
62	The public has sufficient access to recreational areas but Wells residents miss out in the high tourist season. Cape Cod often features "residents-only" parking lots to help in this regard. Also, not that anything can be done, but Moody beach is a resource that is only available to a privileged few.	12/15/2021 9:33 AM
63	Purchase property at the northern end of the town owned section of wells beach, construct vehicle drop off and trolley stop, restrooms.	12/15/2021 9:07 AM
64	Yes. More free or reduced cost for parking for residence similar to the Kennebunk system.	12/15/2021 7:11 AM
65	allow public parking on roads	12/14/2021 10:41 PM
66	Allow access for back lot owners to Moody Beach.	12/14/2021 10:02 PM
67	No, there are Trolleys in the summer which do a fine job.	12/14/2021 6:03 PM
68	We have plenty of Public Beach Access But we are lacking in accessing due to a parking and drop off access	12/14/2021 4:36 PM
69	walkways across marsh, or from neighborhood to neighborhood, through campgrounds, or between houses.	12/14/2021 4:16 PM
70	First of all, follow Kennebunk by not charging such a high fee for a resident to use it's own beaches. Provide separate parking For residents only. We pay taxes and should be receiving some thing a little more than the visitors do	12/14/2021 12:16 PM
71	Provide public parking at Moody Beach Provide off site parking with transportation to the beach during peak times	12/14/2021 11:43 AM
72	More frequent shuttles.	12/14/2021 11:38 AM
73	Tell Moody residents to get over themselves and allow access in front of their house.	12/14/2021 10:41 AM
74	yes!!! The town could support the initiative brought forth by the second tier landowners at Moody Beach so that owners and vacationers could access the beach they pay dearly for in terms of water and taxes. It seems as if the town does not care about the seasonal people. the seasonal people, owners and renters alike, support the town through taxes, water bills, support for local businesses and such. Yet, the people who frequent Moody Beach are required to sit on a space of 20 to 30 feet. Some beach front owners will call the police if a vacationer is on their property by 1 inch. I am not kidding. Seaweed could be removed from Moody as well as dead marine animals since the beachfront owners have no inclination to do so for us.	12/14/2021 9:11 AM
75	Moody beach to become public beach not private.	12/14/2021 5:30 AM
76	No	12/13/2021 11:19 PM
77	Yes, At Moody Beach ,provide full support for the MILL Lawsuit now under deliberation which seeks public recreational use of beach. Next ,acknowledge the predicted long time frame of 5yrs or more until Lawsuit resolution . Recognize the many past confrontational episodes due to crowded public rights of ways between beach front owners and the public and therefore provide mitigation to alleviate this ASAP One suggestion is to employ "informal" individual users agreements with just a few willing Beach FrontOwners where possible. To speed the process involved , non-binding Pilot Programs might be used.	12/13/2021 8:17 PM
78	I like that Wells placed parking meters at the beach. I would continue that along with the beach passes. If anything I would strongly consider raising the prices for both ways of parking. DO NOT increase parking capacity. DO NOT increase public access by adding bus or trolley service to the beaches. How many people does Wells want at beaches or for that matter living in the town? How many is enough? How many is too many? Determining and regulating	12/13/2021 4:34 PM

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demographics can be tricky. It would also be great if Wells Harbor boat trailer parking was patrolled or monitored so that only trailer parking was allowed in the designated boat trailer parking lot!!!!

79	Yes, they must consider more parking for those that visit the beaches. This could mean a remote parking area if so needed with shuttles to and from those areas. This might be cost prohibitive but could be paid for through parking fees at these locations.	12/13/2021 3:35 PM
80	Moody Beach is the elephant in the room here!! Seriously, the beach was stolen from the towns people by a handful of individuals and it should be a town priority to get it back.	12/13/2021 12:24 PM
81	N/A	12/13/2021 11:40 AM
82	more parking areas	12/13/2021 11:29 AM
83	YES! Support the current lawsuit in Maine courts to return beach access to the public. In the interim, provide Moody taxpayers with access to all of Moody Beach. We live there, and are relegated to 50'. There are fights every summer weekend, and we cannot even find space to play frisbee. We pay taxes!	12/13/2021 11:16 AM
84	Yes. Town of Wells needs to take ownership of Moody Beach and allow people to enjoy this natural resource with their families. Every year it gets worse with beach front owners telling people to get off "their" beach because they own to the low water mark. These decisions have failed recently (ie Goose Rocks) because the town stepped up to provide public access. Would love to see Wells do the same here and now.	12/13/2021 8:20 AM
85	Introduce a bike sharing program to reduce vehicular traffic. Provide more sidewalks and bike lanes	12/10/2021 3:35 PM
86	Invest in Trollies and advertise.	12/9/2021 10:26 PM
87	Moody beach should be returned to the public	12/7/2021 9:42 AM
88	The town's beaches are at capacity already! What more do you want to do.	12/5/2021 9:57 AM
89	Increase trolley activity, I understand the struggle though.	12/1/2021 5:45 PM
90	Support pending litigation to open up Moody Beach. It's rightfully the Town's beach and a flawed court decision in the late 80's made it a private beach.	11/30/2021 5:33 AM
91	Yes, parking and shuttle routs and access to the beach from harbor road	11/22/2021 11:27 PM
92	Free parking at Transportation Center with shuttles to beaches? Collect a day use fare that's less than beach parking fee.	11/22/2021 10:20 AM
93	Yes	11/21/2021 4:03 PM
94	Create a shuttle service that goes all the way out Atlantic Ave from an approved parking area. Would reduce traffic and stop all the pollution from cars circulating to try to find parking. Perhaps on the land that's open next to the Hannaford parking lot?	11/21/2021 11:34 AM
95	Yes	11/19/2021 10:50 PM
96	Make is easier and safer for those that live a little further away to walk there. Aka sidewalks and crosswalks	11/19/2021 7:32 PM
97	Moody is private, so.....	11/19/2021 7:20 PM
98	i think the town finds a good balance but additional restrooms or changing areas would be nice	11/19/2021 5:55 PM
99	Open moody up to the public!	11/19/2021 4:42 PM
100	Lemme tell you something. Pushing parking fees into October just plain stinks. The only time we RESIDENTS used to be able to enjoy OUR beaches was after 6 pm during high season and after Labor Day. FOR FREEWAY! What has been done here is sooooo wrong. I appreciate the need for parking revenue but perhaps you could give the RESIDENTS back their beaches by...let's see...maybe collecting IMPACT FEES from all these builders. A ripe opportunity to fill the town coffers is being ignored. We know why. We don't like it. And we do not like seeing our taxes continually going up when this solution is right in front of our faces.	11/19/2021 2:03 PM
101	This has got to be informed by the science of marine and water health.	11/19/2021 7:59 AM

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102	Pave the Drakes Island lot for better access and parking. The cars NOT are parked by attendants and therefore cause disruption and damage. The paved lots have do not have parking problems. Create or use offsite alternative parking lots with transportation to the beaches. Allow hotels to use courtesy vans for beach access.	11/19/2021 7:30 AM
103	Parking	11/19/2021 6:18 AM
104	Parking area for residents only ..., so we can actually enjoy the beach	11/18/2021 9:51 PM
105	more trash collection area and expand bathrooms. The mats have been a great addition. Anything that makes it more accessible for all ages and abilities along with finding ways for everyone to out h in and keep it clean. I realize parts of the beach are difficult when the tide comes up but other towns have figured it out	11/18/2021 9:26 PM
106	Yes, develop bike sharing resources to minimize vehicular traffic.	11/18/2021 9:21 PM
107	Allow for short term parking for a quick swim and have a shuttle so less cars have to park and more people can use the beach	11/18/2021 8:47 PM
108	Dedicated parking for year-round residents, not just resident sticker holders	11/18/2021 7:25 PM
109	Perhaps a town lot, i.e. Hannaford's lot and have free bussing or trolley to reduce traffic on Mile road and the area	11/18/2021 6:44 PM
110	More handicap spots; more resident only parking; charge visitors at the beach area where Ethan ice cream-sea wall is located. It gets jammed because it is free. Make visitors pay. Let locals have free access.	11/18/2021 6:04 PM
111	A bridge over the harbor like the cove	11/18/2021 5:25 PM
112	Yes more spaces for wells residents only	11/18/2021 5:11 PM
113	Better mats leading to the beaches.. difficult to navigate the loose sand after the mat ends, eg Drakes Island	11/18/2021 4:44 PM
114	No. Leave them alone. We've got 48,000 people amassing on our beaches every summer. Enough is enough. This isn't Coney Island!	11/18/2021 9:19 AM
115	Direct trolley service between a specific gathering point (Hannaford) and the Jetty. It could make stops along Atlantic Ave., but it needs to be a Beach Trolley, not a general trolley. The water shuttle from the town dock to the Jetty lot was a good idea. Keep the mats on Public Ways out longer in the fall and earlier in the Spring. Handicapped and older people like to go to the beach and sit. More benches at the end of the public way would be nice too.	11/17/2021 6:44 PM
116	Access moody Beach with shuttle or parking. Wells beach has many access points but no vehicle parking or drop off points. Need lots similar to those on Drakes Island	11/17/2021 2:17 PM
117	Sand height going down. Stairs need something adjustable at bottom. They are pretty dangerous to access beach at times	11/17/2021 12:10 PM
118	Wells should consider having more WELLS BEACH PASS sticker ONLY parking spots. We often go to surrounding town beaches because, even with a beach pass, we cant find parking.	11/17/2021 12:01 PM
119	Level the houses on Atlantic Ave. 1% have great access.	11/17/2021 10:22 AM
120	Less expensive beach passes and better access for town residents. No charge after 5pm for residents (its the only time we get to get on our beach if we live in the outskirts)	11/17/2021 6:47 AM
121	Yes! Reserve beach parking spots for taxpayers.	11/16/2021 10:22 PM
122	1. There is not enough beach parking for FT residents but the attempts to improve that are appreciated. Maybe daily, non-resident visitors can park in a designated area (ex. Transportation Center near I-95) and take the trolley to the beach to open more spaces for FT residents? This would not impact visitors with extended stays in town since "tourism" is an important tax generator. 2. Open Moody Beach to Wells residents even if it involves litigation.	11/16/2021 9:22 PM
123	I did not move to town for the beaches and find they are over crowded during the summer months.	11/16/2021 9:21 PM
124	better signage, encourage exercise by going to the beach	11/16/2021 8:23 PM
125	Ramps to beach have been helpful. All beaches need flat surface for access for seniors.	11/16/2021 7:52 PM

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126	Beach sand replenishment.	11/16/2021 7:42 PM
127	Make Moody Beach fully public for "backlot" owners	11/16/2021 7:23 PM
128	Provide resident only parking lots near the beach! Not people that own a trailer or condo in wells but families that actually live here and support our community year round	11/16/2021 6:19 PM
129	Parking is the issue, but it also serves as a regulator to usage, so good or?	11/16/2021 6:01 PM
130	The town could extend the matting at the jetty all the way from the parking lot to the high-tide line. The matting is wonderful but getting to the matting can be impossible for the disabled. The "forbes" wall stairs are extremely dangerous for families and the disabled although the ramp is a wonderful addition! New handrails would be great.	11/16/2021 5:32 PM
131	I would love to see people use the available trolley system more. I'm not sure how to make that happen.	11/16/2021 10:28 AM
132	why would you want to encourage more access when we don't seem to be able to protect what we have	11/15/2021 8:40 PM
133	Make it harder to get a resident parking sticker (NOT seasonal people), more resident spots, increased parking staff to ensure cars are parked properly and can fit more cars (Drakes jetty was HORRIBLE this year). Increase trolley use/have hotels use shuttles...?	11/15/2021 6:50 PM
134	More parking for property owners. More bike racks and clean restrooms.	11/14/2021 8:35 PM
135	No	11/14/2021 6:43 PM
136	Public Ways should have smoother access to the beach via ramps rather than stairs. This will give all beach goers, especially physically impaired or families dragging a beach wagon behind, them access to more public beach locations.	11/11/2021 7:25 PM

Q26 Are there any recreation opportunities or infrastructure that can be created within or adjacent to Well's marine resources areas?

Answered: 63 Skipped: 313

#	RESPONSES	DATE
1	no keep out commercialism	1/7/2022 10:47 AM
2	No! there are enough things to do in Wells in the summer - stop building!	1/6/2022 12:46 PM
3	bocci courts at Harbor	1/6/2022 12:14 PM
4	non motor activities only please - motor activities dump gas into the water and pollutes it and makes a tone of noise	1/4/2022 3:41 PM
5	sand structure competitions kite day with awards	1/4/2022 1:40 PM
6	Wells could host paddle board or kayak lessons in harbor	1/4/2022 1:10 PM
7	Hiking, biking, boardwalks, water sports	1/4/2022 12:50 PM
8	no no no	1/4/2022 9:54 AM
9	outdoor picnic opportunities	1/4/2022 9:42 AM
10	Rentals of bikes and mopeds to have more parking and better access	12/18/2021 6:43 AM
11	Wells Harbor is one of my favorite places in town to visit because you can explore through trails, the buoy tree is fun in the winter, and it has the playground. I would love to see more opportunities like this if there was the place to do it.	12/16/2021 11:15 PM
12	Yes	12/16/2021 9:01 PM
13	Children's program at school to help preserve clam industry and help with eliminating invasive crabs. Turning them into fertilizer	12/16/2021 7:00 PM
14	None	12/16/2021 3:33 PM
15	I think it's gross that so much of the beach itself is privatized.	12/16/2021 1:41 PM
16	No comments on this	12/16/2021 1:15 PM
17	No.	12/15/2021 9:19 PM
18	No idea	12/15/2021 8:13 PM
19	An aquarium	12/15/2021 5:34 PM
20	Fishing hatchery and aquatic study area	12/15/2021 5:04 PM
21	Not without risk to the areas, so no.	12/15/2021 2:46 PM
22	Walking path on Drakes Island	12/15/2021 2:25 PM
23	leave it be	12/15/2021 1:50 PM
24	no, protect marsh areas	12/15/2021 1:35 PM
25	None.	12/15/2021 11:56 AM
26	Develop the harbor area. Relocate the boat yard vessel storage yard to open up access to Webhannet river shoreline, construct foot/bike bridge from harbor to eastern shore, have regular free water taxi, all to encourage parking and recreation on harbor side.	12/15/2021 9:07 AM
27	This is a redundant question.	12/15/2021 7:11 AM
28	bridge between wells harbor and wells beach	12/14/2021 10:41 PM

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29	No, this will make things worse.	12/14/2021 6:03 PM
30	Yes	12/14/2021 4:36 PM
31	?	12/14/2021 11:38 AM
32	No	12/14/2021 10:41 AM
33	public kayaking places,	12/14/2021 9:11 AM
34	Art and photography classes	12/13/2021 11:19 PM
35	I am unsure.	12/13/2021 3:35 PM
36	I think this is where small access points spread out can reduce traffic at our beach lots. A place to launch a kayak out paddle board or park to fish at any of the points where the estuary meets the road. Near Billy's, the start of Drakes Island, along Furbish to name a few.	12/13/2021 12:24 PM
37	N/A	12/13/2021 11:40 AM
38	none that I know	12/13/2021 11:29 AM
39	You could provide limited parking at the Moody Beach Association.	12/13/2021 11:16 AM
40	NO leave it alone	12/5/2021 9:57 AM
41	Not sure	11/22/2021 11:27 PM
42	Involve the public in beach cleaning/maintenance/preservation. It seems like people need to be educated and invested.	11/22/2021 10:20 AM
43	Yes	11/21/2021 4:03 PM
44	It's a little to late, they have already allowed to much building, and way to many people	11/19/2021 10:50 PM
45	N/a	11/19/2021 7:32 PM
46	STOP BUILDING	11/19/2021 7:20 PM
47	services like swim lessons or marine education,	11/19/2021 5:55 PM
48	Open moody to the public	11/19/2021 4:42 PM
49	No parking, no point.	11/19/2021 2:03 PM
50	We do not need development especially on our waterfrants unless it is done to protect them.	11/19/2021 7:59 AM
51	Sailing, kids camps	11/18/2021 9:51 PM
52	No	11/18/2021 9:21 PM
53	Recreational clamming	11/18/2021 8:47 PM
54	Develop the harbor and give us a place like the cove	11/18/2021 5:25 PM
55	Dear God No!	11/18/2021 9:19 AM
56	No. Leave them alone. Building stuff will ruin it.	11/17/2021 12:10 PM
57	Population density that has been allowed to grow will prohibit all opportunities near the water.	11/17/2021 10:22 AM
58	I believe the harbor park is unkept and under-used.	11/16/2021 10:22 PM
59	None at this time due to available parking in those areas.	11/16/2021 9:21 PM
60	More restrooms and bike racks	11/16/2021 8:23 PM
61	Don't knoy	11/16/2021 7:52 PM
62	More moorings and dockage	11/16/2021 6:01 PM
63	Encourage people to kayak and explore our natural resources. This will empower people to protect the wetlands.	11/14/2021 8:35 PM

Q27 Given the predictions for climate change impacts (sea level rise, storm surges, and groundwater rise), how should Wells protect its marine resources?

Answered: 63 Skipped: 313

#	RESPONSES	DATE
1	Reducing pollution to marine habitat from lawn chemicals.	1/7/2022 5:08 PM
2	seek guidance of professionals	1/7/2022 10:47 AM
3	think of the future generations and limit development	1/6/2022 2:37 PM
4	stop building!	1/6/2022 12:46 PM
5	seek guidance from professionals	1/6/2022 12:02 PM
6	Public ways which allow storm surges to pass water should incorporate a means to temporarily block tidal surge. That means should be capable to be opened or closed by a reasonable fit individual	1/6/2022 7:48 AM
7	provide incentives (tax credits?) for reducing carbon - for example, solar power in homes, electric cars, etc.	1/4/2022 2:14 PM
8	heed to what ecologists recommend limit development	1/4/2022 1:54 PM
9	seawalls, erosion mitigation, and replenishment of sand on crescent beach	1/4/2022 1:25 PM
10	Cleaner energy, reduce carbon footprint in Wells	1/4/2022 12:50 PM
11	Improve seawalls	1/4/2022 9:54 AM
12	Not yet	12/21/2021 5:34 PM
13	Unknown	12/18/2021 6:43 AM
14	Here we go again...trying to protect NATURAL resources from Mother Nature....really?	12/16/2021 9:01 PM
15	Workshops and research	12/16/2021 7:00 PM
16	Maintain existing marine resources	12/16/2021 3:33 PM
17	Dissuade the use of cars by providing alternatives to driving and stop using fossil fuels where possible.	12/16/2021 1:41 PM
18	Find a good compromise between marine resources and the needs of the community.	12/16/2021 1:15 PM
19	No idea	12/15/2021 8:13 PM
20	Don't overfish them. Avoid having so much summer traffic in beach areas.	12/15/2021 5:47 PM
21	Get a plan from army Corp of engineers	12/15/2021 5:04 PM
22	Build bridges.	12/15/2021 3:45 PM
23	It's probably too late. The jetty walls make the beach erosion issues much worse that they should be. It also effects the harbor with frequency of the necessary dredges.	12/15/2021 2:46 PM
24	Mean the storm surge that we have been talking about for 50 years yet nothing happens? do you mean that one...	12/15/2021 1:50 PM
25	Get the United Nations out our business. There is only so much you can do. Wells has already done this.	12/15/2021 11:56 AM
26	Raise jetties where they are lower, add outer riprap to fisherman's cove, construct fresh water reservoirs including enclosed	12/15/2021 9:07 AM

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27	Stop building	12/15/2021 7:11 AM
28	limit development in flood plains	12/14/2021 10:41 PM
29	Stop building and removing vegetation and trees!	12/14/2021 6:03 PM
30	Stop the building sprawl and encourage renovations	12/14/2021 4:36 PM
31	Incorporate a square foot restriction on new development	12/14/2021 11:43 AM
32	?	12/14/2021 11:38 AM
33	I do not have information to provide here.	12/14/2021 10:41 AM
34	Limit development. Properties damaged and condemned from a storm should not be able to rebuild.	12/13/2021 11:19 PM
35	I don't have any answers other than unfortunately spending huge financial resources on reversing many Maine resident's perception that climate change is a myth and that change is necessary now.	12/13/2021 4:34 PM
36	This is beyond my scope.	12/13/2021 3:35 PM
37	We may need to allocate a specific portion of property taxes to just the beach and marsh road improvements.	12/13/2021 12:24 PM
38	Need expert input on this I'd take their advice	12/13/2021 11:40 AM
39	I don't believe there is a climate change that can be prevented by man	12/13/2021 11:29 AM
40	Unfortunately there is limited direct action, but it could adopt municipal policies to mitigate climate change. If enough grass roots programs are implemented it will mitigate the impact	12/10/2021 3:35 PM
41	I question impact predictions	12/8/2021 4:30 PM
42	This should be addressed as part of a much-needed climate action plan.	12/7/2021 9:42 AM
43	The only marine resource Wells has is the Harbor. What do you think you can do	12/5/2021 9:57 AM
44	Not sure	11/22/2021 11:27 PM
45	Make sure whatever measures are in place are observed. Enlist the help of marine scientists or professionals who can make recommendations and then implement those recommendations .	11/22/2021 10:20 AM
46	??	11/21/2021 11:34 AM
47	Stop trying to encroach on it	11/19/2021 7:32 PM
48	Again, how would you do that?	11/19/2021 7:20 PM
49	follow recommendations of climate scientists to identify best solutions	11/19/2021 5:55 PM
50	Stop building in these areas.	11/19/2021 2:03 PM
51	More policies and procedures informed by science in decreasing global warming; controlling waterfront development and protecting waterfronts. Tourism is fine but at what point does it become the problem for our natural resources/waterfronts	11/19/2021 7:59 AM
52	Ask marine biologists and ecologists	11/19/2021 7:25 AM
53	Develop a plan to remove residences and businesses that will be negatively affected and try to preserve its beaches recognizing that many homes and businesses may need to be sacrificed to accomplish. This	11/18/2021 9:21 PM
54	We are good	11/18/2021 5:25 PM
55	Stop stirring up old dumps would be a good start	11/18/2021 5:11 PM
56	Stop trying to "enhance" and expand them.	11/18/2021 9:19 AM
57	Experts advice needed. We should maintain our seashore and beaches.	11/17/2021 12:10 PM
58	Remove everything man-made	11/17/2021 10:22 AM

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59	Maintain the marsh areas and stop the over population of the beach area.	11/16/2021 9:21 PM
60	Don't t	11/16/2021 7:52 PM
61	It can't	11/16/2021 6:01 PM
62	STOP BUILDING!!!!	11/15/2021 8:40 PM
63	Prepare and protect NOW.	11/14/2021 8:35 PM

Q28 How should Wells plan to protect and adapt the Town's recreation and tourism industries that rely on the town's beaches and coast that will likely be impacted by future sea level rise?

Answered: 65 Skipped: 311

#	RESPONSES	DATE
1	address problems as they occur, don't let it get ahead of the town	1/7/2022 10:47 AM
2	stop building! this is polluting wells beaches, marshes, habitat, etc.	1/6/2022 12:46 PM
3	no more building on barrier beaches	1/6/2022 12:25 PM
4	The sea level isn't rising. As I understand it, sand movement is a bigger issue. Public way, #11, 30+ years ago had nine steps down to the beach. Currently no steps can be seen. The sand has filled in that section of the beach.	1/6/2022 7:48 AM
5	open moody beach! how can Wells be the "friendliest town in Maine" when people are not allowed to recreate on moody beach?	1/4/2022 2:14 PM
6	higher fees for non residents participate in what ecologists recommend	1/4/2022 1:54 PM
7	seawalls, erosion mitigation, and replenishment of sand on crescent beach	1/4/2022 1:25 PM
8	Tourism is rough on beaches. Working with hotels/motels/condo owners that rent to come up with dos and don'ts on beach might help. Like don't walk on sea grass/dunes, don't fly kites over nesting plovers, etc.	1/4/2022 1:10 PM
9	Expand beaches and roads Prioritize main roads and buildings so that they don't end up underwater Higher boardwalks and piers	1/4/2022 12:50 PM
10	Increase TV ads prior to summer season	1/4/2022 9:42 AM
11	stop building we are a honky took city noe	12/19/2021 7:14 AM
12	Better monitoring and education to the general public.	12/18/2021 6:43 AM
13	Oh boy..	12/16/2021 9:01 PM
14	Slow down development	12/16/2021 7:00 PM
15	Restrict the number of vehicles in rental units private and commercial	12/16/2021 3:33 PM
16	Work to address climate change so that we don't lose these important industries.	12/16/2021 1:41 PM
17	As mentioned, allow more freedom for property owners to protect their property. Ease the permitting process. Fight the EPA when they are unreasonable. Limit the building of additional housing, esp. along the coastline.	12/16/2021 1:15 PM
18	Take over newly formed beach areas by eminent domain once ocean rises	12/15/2021 10:09 PM
19	Stop allowing hotels to be built, be proactive in monitoring residences that rent to multiple families, monitor parking and drop-offs. As the beach loses sand, more and more people are encroaching on what used to be property owners' rights to privacy. Improve the situation at the areas where there is public parking.	12/15/2021 9:19 PM
20	Do whatever is most sustainable	12/15/2021 8:13 PM
21	To cut down on cars and parking issues, public transportation needs to be encouraged. Maybe have certain times of day where you can't get to the beach unless you take the trolley in? I haven't thought about this much so that may be silly...but just a thought off the top of my head.	12/15/2021 6:15 PM
22	Limit overdevelopment of RV and campsites in the town that negatively impact the environment while offering minimal economic development.	12/15/2021 5:07 PM

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23	I live on the marsh about a mile from the beach. I'll sell my property to the town for a future beach.	12/15/2021 2:46 PM
24	Ensure beaches remain open to the public always and forever	12/15/2021 2:25 PM
25	Huh?	12/15/2021 1:50 PM
26	These are individual businesses. Again, it's overbuilding. You have already ruined the Mile Road.	12/15/2021 11:56 AM
27	Develop network of paths and trails west of 95 and connected to coast, eastern trail, mt A etc. Expand pickleball, bocce, add municipal golf course	12/15/2021 9:07 AM
28	Create parking lots away from the beaches an use mass transportation to shuttle back and forth. That would also help with overcrowded roads. Take a look at what Arcadia Parks is doing	12/15/2021 7:11 AM
29	limit development in flood plains	12/14/2021 10:41 PM
30	Make them all ecofriendly and educate the public more on recycling, and the Climate crisis and what we can do to prevent more crises.....it may be too late.	12/14/2021 6:03 PM
31	This survey is too long and I am done	12/14/2021 4:36 PM
32	?	12/14/2021 11:38 AM
33	I am not sure we will have control over this. I think it will need to be adapted to over time.	12/14/2021 10:41 AM
34	I don't have any answers other than unfortunately spending huge financial resources on reversing many Maine resident's perception that climate change is a myth and that change is necessary now.	12/13/2021 4:34 PM
35	This is too shallow of a scope. What will the Town do for the residents that can no longer reach their homes along the coast due to rising ocean levels. This is a bigger problem that I believe is being completely ignored.	12/13/2021 3:35 PM
36	Targeted areas for coastal development along the mainland side of the estuary. Pedestrian mall or river walk style growth will keep an ocean centered focus while moving growth to higher elevations.	12/13/2021 12:24 PM
37	Diversify! Earlier noted we should make more intentional and architecturally coherent shopping areas/town centers and green/beautify the strip (currently some areas/shops nice, others concrete jungle). Other amusement activities, movie, theater etc. So there are things to do with view of/near beach without necessarily having to be *on* the beach	12/13/2021 11:40 AM
38	Find out causes the ice age to stop and use this	12/13/2021 11:29 AM
39	The town has a long developing crisis on its hands. If it wants to maintain its status as a tourist hub it will have to develop non beach related tourist attractions such as golfing, hiking, biking, fishing and hunting.	12/10/2021 3:35 PM
40	Educate thru mailing info with tax bills or at a library.	12/9/2021 10:26 PM
41	This is a very real concern for the financial stability of the town given that much of the tax base lives on/ close to the ocean, and given that most businesses are dependent on tourism which requires that we keep our beaches. This should be addressed as part of a much-needed climate action plan.	12/7/2021 9:42 AM
42	"Impacted by future sea level rise?" ?????? The beaches are going away. They will move according to the way the rides and Mother Nature wants them to. Wells will have to find other methods of taxation to rely on.	12/5/2021 9:57 AM
43	Not sure	11/22/2021 11:27 PM
44	I believe that the town will have to come to terms with the fact that it cannot encourage tourism and protect its beaches at the same time. I can only suggest limiting visitors and how does one regulate that? Work with surrounding communities and the state to improvise a plan?	11/22/2021 10:20 AM
45	Stop trying to force it to stay how it was 40 years ago. Times have moved on and let the beach adapt	11/19/2021 7:32 PM
46	Tourists are already ruining the beach and the coast	11/19/2021 7:20 PM

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47	expand the recreation that draws people to Wells so that it is not just the beach, make small changes now so they happen over time.	11/19/2021 5:55 PM
48	Stop building	11/19/2021 4:42 PM
49	Not much can be done at this point. Climate change is here for good. Sadly, the affect of the many naysayers who ignored this issue for decades.	11/19/2021 2:03 PM
50	See 27	11/19/2021 7:59 AM
51	There are a lot of people who live here year round that should be allowed to enjoy the area and not cater so much or put so much focus on just tourists. There are empty and dull looking buildings all along route one. Look into those and changing their use instead of looking to creating all new stuff	11/19/2021 7:25 AM
52	Diversify . Don't put all out eggs in that basket. Just like creating other reasons to come here for visitors	11/18/2021 9:51 PM
53	Expansion of transportation from the train station down to the beaches should be done. We need to encourage and make it easier for people to leave their cars inland.	11/18/2021 9:26 PM
54	See answer to question 27	11/18/2021 9:21 PM
55	Less would be more. The building and traffic is ruining our town.	11/18/2021 6:04 PM
56	It won't been hearing that for years	11/18/2021 5:25 PM
57	Tourism will have to adapt (shrink) on its own or we'll end up with additional over-crowding, pollution and needless over-taxing of our resources. Is the life of yet another motel or restaurant so necessary that we see fit to destroy our town? Do we want to be just another Old Orchard or Hampton Beach? I think not.	11/18/2021 9:19 AM
58	Hard problem. Need experts	11/17/2021 12:10 PM
59	Be a leader in protecting marine resources. BAN PLASTIC DRINKING STRAWS in town. Raise awareness that the ocean needs protection. Wells benefits greatly off tourism from the ocean...yet there is no public display of CARE and RESPECT for the ocean. This is a MISSED OPPORTUNITY. Wells could be a leader, a role model for other towns....visitors from all over could LEARN by visiting Wells and observing the actions taken by the town to PROTECT our ocean. Raise awareness...involve schools.	11/17/2021 12:01 PM
60	The ship has sailed, Wells town planning handed all recreation and tourism on the beach and coast to 1% of the population.	11/17/2021 10:22 AM
61	None I can think of at this time.	11/16/2021 9:21 PM
62	It will destroy it unless we act now.	11/16/2021 8:23 PM
63	?	11/16/2021 7:52 PM
64	It can't	11/16/2021 6:01 PM
65	Perhaps it's time to rethink dependence on tourists.	11/15/2021 8:40 PM

Q29 What other issues and opportunities related to marine resources are you aware of?

Answered: 41 Skipped: 335

#	RESPONSES	DATE
1	A local hotel in Moody rents kayaks. As a result I've seen trash and empty alcohol containers floating in the marsh. This is a new and sad result of allowing kayaking.	1/7/2022 10:52 AM
2	keep harbor dredged and safe	1/7/2022 10:47 AM
3	How valuable is Ocean Ave to the Town of Wells? More specifically is the sewage treatment plant at the southern end of Ocean Ave important to Wells or not? What are the options and implications of each to Ocean Ave residents if the town decided to maintain this road?	1/7/2022 10:42 AM
4	pump the brakes on development lets not over develop Wells and ruin why we live here in the first place	1/6/2022 2:37 PM
5	The Ocean's waters are becoming more acidic, polluted, the fish, seals, whales, seagulls, etc. are suffering - we must change this	1/6/2022 12:46 PM
6	maintaining harbor, moorings, etc.	1/6/2022 12:02 PM
7	plastic and other disposable waste	1/4/2022 3:41 PM
8	lack of weekend coverage by Maine Marine Wildlife Dead seal on beach for two days in the middle of summer because no one was on call	1/4/2022 1:25 PM
9	Ocean pollution is another concerning issue	1/4/2022 12:50 PM
10	clamming has been very enjoyable for us.	1/4/2022 12:34 PM
11	Not enough monitoring on the beach or the water	12/18/2021 6:43 AM
12	None	12/16/2021 9:01 PM
13	Jetty looks like it needs rebuilding	12/16/2021 7:00 PM
14	none	12/16/2021 3:33 PM
15	I like the way we regulate the lobster industry!	12/16/2021 1:41 PM
16	No idea	12/15/2021 8:13 PM
17	Hunting should not be allowed on the Webhannet in the Wells Estuarine	12/15/2021 3:08 PM
18	none	12/15/2021 1:50 PM
19	Keep preserving and stop the overbuilding in this town!	12/15/2021 11:56 AM
20	we should limit development in critical natural resource areas and allow public parking on roads for beach access	12/14/2021 10:41 PM
21	Done	12/14/2021 4:36 PM
22	?	12/14/2021 11:38 AM
23	I do not have information to provide here.	12/14/2021 10:41 AM
24	I love the town of Wells even though I am only a summer resident and feel strongly about all issues presented here.	12/14/2021 9:11 AM
25	N/a	12/13/2021 11:40 AM
26	Please let us use Moody Beach. Does Wells only care about multi-millionaires who own oceanfront cottages? What about the rest of us?	12/13/2021 11:16 AM

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27	Migration of lobsters/fish due to increase Gulf of Maine temps and acidification	12/7/2021 9:42 AM
28	Not sure	11/22/2021 11:27 PM
29	I believe the town is exploring the idea of a ferry service of some type? I'm not sure what population this serves or how it alleviates traffic as people will still need to drive to the service. I think building bridges will cause more harm than good.	11/22/2021 10:20 AM
30	None that you would actually care about	11/19/2021 7:32 PM
31	see 27	11/19/2021 7:59 AM
32	Protect the marine wildlife by checking on more local boats that constantly fish (not charter boats) but the personal use one's. I know a boat that goes out almost every weekend and they have caught and killed peotected fish.	11/19/2021 7:25 AM
33	Better raking of seaweed on beach	11/18/2021 10:46 PM
34	????	11/18/2021 9:21 PM
35	Zip	11/18/2021 5:25 PM
36	None	11/18/2021 9:19 AM
37	I live in Bourne Fields area. The closest beach is North Beach in OGT. Could we please come to some sort of reciprocal agreement between Wells and OGT to enable us to get an OGT beach sticker. OGT public service vehicles go up and down Bourne Ave all day, or EMTs respond to beach emergencies, why can't we have some arrangement with OGT to get a beach sticker....enough ranting.	11/17/2021 6:44 PM
38	Traditional industry has failed and will disappear. The time is now to embrace Wind Energy of all kinds.	11/17/2021 10:22 AM
39	None at this time.	11/16/2021 9:21 PM
40	?I	11/16/2021 7:52 PM
41	I think the piping plover is overdone. Nature has a bigger impact than man.	11/16/2021 6:01 PM

Q30 What type of housing unit do you live in currently?

Answered: 203 Skipped: 173

#	RESPONSES	DATE
1	Single family home	1/7/2022 5:09 PM
2	In housing, I don't see anything on RVs, etc. Do you expect/allow more RV parks to be established in Wells?	1/7/2022 11:17 AM
3	single family	1/7/2022 11:07 AM
4	single family home	1/7/2022 11:04 AM
5	subdivision	1/7/2022 10:53 AM
6	single family	1/7/2022 10:47 AM
7	own house	1/7/2022 10:42 AM
8	subdivision	1/7/2022 10:22 AM
9	single family	1/6/2022 2:40 PM
10	single family	1/6/2022 2:15 PM
11	A mobile home - I love it! the previous owner's protected the trees and forest on the small lot which I appreciate!! will never move or sell my home and advocate to keep seniors in their own homes with home care, etc.	1/6/2022 12:49 PM
12	single family	1/6/2022 12:26 PM
13	single family detached	1/6/2022 12:15 PM
14	single family	1/6/2022 12:03 PM
15	rental in retirement village (Wesley by the sea)	1/4/2022 3:42 PM
16	single family house - in ten years, would need an affordable single family home or condo/townhouse	1/4/2022 3:07 PM
17	single family	1/4/2022 2:15 PM
18	single family home	1/4/2022 2:06 PM
19	single family two story home (will downsize to a smaller single story home)	1/4/2022 1:47 PM
20	single family home	1/4/2022 1:26 PM
21	single family home built 1962, renovated for year round use	1/4/2022 1:10 PM
22	Single Family, anticipate living in a single family rental in next ten years	1/4/2022 12:50 PM
23	single family house - We (my wife and I) will more than likely remain in the same house. My son is established in his housing in Mass.	1/4/2022 12:36 PM
24	Small single family home, energy efficient	1/4/2022 9:55 AM
25	Single family house	1/4/2022 9:43 AM
26	Single family	1/2/2022 8:57 AM
27	Single family year round	12/21/2021 5:37 PM
28	Seasonal cabin	12/19/2021 2:09 PM
29	single family home	12/19/2021 7:16 AM
30	Home	12/18/2021 6:05 PM

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31	Own a house in a neighborhood. Year round resident	12/18/2021 6:50 AM
32	Single family	12/18/2021 5:11 AM
33	Seasonal home	12/17/2021 7:24 PM
34	Single family home built in 1978	12/16/2021 11:21 PM
35	Single family home.	12/16/2021 10:52 PM
36	Single family	12/16/2021 9:31 PM
37	Single family home	12/16/2021 9:23 PM
38	Two-family home.	12/16/2021 9:08 PM
39	Single family	12/16/2021 7:22 PM
40	Home	12/16/2021 7:01 PM
41	Dwelling	12/16/2021 3:35 PM
42	55+ condo	12/16/2021 2:47 PM
43	Single home	12/16/2021 2:05 PM
44	Suburban 3 bedroom home.	12/16/2021 1:48 PM
45	Single family seasonal home on oceanfront. We do not rent the home.	12/16/2021 1:28 PM
46	Own single home	12/16/2021 12:48 PM
47	Single family home	12/16/2021 11:43 AM
48	Site Condo	12/16/2021 11:24 AM
49	owned	12/16/2021 7:09 AM
50	Single family ranch	12/16/2021 6:39 AM
51	Seasonal cottage in dense development	12/15/2021 10:13 PM
52	Single family home.	12/15/2021 10:00 PM
53	Single family dwelling.	12/15/2021 9:27 PM
54	Condo	12/15/2021 9:04 PM
55	seasonal	12/15/2021 8:48 PM
56	Seasonal trailer	12/15/2021 8:36 PM
57	Single family home	12/15/2021 8:23 PM
58	I own a single family home	12/15/2021 8:22 PM
59	Single family	12/15/2021 7:50 PM
60	Year round single family home	12/15/2021 7:17 PM
61	Single family	12/15/2021 6:16 PM
62	Seasonal cottage	12/15/2021 6:11 PM
63	House	12/15/2021 6:09 PM
64	Single family	12/15/2021 5:51 PM
65	Single Family	12/15/2021 5:40 PM
66	Condominium	12/15/2021 5:28 PM
67	Single family	12/15/2021 5:05 PM
68	Single family home	12/15/2021 4:22 PM

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69	Own my house	12/15/2021 3:55 PM
70	Single family home.	12/15/2021 3:47 PM
71	single family home	12/15/2021 3:09 PM
72	Single family home	12/15/2021 3:08 PM
73	One family	12/15/2021 3:07 PM
74	Condo	12/15/2021 3:00 PM
75	Single family	12/15/2021 2:56 PM
76	single family home	12/15/2021 2:55 PM
77	Single family home	12/15/2021 2:50 PM
78	single family home	12/15/2021 2:47 PM
79	house	12/15/2021 2:35 PM
80	single family home	12/15/2021 2:30 PM
81	Residential	12/15/2021 2:27 PM
82	house	12/15/2021 2:25 PM
83	Single family residential	12/15/2021 2:21 PM
84	House	12/15/2021 2:10 PM
85	Single family home	12/15/2021 2:05 PM
86	Seasonal park	12/15/2021 2:01 PM
87	own single home	12/15/2021 2:00 PM
88	single family	12/15/2021 1:55 PM
89	Single family home	12/15/2021 1:52 PM
90	a house	12/15/2021 1:51 PM
91	A single family home.	12/15/2021 12:01 PM
92	Single family home	12/15/2021 9:39 AM
93	2 family (2 condos)	12/15/2021 9:16 AM
94	Single family house .	12/15/2021 8:36 AM
95	Single family with acreage.	12/15/2021 7:15 AM
96	Single family	12/15/2021 6:21 AM
97	House	12/14/2021 10:46 PM
98	Single Family	12/14/2021 10:44 PM
99	Single family home	12/14/2021 10:07 PM
100	Single family	12/14/2021 9:51 PM
101	Home	12/14/2021 9:23 PM
102	Single family home	12/14/2021 8:03 PM
103	A mobile Home	12/14/2021 6:07 PM
104	Single family	12/14/2021 4:40 PM
105	single-family house	12/14/2021 4:19 PM
106	Single family	12/14/2021 1:13 PM

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107	Condo	12/14/2021 12:19 PM
108	Mult unit mixed res/commercial	12/14/2021 11:50 AM
109	Single Family	12/14/2021 10:48 AM
110	Cottage	12/14/2021 9:42 AM
111	Home	12/14/2021 9:38 AM
112	Seasonal cottage community	12/14/2021 9:23 AM
113	Single family	12/14/2021 5:48 AM
114	Single family, one level	12/13/2021 11:29 PM
115	single family home	12/13/2021 9:12 PM
116	Single family	12/13/2021 4:53 PM
117	Single Family	12/13/2021 3:38 PM
118	Single family home	12/13/2021 12:31 PM
119	Single family, new development	12/13/2021 11:46 AM
120	single family home	12/13/2021 11:31 AM
121	Single family home	12/13/2021 10:42 AM
122	Single family home.	12/13/2021 8:21 AM
123	Single Family	12/10/2021 3:41 PM
124	Seasonal cottage	12/9/2021 10:32 PM
125	Single family two story house	12/8/2021 4:35 PM
126	ranch house we own	12/7/2021 9:46 AM
127	rental	12/5/2021 10:02 AM
128	On a small road with a minimum of 3 acres between each house.	12/1/2021 5:56 PM
129	Single family home	11/30/2021 5:37 AM
130	I live in a mobile home on the property where the school buses and garage and office, and my sons excavation equipment is parked.	11/27/2021 2:44 PM
131	Single family home	11/26/2021 2:07 PM
132	Single-family home	11/24/2021 3:50 PM
133	Single family home Full time resident	11/24/2021 9:45 AM
134	Residential	11/23/2021 12:58 PM
135	Single family home	11/22/2021 11:29 PM
136	single family	11/22/2021 10:29 AM
137	Seasonal cottage	11/21/2021 4:05 PM
138	Single family	11/21/2021 12:04 PM
139	single family house on Atlantic Ave	11/21/2021 11:38 AM
140	Single Family	11/20/2021 8:28 PM
141	Cape	11/19/2021 10:52 PM
142	Split level	11/19/2021 7:33 PM
143	My own hand built stick built house	11/19/2021 7:22 PM
144	single family home	11/19/2021 5:55 PM

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145	3 bedroom 2.5 bath	11/19/2021 4:46 PM
146	A residential home that is mine.	11/19/2021 2:08 PM
147	Single family	11/19/2021 10:02 AM
148	Vacant land	11/19/2021 8:44 AM
149	My home	11/19/2021 8:29 AM
150	Seasonal	11/19/2021 7:38 AM
151	Single family home with a barn	11/19/2021 7:31 AM
152	House - rent	11/19/2021 6:19 AM
153	Single Family in a cluster subdivision. Built in the early 1980s	11/18/2021 11:09 PM
154	Single family house	11/18/2021 10:50 PM
155	We own our home	11/18/2021 9:54 PM
156	Single family home	11/18/2021 9:23 PM
157	Single family home	11/18/2021 9:02 PM
158	House	11/18/2021 8:49 PM
159	Single family, rural	11/18/2021 7:28 PM
160	Own home.. year round.	11/18/2021 6:48 PM
161	One family home	11/18/2021 6:19 PM
162	Housf	11/18/2021 6:07 PM
163	A house	11/18/2021 5:26 PM
164	House	11/18/2021 5:12 PM
165	Single family	11/18/2021 5:08 PM
166	Seasonal, HOS	11/18/2021 4:45 PM
167	3 bedroom/2 bath , 1.600 sq ft.. ranch	11/18/2021 9:22 AM
168	Single family	11/17/2021 9:01 PM
169	Home	11/17/2021 8:55 PM
170	Single family house	11/17/2021 6:44 PM
171	Rent a house	11/17/2021 4:21 PM
172	Single family	11/17/2021 2:21 PM
173	Single family	11/17/2021 12:16 PM
174	Single family	11/17/2021 12:05 PM
175	Single Family, Three Acre Rural when I bought it, now that has all been changed for the worse.	11/17/2021 10:27 AM
176	single	11/17/2021 9:25 AM
177	Single family private road	11/17/2021 7:38 AM
178	Single family home built in 1987	11/17/2021 7:17 AM
179	Single family home	11/16/2021 10:55 PM
180	Single family home	11/16/2021 10:23 PM
181	Single family home	11/16/2021 9:31 PM
182	Condo	11/16/2021 9:27 PM

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183	Single family.	11/16/2021 9:24 PM
184	single family	11/16/2021 8:24 PM
185	Home	11/16/2021 7:55 PM
186	Single family.	11/16/2021 7:49 PM
187	Single family	11/16/2021 7:27 PM
188	Own a single family home	11/16/2021 6:25 PM
189	Single family house	11/16/2021 6:11 PM
190	Single-family owner occupied.	11/16/2021 5:35 PM
191	Condo	11/16/2021 3:24 PM
192	Single family	11/16/2021 2:41 PM
193	Single family home	11/16/2021 2:31 PM
194	Single	11/16/2021 2:23 PM
195	2 story ranch	11/16/2021 2:23 PM
196	Single Family home.	11/16/2021 10:33 AM
197	single family	11/15/2021 8:44 PM
198	Single family	11/15/2021 6:53 PM
199	Single family	11/15/2021 6:39 PM
200	Single family home	11/14/2021 8:42 PM
201	Single family	11/14/2021 6:47 PM
202	Single-family home	11/11/2021 7:35 PM
203	House.	11/11/2021 6:56 PM

Q31 How feasible do you think it is for first time home buyers to find an affordable home to purchase in Wells?

Answered: 194 Skipped: 182

#	RESPONSES	DATE
1	Challenging	1/7/2022 5:09 PM
2	not feasible	1/7/2022 11:07 AM
3	Feasible	1/7/2022 11:04 AM
4	same	1/7/2022 10:53 AM
5	very low due to price	1/7/2022 10:47 AM
6	not easy	1/7/2022 10:42 AM
7	very	1/7/2022 10:22 AM
8	west of route 1 comparatively still affordable compared to MA	1/6/2022 2:40 PM
9	depends on income - if two person or more - they both must work need better jobs year round	1/6/2022 2:15 PM
10	unless they are wealthy out of staters, not very feasible right now. real estate agents and developers - too greedy!	1/6/2022 12:49 PM
11	not so bad - we did it housing prices seem to be escalating everywhere - Wells is no different Lets restrict the amount of shoe box homes in developments. Reduce the amount of new houses being built	1/6/2022 12:15 PM
12	not very feasible	1/6/2022 12:03 PM
13	Wells has the most campsites of anywhere in the state. Factor that in.	1/6/2022 8:15 AM
14	very unfeasible	1/4/2022 3:42 PM
15	It's difficult!	1/4/2022 3:07 PM
16	not very feasible	1/4/2022 2:15 PM
17	not at all feasible	1/4/2022 2:06 PM
18	Not feasible - need more starter homes, reclamation of depressed properties	1/4/2022 1:47 PM
19	not very due to pandemic	1/4/2022 1:26 PM
20	personally, Wells is within a "zone or radius" close to other cities or town that affordable housing is harder to get a hold of	1/4/2022 1:10 PM
21	as good as anywhere	1/4/2022 12:50 PM
22	I think it's feasible for first time home buyers but right now, it's tougher than ever.	1/4/2022 12:36 PM
23	next to impossible	1/4/2022 9:55 AM
24	senior housing	1/4/2022 9:43 AM
25	Depending on what part of town they have interest in. I think affordable housing is attainable.	1/2/2022 8:57 AM
26	Not too	12/21/2021 5:37 PM
27	Everything is too expensive.	12/19/2021 2:09 PM
28	not affordable now	12/19/2021 7:16 AM
29	Difficult with recent boom	12/18/2021 6:05 PM

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30	NOT. Even the smallest shacks are offered to developers. People are coming from other states (Massachusetts and buying all the property) first time home buyers from this area cannot afford to buy here	12/18/2021 6:50 AM
31	Not feasible	12/18/2021 5:11 AM
32	Challenging but very possible. You need to be willing to put some work into a home	12/16/2021 11:21 PM
33	If your from Massachusetts and work out of Boston it's feasible but not for Mainers.	12/16/2021 10:52 PM
34	Not unless you are from out of state with out of state money can you afford to buy	12/16/2021 9:31 PM
35	Very difficult. Our house has doubled in value in last 10 years.	12/16/2021 9:23 PM
36	Impossible	12/16/2021 9:08 PM
37	Very low	12/16/2021 7:22 PM
38	Not very	12/16/2021 7:01 PM
39	Not good	12/16/2021 3:35 PM
40	Not feasible at all	12/16/2021 2:47 PM
41	Not very	12/16/2021 2:05 PM
42	Almost impossible.	12/16/2021 1:48 PM
43	I think it can be done inland with a two-income couple.	12/16/2021 1:28 PM
44	Wells has been taken over by out of State residents.	12/16/2021 12:48 PM
45	Not feasible until you reach the Berwick or Sanford line.	12/16/2021 11:24 AM
46	not at all	12/16/2021 7:09 AM
47	Not very with the way prices have gone up.	12/16/2021 6:39 AM
48	Unlikely as houses are also being converted to McMansion	12/15/2021 10:13 PM
49	They can't. There's nothing livable year round in Wells for under \$300k.	12/15/2021 10:00 PM
50	I think they will be able to find a home away from the beaches. Isn't that why you are allowing High Pines Farms to be built?	12/15/2021 9:27 PM
51	not very easy	12/15/2021 8:48 PM
52	No different than other areas	12/15/2021 8:23 PM
53	Difficult, but not as difficult as surrounding towns	12/15/2021 8:22 PM
54	It's not now - I saw an approx 780 sq ft house sell for \$350 - that's crazy.	12/15/2021 7:50 PM
55	Not feasible at all.	12/15/2021 7:17 PM
56	Less feasible	12/15/2021 6:16 PM
57	It's difficult	12/15/2021 6:11 PM
58	Not very	12/15/2021 6:09 PM
59	Not at all	12/15/2021 5:51 PM
60	Very difficult for the majority.	12/15/2021 5:40 PM
61	It is not feasible, either in Wells or in any of the northeast states.	12/15/2021 5:28 PM
62	Not too easy	12/15/2021 5:05 PM
63	I think it's feasible	12/15/2021 4:22 PM
64	Very difficult	12/15/2021 3:55 PM
65	Not feasible at all.	12/15/2021 3:47 PM
66	very difficult--but this is the case in many communities right now	12/15/2021 3:09 PM

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67	Probably difficult	12/15/2021 3:08 PM
68	Not feasible	12/15/2021 3:07 PM
69	Ok	12/15/2021 3:00 PM
70	West side of Rt 1 is on line with similar communities.	12/15/2021 2:56 PM
71	difficult	12/15/2021 2:55 PM
72	Not very, anymore for a year round home	12/15/2021 2:50 PM
73	very unlikely - unless they win the lottery	12/15/2021 2:47 PM
74	none	12/15/2021 2:35 PM
75	Not feasible at all, we were lucky to win a bidding war	12/15/2021 2:27 PM
76	they can't	12/15/2021 2:25 PM
77	Not feasible at all given the housing market	12/15/2021 2:21 PM
78	Not feasible at all! Houses are so expensive in wells!	12/15/2021 2:10 PM
79	Difficult with the prices and low inventory	12/15/2021 2:05 PM
80	It is not feasible too expensive	12/15/2021 2:01 PM
81	Not feasible	12/15/2021 2:00 PM
82	I don't understand how young families can afford housing anywhere. Prices are over inflated and there will be fall out with people in over their heads again. This will affect the town with tax collection and more abandoned homes	12/15/2021 1:55 PM
83	Not feasible	12/15/2021 1:52 PM
84	Depends on your income.	12/15/2021 1:51 PM
85	You can buy houses on the insane real estate market prices, if you have a lot money.	12/15/2021 12:01 PM
86	Not feasible at all unless they are upper middle class. I purchased 3 years ago. If I had to purchase today, I would be priced out.	12/15/2021 9:39 AM
87	Better than metro areas	12/15/2021 9:16 AM
88	Poor	12/15/2021 8:36 AM
89	Recent surge makes it difficult for locals to afford prices increases.	12/15/2021 7:15 AM
90	Not very for those employed in Maine.	12/15/2021 6:21 AM
91	There are plenty of homes available- stop building!!!	12/14/2021 10:46 PM
92	very feasible	12/14/2021 10:44 PM
93	Very	12/14/2021 10:07 PM
94	Easy enough. There are homes that are on the market for quite sometime before they are sold.	12/14/2021 9:51 PM
95	Not great	12/14/2021 9:23 PM
96	It's not. We're all being forced out by rich new Yorkers who are the only ones who can afford the tax increases caused by the inflating population brought upon by approving every developer's building permit.	12/14/2021 8:03 PM
97	not feasible at all...too many greedy developers, real estate agents, etc. There needs to be a cap on prices....its ridiculous	12/14/2021 6:07 PM
98	Near impossible by son ended up building in Kennebunk	12/14/2021 4:40 PM
99	impossible	12/14/2021 4:19 PM
100	Not very affordable	12/14/2021 1:13 PM

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101	Not likely	12/14/2021 12:19 PM
102	Nearly impossible.	12/14/2021 11:50 AM
103	Unless they have cash on hand to pay over asking price, not feasible at all.	12/14/2021 10:48 AM
104	Somewhat	12/14/2021 9:42 AM
105	Not feasible	12/14/2021 9:38 AM
106	Very unaffordable	12/14/2021 9:23 AM
107	I don't think it's feasible	12/13/2021 11:29 PM
108	We moved here in 2016 and Wells was affordable. Today in 2021, we would struggle to afford another home in Wells.	12/13/2021 9:12 PM
109	It matters on the demographic of these first time home buyers. I know more of them then not that can afford to purchase homes or condos that aren't right near the ocean but they are still in Wells.	12/13/2021 4:53 PM
110	Not feasible at all.	12/13/2021 3:38 PM
111	Not feasible at all at this time period.	12/13/2021 12:31 PM
112	Unlikely - I know if we didn't have our condo to sell we couldn't have bought a single family home	12/13/2021 11:46 AM
113	not likely and this may be good	12/13/2021 11:31 AM
114	Very difficult.	12/13/2021 8:21 AM
115	Probably difficult	12/10/2021 3:41 PM
116	Not anymore sadly.	12/9/2021 10:32 PM
117	Difficult	12/8/2021 4:35 PM
118	Not very	12/7/2021 9:46 AM
119	not feasible, how about impossible unless you are from out of state and and make 500K plus a year	12/5/2021 10:02 AM
120	For out of state buyers, very feasible because as mentioned earlier these people are able to afford houses at their current prices regardless of being at the lower socio economic status in their previous home state. The only way local families can buy houses in wells is if they work and commute to work out of state. There is no need to try and grow the youth of wells, our school system has never showed a continual decrease in children attending, there is no need to grown our school either. It is a successful program because of its size not in spite of it.	12/1/2021 5:56 PM
121	Very difficult	11/30/2021 5:37 AM
122	It's not	11/27/2021 2:44 PM
123	It appears to be difficult	11/26/2021 2:07 PM
124	Not feasible for many	11/24/2021 3:50 PM
125	Not feasible	11/24/2021 9:45 AM
126	Not at all	11/23/2021 12:58 PM
127	It's not, unless you are willing to live in a trailer or run down home	11/22/2021 11:29 PM
128	I don't know. I only know the housing market is currently very overpriced.	11/22/2021 10:29 AM
129	Not sure	11/21/2021 4:05 PM
130	Fairly	11/21/2021 12:04 PM
131	Unlikely unless they have access to areas with higher paying jobs	11/21/2021 11:38 AM
132	Very Bad	11/20/2021 8:28 PM

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133	Not feasible at all. The prices are way to high	11/19/2021 10:52 PM
134	Not at all	11/19/2021 7:33 PM
135	Tough	11/19/2021 7:22 PM
136	Not feasible, particularly if their income is a traditional salary for Maine. Much easier for out of state salaries to afford here	11/19/2021 5:55 PM
137	Very low to not at all	11/19/2021 4:46 PM
138	Getting slightly better after the spring and summer price insanity. But we aren't there yet and probably won't be any time soon.	11/19/2021 2:08 PM
139	Very hard.	11/19/2021 8:44 AM
140	We do not need to build more homes in order to satisfy the current market demand. We do not need more developments!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	11/19/2021 8:29 AM
141	Not at all...the prices are extremely high with no acreage to the homes. Not ideal for the younger demographics who want to start a family	11/19/2021 7:31 AM
142	Not at all	11/19/2021 6:19 AM
143	Moderate	11/19/2021 12:51 AM
144	Not feasible because home prices have gone up so much and inventory of available homes is low	11/18/2021 11:09 PM
145	Not very	11/18/2021 10:50 PM
146	Not feasible at all	11/18/2021 9:54 PM
147	Difficult	11/18/2021 9:23 PM
148	Not very feasible. The market has driven average to good quality houses out of the range of most first time home buyers.	11/18/2021 9:02 PM
149	Not at all	11/18/2021 8:49 PM
150	Plenty of houses here, no need to build new ones	11/18/2021 7:28 PM
151	No chance for a first time buyer as demand and prices are currently rising faster than they can save for	11/18/2021 6:48 PM
152	Not feasible	11/18/2021 6:19 PM
153	It is not. And personally took me 20 years to save and get here. It is not a place for affordable housing. Want that love to Sanford.	11/18/2021 6:07 PM
154	It depends on the income	11/18/2021 5:26 PM
155	Definitely not	11/18/2021 5:12 PM
156	Not to feasible	11/18/2021 5:08 PM
157	Not very	11/18/2021 4:45 PM
158	Not at all	11/18/2021 9:22 AM
159	Current markets make this very difficult. Overall, the tax rate makes it better than neighboring communities.	11/17/2021 9:01 PM
160	Nearly impossible	11/17/2021 8:55 PM
161	I think very feasible if you want to live West of Rte. 1	11/17/2021 6:44 PM
162	Not feasible for most making less than 100k a year	11/17/2021 4:21 PM
163	Feasible if they are flexible and have appropriate expectations	11/17/2021 2:21 PM
164	Not any worse than anywhere else. Hard.	11/17/2021 12:16 PM
165	NOT at all feasible.	11/17/2021 12:05 PM

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166	IMPOSSIBLE	11/17/2021 10:27 AM
167	Outlook, not so good. Prices are getting ridiculous.	11/17/2021 9:25 AM
168	Difficult but doable	11/17/2021 7:38 AM
169	Not feasible at all	11/17/2021 7:17 AM
170	Nearly impossible	11/16/2021 10:55 PM
171	Fairly challenging	11/16/2021 10:23 PM
172	Not very	11/16/2021 9:31 PM
173	Difficult	11/16/2021 9:27 PM
174	With all the house there should not be a problem	11/16/2021 9:24 PM
175	not at all	11/16/2021 8:24 PM
176	Not good	11/16/2021 7:55 PM
177	Not feasible.	11/16/2021 7:49 PM
178	Not very feasible	11/16/2021 7:27 PM
179	Low	11/16/2021 6:35 PM
180	Not at all feasible	11/16/2021 6:25 PM
181	Practically impossible. Mobile homes are the only possibility, and these tend to be substandard, hence affordable	11/16/2021 6:11 PM
182	Not at all.	11/16/2021 5:35 PM
183	Not very	11/16/2021 3:24 PM
184	Very difficult.	11/16/2021 2:41 PM
185	It is, off the coast	11/16/2021 2:23 PM
186	Not very feasible.	11/16/2021 2:23 PM
187	Not feasible at all.	11/16/2021 10:33 AM
188	I have no idea.	11/15/2021 8:44 PM
189	Not at all unless coming from a more urban area with higher incomes.	11/15/2021 6:53 PM
190	There are few low end market - starter homes available	11/15/2021 6:39 PM
191	If you are moving from a city, it is on par. Expensive for seniors and first time single or single income families.	11/14/2021 8:42 PM
192	Not very	11/14/2021 6:47 PM
193	Very difficult, especially since Covid brought many out-of-staters to Maine, and especially Wells. It has driven up the cost of homes in this area. Wells may never be a first-time home buyers destination. Unless special zoning policies require developers to include smaller homes in their larger developments, these developers have no real incentive to build starter homes.	11/11/2021 7:35 PM
194	Yes. My husband and I chose Wells because we were able to get a new build for much less than in the Portsmouth area.	11/11/2021 6:56 PM

Q32 How feasible will it be for seniors to remain in Wells as they age?

Answered: 169 Skipped: 207

#	RESPONSES	DATE
1	Relatively easier than for new buyers	1/7/2022 5:09 PM
2	if house is paid for its feasible	1/7/2022 11:07 AM
3	Not feasible without public transportation and tax control	1/7/2022 11:04 AM
4	okay, it is not only wells but everywhere an issue	1/7/2022 10:53 AM
5	declining due to affordability	1/7/2022 10:47 AM
6	not feasible	1/7/2022 10:42 AM
7	very	1/7/2022 10:22 AM
8	not feasible if property taxes continue to rise	1/6/2022 2:40 PM
9	depends on health income to pay for services needed how close they are to family - to give some support	1/6/2022 2:15 PM
10	I think as long as the word can get out that independent support/home care exists its feasible	1/6/2022 12:49 PM
11	depends on their health and ability to afford property taxes	1/6/2022 12:26 PM
12	depends on where you live - seniors east of route 1 will struggle	1/6/2022 12:03 PM
13	depends on their income - those who have good retirement income will do ok	1/4/2022 3:42 PM
14	it will be challenging	1/4/2022 3:07 PM
15	If taxes go up, because homes are being evaluated due to market value - it won't be feasible at all Taxes should remain reasonable and only affected after that home is sold - not the neighbor's selling price	1/4/2022 2:06 PM
16	feasible if more senior friendly housing units are built	1/4/2022 1:47 PM
17	not very due to pandemic	1/4/2022 1:26 PM
18	I think its feasible, possible as Wells has facilities for them to stay in and be cared for.	1/4/2022 12:36 PM
19	Not feasible	1/4/2022 9:43 AM
20	The seniors are sitting on an appreciating asset. As long as taxes remain reasonable this shouldn't be an issue	1/2/2022 8:57 AM
21	Pretty good	12/21/2021 5:37 PM
22	Seniors will be taxed out of their homes.	12/19/2021 2:09 PM
23	not sure	12/19/2021 7:16 AM
24	Reasonable if they already own and taxes are low.	12/18/2021 6:05 PM
25	Not feasible.	12/18/2021 6:50 AM
26	Not feasible	12/18/2021 5:11 AM
27	If the taxes can stay low, then feasible	12/16/2021 11:21 PM
28	Difficult as well. Would think it would become difficult if you are reliant on car.	12/16/2021 9:23 PM
29	Increasingly difficult due to property taxes and the general cost of living in Maine...heating costs, plowing costs,	12/16/2021 9:08 PM
30	Very low	12/16/2021 7:22 PM

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31	Very	12/16/2021 7:01 PM
32	Really depends on when they bought and income. Next generation should see a greater amount in SSN based on working years	12/16/2021 3:35 PM
33	Difficult	12/16/2021 2:47 PM
34	Not very	12/16/2021 2:05 PM
35	Reasonably feasible	12/16/2021 1:48 PM
36	More difficult if property assessments and taxes continue to rise.	12/16/2021 1:28 PM
37	The public transportation system is not sufficient to accommodate those not able to drive to shop and go to medical appointments.	12/16/2021 11:43 AM
38	Feasible depending upon the property taxes. As a resident you do receive breaks and the taxes are as affordable as Florida. However Florida doesn't have Maine State Income Taxes are the issue. That is why many residents own a home in Florida and stay there for 6 months so they can still afford to live in Wells. Taxes on retirement income are unaffordable for many	12/16/2021 11:24 AM
39	only ones that can afford it	12/16/2021 7:09 AM
40	Seems feasible if we maintain a reasonable tax rate since many of us live on fixed incomes.	12/16/2021 6:39 AM
41	Hard unless they live in a PUD	12/15/2021 10:13 PM
42	It will get harder for local seniors to stay. Being pushed out by seniors from Mass.	12/15/2021 10:00 PM
43	If they can stay in their homes and the town does not raise property and school taxes, they should be able to stay.	12/15/2021 9:27 PM
44	not very easy	12/15/2021 8:48 PM
45	Getting increasingly difficult	12/15/2021 8:23 PM
46	Focus on in-home care giving jobs, paying them well, marketing that work as noble and valuable. And yes, the state should be working on/doing this	12/15/2021 8:22 PM
47	I think it's feasible if they already live here.	12/15/2021 7:50 PM
48	It will be harder and harder for them to stay as their children and grandchildren leave to find better jobs and cheaper places to live.	12/15/2021 7:17 PM
49	Feasible because of low taxes	12/15/2021 6:16 PM
50	It would be difficult	12/15/2021 6:11 PM
51	Not very	12/15/2021 6:09 PM
52	Difficult	12/15/2021 5:51 PM
53	Not feasible at all.	12/15/2021 5:40 PM
54	Not feasible unless the town severely exempts them from paying the same tax rate as younger, working people.	12/15/2021 5:28 PM
55	Fair to middle	12/15/2021 5:05 PM
56	Unknown	12/15/2021 4:22 PM
57	Need more available at home care. At present, there do not seem to be adequate workers and agencies.	12/15/2021 3:55 PM
58	Being taxed out of their homes.	12/15/2021 3:47 PM
59	Difficult	12/15/2021 3:08 PM
60	Challenging	12/15/2021 3:07 PM
61	Not	12/15/2021 3:00 PM
62	difficult	12/15/2021 2:55 PM

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63	With out year round transportation or senior services not dictated by income, I think it will be difficult.	12/15/2021 2:50 PM
64	depends on how well they planned for thier future	12/15/2021 2:47 PM
65	difficult without senior services	12/15/2021 2:35 PM
66	difficult without some tax relief	12/15/2021 2:30 PM
67	Reasonable cost of living if you have a place	12/15/2021 2:27 PM
68	no problem	12/15/2021 2:25 PM
69	That depends if their house is paid off.	12/15/2021 2:21 PM
70	Taxes are low so if they're here already then fine. Accessibility to medical services can be limited though	12/15/2021 2:05 PM
71	At this rate not very	12/15/2021 2:01 PM
72	Feasible if they stay in their own home - wells has the lowest tax rate in the county	12/15/2021 2:00 PM
73	For those that have paid off mortgages it will be somewhat easier than others. Renters will have a very hard time unless they are in income based rentals.	12/15/2021 1:55 PM
74	Feasible	12/15/2021 1:52 PM
75	I think pretty feasible	12/15/2021 1:51 PM
76	Not very feasible. You cater to the tourists, and the citizens of the town come in last.	12/15/2021 12:01 PM
77	Not very feasible. I'm already thinking about what will happen to me as a senior -- ease of shopping, ability to downsize to a condo or smaller home, transportation, etc.	12/15/2021 9:39 AM
78	Not very	12/15/2021 9:16 AM
79	With good planning and house paid for they should be able to stay .	12/15/2021 8:36 AM
80	Worse and worse.	12/15/2021 7:15 AM
81	Not very if there is still a mortgage- especially if revaluation occurs in the next couple of years. Sale prices have increased unbelievably since the pandemic started. Right now my taxes are affordable (rural west of route one) but I dread what is to come!	12/15/2021 6:21 AM
82	Fine-	12/14/2021 10:46 PM
83	somewhat feasible, need more access to 24/7 hospital	12/14/2021 10:44 PM
84	Very	12/14/2021 10:07 PM
85	Isn't feasible. We keep having our taxes increased by getting larger schools to accommodate the new people you keep trying to attract by approving every developer's building permit.	12/14/2021 8:03 PM
86	If Homemaker agencies can reach out, it is very feasible.	12/14/2021 6:07 PM
87	Give them more of a property tax break	12/14/2021 4:40 PM
88	not very	12/14/2021 4:19 PM
89	Remain maybe...access new housing no	12/14/2021 1:13 PM
90	Difficult	12/14/2021 12:19 PM
91	Only if they already own their homes.	12/14/2021 11:50 AM
92	It will not be.	12/14/2021 10:48 AM
93	Good	12/14/2021 9:42 AM
94	Very difficult	12/14/2021 9:38 AM
95	It's a great place for seniors.	12/14/2021 9:23 AM
96	I think it will be hard for a number of reasons. Taxes, a limited number of healthcare professionals, ie, doctors, nurses.	12/13/2021 11:29 PM

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97	My sad suggestion is to have seniors who are looking to move into senior living environments, sell their homes. Some of these properties would then be designated for the working or first time home buyer. Those seniors who wish to remain in their homes would do so.	12/13/2021 4:53 PM
98	I will not be staying in this state upon my retirement due to State taxes beyond comprehension. Taxes in this state are much too high and that must be considered before I consider staying in Maine. This however is not a Wells issue.	12/13/2021 3:38 PM
99	The only thing that would push out a current resident is property taxes	12/13/2021 12:31 PM
100	Depends on how big their mortgage is, our current rate we may have to downsize when the time comes...not familiar yet with any services we offer seniors but in-home services would be very important	12/13/2021 11:46 AM
101	I am 74 and have no problems	12/13/2021 11:31 AM
102	Depends on how prudent they have been about providing for retirement.	12/10/2021 3:41 PM
103	Difficult	12/9/2021 10:32 PM
104	Need help with taxes	12/8/2021 4:35 PM
105	Depends on their income and health. Wells should address both aspects	12/7/2021 9:46 AM
106	not feasible. Unless they are very well off and can afford their own home, and then be able to pay for someone to do the upkeep and maintenance.	12/5/2021 10:02 AM
107	Decreasingly feasible if you continue to allow large housing developments.	12/1/2021 5:56 PM
108	They can't	11/27/2021 2:44 PM
109	It depends on their situation	11/26/2021 2:07 PM
110	Not feasible	11/24/2021 3:50 PM
111	Not feasible My senior parents live with me as they could no longer afford their previous home	11/24/2021 9:45 AM
112	Not Likely, not enough resources or advocacy for senior community in advanced ages	11/23/2021 12:58 PM
113	Average to other community	11/22/2021 11:29 PM
114	Without more statistics regarding individual circumstances I'm not qualified to answer.	11/22/2021 10:29 AM
115	Not at all	11/21/2021 4:05 PM
116	Very	11/21/2021 12:04 PM
117	Increasingly difficult	11/21/2021 11:38 AM
118	Good	11/20/2021 8:28 PM
119	If there was more senior housing, then maybe	11/19/2021 10:52 PM
120	They have enough options.	11/19/2021 7:33 PM
121	Really tough is Wells keeps selling it away in pieces to whoever has the most money	11/19/2021 7:22 PM
122	Seems that there is a great deal of housing options for seniors but not sure that the affordability level here is for local Mainer's trying to retire	11/19/2021 5:55 PM
123	Very high	11/19/2021 4:46 PM
124	Unless rich, very rich, not feasible at all.	11/19/2021 2:08 PM
125	Limited	11/19/2021 10:02 AM
126	Not easy. Limited medical and senior care options.	11/19/2021 8:44 AM
127	Very reasonable. They have resources and community center	11/19/2021 7:31 AM
128	Not very	11/19/2021 6:19 AM
129	That is an issue these days.so I would say fairly feasible	11/19/2021 12:51 AM

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130	Not very feasible without subsidies and low inventory	11/18/2021 11:09 PM
131	Not very easily	11/18/2021 10:50 PM
132	Not sure	11/18/2021 9:54 PM
133	Depends on their retirement planning	11/18/2021 9:23 PM
134	Very if their house is paid off	11/18/2021 8:49 PM
135	Need more commutable downtown area	11/18/2021 7:28 PM
136	The community as a whole is fine.	11/18/2021 6:48 PM
137	Not sure	11/18/2021 6:19 PM
138	Not all of us get to live in high value areas. If your property is worth a ton and you cannot afford it.. common sense. Downsize.	11/18/2021 6:07 PM
139	It s all good	11/18/2021 5:26 PM
140	If their rich	11/18/2021 5:12 PM
141	Not very, prices are rising and little transport access	11/18/2021 4:45 PM
142	Better than most communities on Maine. Taxes are low. Lets keep them that way unlike neighboring Kennebunk and York.	11/18/2021 9:22 AM
143	Depends on the seniors	11/17/2021 8:55 PM
144	I think it is feasible for the most part. Seniors require additional services YEAR ROUND, and because we have a small population for most of the year, large businesses do not want to come to Wells for the most part. Seems we always need to travel to Portsmouth or Portland for any major service, esp. health-related.	11/17/2021 6:44 PM
145	Very feasible	11/17/2021 2:21 PM
146	Depends on their situation. I'm a senior snd I hope to stay.	11/17/2021 12:16 PM
147	Not at all feasible.	11/17/2021 12:05 PM
148	Not Likely without cost controls, the Realtors, Property Managers and other support folks are gouging the Seniors.	11/17/2021 10:27 AM
149	Doable	11/17/2021 7:38 AM
150	Reasonably feasible if they own their own home	11/17/2021 7:17 AM
151	If they own they can probably stay.	11/16/2021 10:55 PM
152	Not sure	11/16/2021 9:27 PM
153	As we increase the taxes for things the town never had they seniors will not be able to afford to live here.	11/16/2021 9:24 PM
154	not at all	11/16/2021 8:24 PM
155	Eh. Not great until there is active senior help	11/16/2021 7:55 PM
156	Quite feasible if they have managed their money well and paid off mortgages	11/16/2021 7:27 PM
157	Low	11/16/2021 6:35 PM
158	Very difficult but our low tax rate helps	11/16/2021 6:25 PM
159	Depends on their financial position. If they own a home, taxes are affordable. Increases in values will tend to force some to cash on on their equity and move to one of the senior housing developments in surrounding communities. I know of a few examples of this	11/16/2021 6:11 PM
160	Extremely due to our tax rates.	11/16/2021 5:35 PM
161	If you own your home outright you are fine.	11/16/2021 3:24 PM
162	Good, as long as they have access to transportation.	11/16/2021 2:41 PM

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163	Planned to stay but the town does nothing about concerns. Mike's music is so loud. People urinating in parking lot. Trash everywhere.	11/16/2021 2:31 PM
164	Very unlikely	11/16/2021 2:23 PM
165	I cannot answer this without more information. I know many retirees live here and many seem able to own homes in FL or other southern states as well.	11/15/2021 8:44 PM
166	Not sure but honestly don't care. There are too many here.	11/15/2021 6:53 PM
167	There needs to be reasons to stay in Wells. More opportunities for senior activities. Reduce the tax rate for seniors based on income.	11/14/2021 8:42 PM
168	Depends on where you live. East of route 1, near the beaches, is going to be extremely difficult with the taxes constantly rising.	11/14/2021 6:47 PM
169	If the property taxes rise dramatically, it will be difficult. Some accommodation, a tax rebate perhaps, calculated using the number of years that they have been residents, plus their age, to create a formula which gives greater property tax relief as both of those factors increase.	11/11/2021 7:35 PM

Q33 What housing issues related to the larger seasonal population need further attention?

Answered: 145 Skipped: 231

#	RESPONSES	DATE
1	Very concerned with residential areas being open to Air BnBs. Our quiet neighborhood is starting to get Air Bnbs which, if allowed, will disrupt the area. This needs to be stopped. Some of the vacationers like to party, stay up late, etc. This makes it difficult for residents getting up early in the AM for work.	1/7/2022 11:17 AM
2	Traffic volume and speed needs to be looked at. Cars and trucks speed on Mile Road, Webhannet, and Atlantic. A pedestrian as killed a few years back and I predict without traffic control a child will be injured in the future. A beach town needs safe walking, jogging, bike riding paths along beach streets, etc.	1/7/2022 11:04 AM
3	no campground	1/7/2022 10:53 AM
4	shrink seasonal population	1/7/2022 10:47 AM
5	town services i.e. police and fire	1/7/2022 10:42 AM
6	none, seems to work fine to reduce taxes	1/7/2022 10:22 AM
7	owners of seasonal properties need the right to vote in Wells on local issues if they are not primary residents in Wells 225 years ago we called this taxation without representation	1/6/2022 2:40 PM
8	lack of year round rentals, rentals being rented by the week how do you limit these summer rentals? do we want to limit?	1/6/2022 2:15 PM
9	Seasonal workers - need more help finding a place to rent next to hotel, restaurant, etc. where they work. Too many have to walk, bike miles to get to work in the summer	1/6/2022 12:49 PM
10	please keep biodiversity	1/6/2022 12:26 PM
11	traffic!	1/6/2022 12:03 PM
12	higher costs for those that are not year round	1/4/2022 3:42 PM
13	potentially a limit on the percentage of seasonal housing vs. year round housing for residents	1/4/2022 3:07 PM
14	Air BnB in residential neighborhoods and weekly rentals in residential neighborhoods - causing quiet neighborhoods to be disrupted due to renting to vacationers who are here to have a good time - not respectful of residents who are working jobs, need their sleep, etc	1/4/2022 2:06 PM
15	There is probably unsafe, multi occupancy housing for workers because there are not many options for affordable seasonal housing - there's also not much of an economic incentive to build these units	1/4/2022 1:26 PM
16	policy on Air BnB	1/4/2022 12:50 PM
17	Worker housing should be a concern and location of that housing to not negatively impact current owners needs to be weighed heavily	1/2/2022 8:57 AM
18	Slow the Tourist-type housing - RV Parks, Seasonal condo's	12/21/2021 5:37 PM
19	New power transmission lines will have to be run to supply the needed power.	12/19/2021 2:09 PM
20	stop the campgrounds and seasonal developments	12/19/2021 7:16 AM
21	Placing a cap on seasonal housing. Wells needs increased rear round housing for business to remain feasible. Placing a restriction on how long the seasonal residents can stay. Come memorial weekend and leave labor day weekend. Seasonal people are coming earlier and leaving later	12/18/2021 6:50 AM

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22	Beach access	12/17/2021 7:24 PM
23	Reduce seasonal housing development. Protect wetlands and water quality and conservation/municipal land	12/16/2021 11:21 PM
24	Require all tourists checking into accommodations of any type in Wells to watch a short video on manners, courteous driving and use of directional signals.	12/16/2021 9:08 PM
25	Limit additional seasonal units	12/16/2021 7:22 PM
26	Less condos	12/16/2021 7:01 PM
27	None	12/16/2021 3:35 PM
28	None	12/16/2021 2:05 PM
29	There is very little affordable housing for low income people	12/16/2021 1:48 PM
30	Rentals of beach property are bringing in many outsiders who do not respect home owners, private property, or the beauty of our beach and resources. I wish the town could somehow limit seasonal rentals.	12/16/2021 1:28 PM
31	Too much building & too much traffic.	12/16/2021 12:48 PM
32	Housing issues should be addressed in accordance with the town's ability to provide the infrastructures necessary to support the population growth that follows housing.	12/16/2021 11:43 AM
33	Traffic is a huge issue in season (which gets longer each year).	12/16/2021 6:39 AM
34	Traffic and resources Too many seedy RV parks	12/15/2021 10:13 PM
35	Too many year round homes being bought and used as rental/seasonal homes. Less stock for people trying to live here all year.	12/15/2021 10:00 PM
36	Stop allowing renovations/replacement homes that exceed the original footprint. The homes that are being built on Wells beach , Crescent and Moody are outrageous, both in height and breadth. Place a moratorium on permits for tear-downs and replacements!	12/15/2021 9:27 PM
37	Limit development	12/15/2021 9:04 PM
38	from what I have seen/heard.. lack of seasonal workers rental availability. Rental properties are way inflated for someone with a medium income to engage.	12/15/2021 8:48 PM
39	How large a house or houses can be on a given lot should be reduced. This is especially true at beach areas.	12/15/2021 8:26 PM
40	Limit building..how much do we need?	12/15/2021 8:23 PM
41	None	12/15/2021 8:22 PM
42	We have too much seasonal housing, no more is needed.	12/15/2021 7:50 PM
43	Putting a cap on part time summer residents. Snow birds are inevitable but it's increasing every year due to condos and other buildings aiming at seasonal residents.	12/15/2021 7:17 PM
44	None	12/15/2021 6:16 PM
45	Limit the development of the RV site at 502 Post Road.	12/15/2021 6:11 PM
46	People should be charged a higher real estate tax on a second home if they vote out of state. Any further seasonal rental units should be "green" (energy efficient/ carbon neutral)	12/15/2021 5:51 PM
47	We need to put a moratorium on building seasonal complexes.	12/15/2021 5:40 PM
48	Noise, disruption of traffic, lack of respect for the land and marine life.	12/15/2021 5:28 PM
49	Traffic Stop building seasonal campgrounds and cottages.	12/15/2021 3:55 PM
50	The recent building has been out of control.	12/15/2021 3:47 PM
51	STOP BUILDING SEASONAL DEVELOPMENTS	12/15/2021 3:08 PM
52	Too many seasonal houses already Stop further #'s	12/15/2021 3:07 PM

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53	stop building or allowing more seasonal parks.	12/15/2021 2:55 PM
54	A what point does the town decide when we have too many seasonal condos ? How do we compare to other sea side tourist communities, what risks do we face if we continue to grow this piece?	12/15/2021 2:50 PM
55	there are already TOO MANY of those cheap looking condo/house units all over town	12/15/2021 2:47 PM
56	the god awful McMansions	12/15/2021 2:35 PM
57	Too many "RV/Trailer/Camping" parks versus thoughtful cottage communities	12/15/2021 2:27 PM
58	Traffic patterns	12/15/2021 2:01 PM
59	NO MORE	12/15/2021 1:55 PM
60	none	12/15/2021 1:51 PM
61	Nothing you can do. The damage has been done. However, again, quit building in the whole town of Wells.	12/15/2021 12:01 PM
62	Seasonal has reached capacity. Many seasonal residents don't have permanent off season housing which should be a requirement . Water and sewer infrastructure and availability are at capacity.	12/15/2021 9:16 AM
63	None	12/15/2021 8:36 AM
64	Stop building near the coastal area. Too many parks an seasonal units.	12/15/2021 7:15 AM
65	Limit what is directly onto beaches and route one	12/15/2021 6:21 AM
66	They need to pay more taxes!	12/14/2021 10:46 PM
67	limit seasonal housing campgrounds, they are labeled campgrounds but there is no camping there, they are just trailer parks	12/14/2021 10:44 PM
68	Don't increase housing in spite of temptation. It will increase traffic and congestion.	12/14/2021 10:07 PM
69	Too many houses bring built	12/14/2021 9:23 PM
70	Lack of housing for out-of-state seasonal workers is a problem.	12/14/2021 6:07 PM
71	Stop the building sprawl of mini condos that blocked our scenic views of the marsh and ocean	12/14/2021 4:40 PM
72	Slow the growth. The current trend is unhealthy on many levels.	12/14/2021 4:19 PM
73	Many seasonal that could be open to year round. Seasonal restrictions. Incentives for year round rentals vs seasonal payback.	12/14/2021 1:13 PM
74	Way too many seasonal units currently and being built. Stop building these units, please!	12/14/2021 12:19 PM
75	Year round housing needs to take priority over any increased seasonal developmentSustainabil.	12/14/2021 11:50 AM
76	I think between the hotels/motels and seasonal cottages we have, there are no issues.	12/14/2021 10:48 AM
77	Less building. Appreciation of the impact current seasonal residents have on the town's economy.	12/14/2021 9:42 AM
78	Stop building	12/14/2021 9:38 AM
79	There should not be any more large RV parks approved.	12/14/2021 9:23 AM
80	The mega houses built in moody beach has drove the prices of houses up so much that it has become very un-affordable for most people. Stop over development please. Additionally, the owners of the mega houses rent their property to very high numbers of people which add to the high levels of traffic congestion. The property across from my property (back cottages -moody beach) is rented almost every week with multi families which cannot support the number of cars on the street which make it difficult to pull out of my driveway. Because each week there are different people, we are constantly asking people to park more respectfully. The owner isn't there so it doesn't effect them - just all the other neighbors who don't rent their property ,	12/14/2021 5:48 AM
81	Airbnb is a problem. Two properties were purchased with the intent of using them for that and	12/13/2021 11:29 PM

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the neighbor has changed considerably. Every week there are several cars parked in the yard and out on the street and partying. Strangers are walking on private property all the time.

82	Parking solutions for rentals/seasonal tourists. Beach parking is a mess	12/13/2021 9:12 PM
83	STOP approving seasonal developments!!!!!!!	12/13/2021 4:53 PM
84	N/A	12/13/2021 3:38 PM
85	If the town continues to grow then higher density in the center of town for seasonal use is the best. Any solution needs keep people out of cars so closer to the recreation centers is better.	12/13/2021 12:31 PM
86	I would start limiting new seasonal developments and instead focus on updating and improving existing seasonal developments many are getting old...	12/13/2021 11:46 AM
87	Stop adding hotels	12/13/2021 11:31 AM
88	Population is aging. Seasonal bring tons of revenue. Convert some to full year to bring in taxes. Over 55 to start to not burden schools.	12/9/2021 10:32 PM
89	All housing needs to be highly energy efficient and all electric in order for us to get to very low/no carbon emissions	12/7/2021 9:46 AM
90	The hotels in town (many of them now) do not employ a front desk person or even have anyone on site to keep a watchful eye. So the clientele staying here has changed dramatically.	12/5/2021 10:02 AM
91	A seasonal population is just that, seasonal. You don't increase housing accommodations for a seasonal population that is attracted to a small town environment...that decreases the interest in visitation. When the season housing in town is full, businesses are thriving and most of the time have too many costumers that they can't even accommodate them all and become backed up and overloaded. A can of sardines has a limit, keep it.	12/1/2021 5:56 PM
92	The Town is issuing too many building permits without supporting infrastructure improvements. The plethora of three season homes on Route 1 have created a traffic nightmare. Possibly the Town should consider some for of moratorium on issuance of building permits	11/30/2021 5:37 AM
93	Stop building houses.	11/27/2021 2:44 PM
94	Overabundance of cottage communities	11/24/2021 3:50 PM
95	Limit of rental usage (higher tax rate?) Limit if vehicles allowed for renters? Tough call as they spend money for the economy but at what cost?	11/24/2021 9:45 AM
96	Overly saturated seasonal properties and short term rental, continuing the lack of investment in the community	11/23/2021 12:58 PM
97	Need to spread out growth	11/22/2021 11:29 PM
98	I am personally against the amount of development going on in Wells, especially the cluster and seasonal developments. Wells is rapidly becoming an extension of MA and losing the qualities that drew me here 40 years ago. The traffic and the drain and destruction of natural resources and loss of wildlife are very disturbing.	11/22/2021 10:29 AM
99	None	11/21/2021 4:05 PM
100	Possibly turn more seasonal units into year rd rentals	11/21/2021 12:04 PM
101	Strain on infrastructure - cell towers, broadband, etc.	11/21/2021 11:38 AM
102	Stop with the seasonal homes.	11/19/2021 7:33 PM
103	STOP BUILDING	11/19/2021 7:22 PM
104	Making sure that the housing options are stable - if adding additional seasonal properties finding ways to utilize them in the off season as well - not just have a bunch of housing that sits empty for months of the year - maybe investing in off season activities to bring people year round.	11/19/2021 5:55 PM
105	Size and location	11/19/2021 4:46 PM
106	Stop building.	11/19/2021 2:08 PM

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107	Stop building permitting	11/19/2021 10:02 AM
108	Would like to see more allowance for rental units attached or detached from houses in the residential zones	11/19/2021 8:44 AM
109	Control it more,just because there is a demand it does not mean that we need to ruin the town to accomodate market demands!	11/19/2021 8:29 AM
110	Infrastructure is terrible when the seasonal population is here. Not enough local protection to allow year round residents access to enjoy our own area.	11/19/2021 7:31 AM
111	None. Too many seasonal already	11/19/2021 6:19 AM
112	No more new seasonal properties!!!	11/18/2021 11:09 PM
113	Don't need any more housing for seasonal. Already too much traffic	11/18/2021 10:50 PM
114	Coat of housing This is partially due to the seasonal homes and focus on visitors	11/18/2021 9:54 PM
115	????	11/18/2021 9:23 PM
116	Seasonal buyers are willing to pay a ton for a home here and no one else can afford one	11/18/2021 8:49 PM
117	Stop building giant developments with tiny houses	11/18/2021 7:28 PM
118	Slow down. Too many new year round homes being built will soon have an impact on services.	11/18/2021 6:48 PM
119	No more seasonal housing. We do not have infrastructure to support it and get off ramps for the seasonal communities abutting 95 to cut down on traffic.	11/18/2021 6:07 PM
120	None	11/18/2021 5:26 PM
121	Limiting new mass small cottages	11/18/2021 5:12 PM
122	Beach parking and access	11/18/2021 5:08 PM
123	Seasonal pushes out some year round residents	11/18/2021 4:45 PM
124	Stop the encouragement of McMansion on Wells beach	11/18/2021 9:22 AM
125	I don't want people or companies building new homes with the only plan to rent.	11/17/2021 8:55 PM
126	Stop building seasonal units....enough !	11/17/2021 6:44 PM
127	Seasonal population pay taxes but have no vote on town matters. Town charter/ laws should be revised to allow and encourage input and votes.	11/17/2021 2:21 PM
128	Stop building so many so close together. Make rules for architecture style so they fit in. The condo associations need to provide their own beach bussing to beaches to alleviate town parking costs. They also could be subsidizing (kicking into a fund) for more bathrooms and money to keep them clean.	11/17/2021 12:16 PM
129	Its an epidemic of Air BNB, etc....it is happening state wide and in many other rural areas (VT, NH). Many people who used to rent their homes are no longer doing so, which makes it almost impossible to rent a year-round home in town.	11/17/2021 12:05 PM
130	Traffic and congestion getting to simple services, church, bank, grocery, not compatible with Seniors	11/17/2021 10:27 AM
131	No more seasonal condos or units	11/17/2021 7:38 AM
132	They are plentiful. Put a hold on further builds.	11/16/2021 9:27 PM
133	Slow down the building in town and improve the town building laws such as set backs on Property boundaries	11/16/2021 9:24 PM
134	increase seasonal rentals.	11/16/2021 8:24 PM
135	Stop building cottages... especially those with close proximity to each other	11/16/2021 7:55 PM
136	Regulate AIRBB & VRBO units.	11/16/2021 7:49 PM
137	Curtail condos, time shares, seasonal trailer parks	11/16/2021 6:25 PM

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138	The seasonal population is too large now. Need to do something to use growth in seasonal housing to support workforce housing and senior housing	11/16/2021 6:11 PM
139	Traffic is a major issue. The congestion at the grocery store is also a major issue.	11/16/2021 5:35 PM
140	Control growth of seasonal units. It's not good that tourists and seasonal people outnumber us 4 to 1	11/16/2021 3:24 PM
141	It feels like we are at capacity with our seasonal population.	11/16/2021 10:33 AM
142	Affordable housing for workers	11/15/2021 6:39 PM
143	Build long lasting homes and multi family units. The multi family units are cheap and look like crap.	11/14/2021 8:42 PM
144	Traffic,traffic,traffic!!!	11/14/2021 6:47 PM
145	Worker Housing	11/11/2021 7:35 PM

Q34 What other issues and opportunities related to housing are you aware of?

Answered: 99 Skipped: 277

#	RESPONSES	DATE
1	Has there been a discussion around creating a community garden or two? Every town around us has one and it could benefit residents on many levels - fight hunger, education, support the environment by using native plants, etc. I am a master gardener volunteer and I know we would have tremendous volunteer support, and support from the Coop Extension. Most likely grants, etc. to do this.	1/7/2022 11:17 AM
2	community solar project to provide local electricity to the community at discounted rates	1/7/2022 11:04 AM
3	prices are too high	1/7/2022 10:47 AM
4	traffic	1/7/2022 10:42 AM
5	maintain cluster subdivisions to protect wildlife	1/7/2022 10:22 AM
6	too much building putting infrastructure cost to support the buildings on the taxpayer	1/6/2022 2:40 PM
7	More senior, special needs, lower income housing is needed by refurbishing buildings, homes that are no longer in use. Also construction trucks stress us out - the noise, pollution, damage to roads, speeding, etc. We've had enough!	1/6/2022 12:49 PM
8	stop clear cutting! encourage nature/wildlife/friendly homes/gardens/land	1/6/2022 12:26 PM
9	more affordable housing for low income people	1/4/2022 3:42 PM
10	we need a diverse array of housing stock to attract and retain a diverse population, especially younger working adults, and their children	1/4/2022 3:07 PM
11	change zoning to accommodate and be more friendly to multi family opportunities	1/4/2022 2:15 PM
12	housing in clusters and planned neighborhoods	1/4/2022 1:47 PM
13	Temp housing such as rehab, assisted living, hospice aren't available in Wells requiring seniors to leave town	1/4/2022 1:26 PM
14	Keeping developments off the main roads and less visible	1/4/2022 12:50 PM
15	I see a lot of missed opportunities with orientation and insulation for passive solar heating and cooling	1/4/2022 9:55 AM
16	See above	12/21/2021 5:37 PM
17	we have turned into a city congested traffic	12/19/2021 7:16 AM
18	Some homeowners essentially have junkyards. My neighbor is a prime example. I wish town would monitor this and fine for junkyards	12/18/2021 6:05 PM
19	Not enough housing options for families that have a median income. More options for low income housing.	12/18/2021 6:50 AM
20	Traffic mitigation for all the new construction off of route 1	12/18/2021 5:11 AM
21	There are far too many large seasonal housing units going up. While that means that there's less of an impact on the schools it also means there's an increased strain 6-8 months out of the year on roads, beaches, and natural resources. Excessive building needs to stop	12/16/2021 11:21 PM
22	Let's talk about the home owners on Atlantic Ave who dump their household trash in the public trash cans at the end of each beach access....	12/16/2021 9:08 PM
23	The need for affordable rental units	12/16/2021 7:22 PM

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24	No rentals for seasonal workers	12/16/2021 7:01 PM
25	The trolleys don't service many residential communities which makes them ineffective for commuting	12/16/2021 1:48 PM
26	Many new homes on Atlantic Ave are very large and architecturally ugly. They lack sufficient parking. They are being built mostly as rental income property. I think these are all bad trends.	12/16/2021 1:28 PM
27	Water supply with so many of us on Wells...climate change makes our water supply much less reliable!	12/16/2021 6:39 AM
28	Water and sewerage capacity at risk Internet and communication capacity already overburdened	12/15/2021 10:13 PM
29	We need more housing for local families. And more commercialism along route 109 and 9 to serve the locals who want to stay off route 1	12/15/2021 10:00 PM
30	We are saturated with seasonal villages and neighborhoods. Stop already!!!!	12/15/2021 9:27 PM
31	We need more affordable housing	12/15/2021 8:22 PM
32	Stop allowing junk to be built (that multi unit on Rte 1 in mint green - hideous)	12/15/2021 7:50 PM
33	The absolute INSANE over build that's happening. Whatever happened to the caps that were in place to limit the yearly allotted builds?	12/15/2021 7:17 PM
34	If you want workers and young families you affordable aggregate housing, not all these overpriced single family places.	12/15/2021 5:51 PM
35	TOO much building on delicate land areas. Too little oversight from the Town Committees that allow big builders to come in and build, which ultimately erode other residents' land use. Stop letting big names like Dick Moody to railroad the building committees.	12/15/2021 5:28 PM
36	Very expensive	12/15/2021 3:07 PM
37	Lack of low income senior housing	12/15/2021 2:50 PM
38	too many!!	12/15/2021 2:47 PM
39	neighbors building higher and higher that block out other views	12/15/2021 2:35 PM
40	Needs to affordable housing for families	12/15/2021 2:27 PM
41	Stop building so many houses and developments so quickly!	12/15/2021 2:10 PM
42	Traffic, water, pollution, town resources, nature, peace and quiet. Auto accidents, the great outdoors. My understanding of the new housing at High Pine Village is that these are "affordable" homes for people that live in and/or work in Wells. What happens when someone living at one of those units decides to sell? Will they be able to sell to anyone or only someone living or/and working in Wells? Or if they no longer work in town?	12/15/2021 1:55 PM
43	Air BNB will be a bad thing soon.	12/15/2021 1:51 PM
44	Overbuilding!	12/15/2021 12:01 PM
45	Would be lovely to have more year-round condos available in Wells so that people can downsize as they age. It's also another way for people to afford to buy in Wells.	12/15/2021 9:39 AM
46	Seasonal home growth has to end	12/15/2021 7:15 AM
47	We should limit development in critical natural resource areas and focus on designated growth areas to create a town center	12/14/2021 10:44 PM
48	Large residential cluster developments are ruining the nature of the town. Especially the ones west of I-95 where most of the land is classified as rural. Uphold ALL points of Article V, 145-30.	12/14/2021 9:51 PM
49	Too many people	12/14/2021 9:23 PM
50	Stop allowing every developer that sneezes in Wells to build giant neighborhoods in town every other month. Enough!!	12/14/2021 8:03 PM
51	Too many homes, subdivisions are being built while delapidated homes need help with	12/14/2021 6:07 PM

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	refurbishing and repairs. Our priorities in Wells is totally messed up!	
52	Affordable rentals are practically impossible to find	12/14/2021 4:40 PM
53	I'm afraid I will lose my home because of higher taxes as I grow older.	12/14/2021 4:19 PM
54	Not enough low income housing or senior housing so when seniors can no longer stay in their current home. With such a large senior population in Wells, why not take care of our elderly and stop taking care of the tourist not enough low income housing or senior housing so when seniors can no longer stay in their current home. With such a large senior population in Wells, why not take care of our elderly and stop taking care of the tourists.	12/14/2021 12:19 PM
55	We could use more environmental sustainability: solar capacity, electric charging stations. Community gardens, walkability, encouraging neighborhoods and socializing over isolation.	12/14/2021 11:50 AM
56	Due to all the seasonal projects over the past 15 years, the lack of ability for the town to maintain roads of full time residents. The amount of private roads for these and the need for all of the private plowing. On top of housing, owners are paying HOA's for this on top of their monthly house payments. For these residents, the tax payments are still the same but for reduced services.	12/14/2021 10:48 AM
57	There is no place for seasonal workers to live. We need a seasonal workforce	12/14/2021 9:38 AM
58	The proposed large RV park with 340 units is not necessary. There are already so many RV campgrounds in Wells. Restaurants, beaches, and grocery stores are already overcrowded May-October.	12/14/2021 9:23 AM
59	STOP approving seasonal developments!!!!!!	12/13/2021 4:53 PM
60	Lack of apartments and first time houses for our young population. My children are graduating college and have no opportunity to live and work in the town they grew up in. That right now is our biggest housing issue.	12/13/2021 12:31 PM
61	Need for affordable homes and rentals, treat them like regular nice housing not "low income" because really it's average income, everyone should have pride of ownership	12/13/2021 11:46 AM
62	Cluster development—houses wind up on small lots— not good where Wells and septic systems get too close—developers are taking advantage of the Town	12/8/2021 4:35 PM
63	Affordability Too much focus on building big Opportunity to have all new buildings carbon-free to do our part to fight climate change and to reduce the operating cost of the buildings	12/7/2021 9:46 AM
64	Housing is non existence for anyone that is a working class person. You have to have two, three or more in one unit sharing the costs.	12/5/2021 10:02 AM
65	The developers that the town allowed to build 4, 5 or 600 housing developments should never had been done! One such developer was heard proclaiming that he would OWN the Town of Wells just like has where he lived! He's done a good job of it and it! It's ruined this town which is now the fastest growing in the county! The roads cannot handle the traffic and we can't do anything about it either!	11/27/2021 2:44 PM
66	Need affordable housing for workers which I know is being built BUT this has to be monitored Many residents are skeptical that once complete it will become a highest bidder scenario Also residents skeptical of the intentions of the developers	11/24/2021 9:45 AM
67	too many investment (short term rental) properties again not enhancing the community only seeing Wells as a commodity	11/23/2021 12:58 PM
68	Lack of affordable quality year round rental units	11/22/2021 11:29 PM
69	Too much development and too few regulations regarding it. We need more environmental and ecological protection.	11/22/2021 10:29 AM
70	There's no affordable place for seasonal workers to live nearby, and no transportation from other towns to get them here.	11/21/2021 11:38 AM
71	Too many new housing developments. NEED a moratorium NOW to stop all this building	11/20/2021 8:28 PM
72	With all the building, and all the tax dollars coming in, why is it we are still seeing g tax increases	11/19/2021 10:52 PM

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73	Low/middle income families can't live here and it is affected our employment in those jobs	11/19/2021 7:33 PM
74	The fact that if someone has money they can bend the rules to build what they want even though it may not be to the town's specs	11/19/2021 7:22 PM
75	Change brings fear and anger so addressing the reason's for additional housing head on in mailers or through social media to help prevent rumors or anger.	11/19/2021 5:55 PM
76	The town of wells needs to make it possible for young people and families to move here. There is less and less able bodied every year. The work force is aging out.	11/19/2021 4:46 PM
77	Again. Wells is overbuilt. It needs to stop. I moved here to be in a small town community with space for critters and humans. Wells seems hell bent on becoming a CITY. We residents are not interested. We like our town.	11/19/2021 2:08 PM
78	We have too many developments. STOP THE DEVELOPMENTS!!!!!!!	11/19/2021 8:29 AM
79	Developers are over crowding and making so other people can't compete for land. The back roads and rural areas are being taken over by Developers and it is really sad and changing the whole feel of the town of wells. As some one with a farm it is being made to feel crowded and unwanted.	11/19/2021 7:31 AM
80	Young families want to be in the wells school district. We need more affordable housing. However, we will also outgrow our school buildings. Consider a private pay option for boarding like Thornton academy.	11/18/2021 11:09 PM
81	Short term rentals	11/18/2021 9:54 PM
82	????	11/18/2021 9:23 PM
83	None of my friends can afford to live here even though they really want to	11/18/2021 8:49 PM
84	Too many ugly developments being built inland. They aren't being built around the land, instead large swaths of land are clearcut and houses are built on top of each other. It ruins the characteristic on inland wells	11/18/2021 7:28 PM
85	Don't let hotels rent monthly in off season there are going to be issues	11/18/2021 5:26 PM
86	None	11/18/2021 9:22 AM
87	People who need help for major repairs	11/17/2021 8:55 PM
88	Rentals and simply finding a home that is affordable to the individuals in the median wage population	11/17/2021 4:21 PM
89	The increase of multi-unit housing developments is killing this town. It is nothing short of a way to GET AROUND growth and development laws (especially when it pertains to ME DEP laws). The developers in this town are the only ones benefiting.	11/17/2021 12:05 PM
90	The clear cutting and lot density on the sites is unmanageable. Wells is putting houses onto sites where common services, elec, water drainage, road plowing etc do not exist to support the demand.	11/17/2021 10:27 AM
91	Over building with resulting traffic issues, stressing natural resources, reducing healthcare availability, etc	11/16/2021 9:27 PM
92	We are becoming a very over populated town and stretching are resources thin	11/16/2021 9:24 PM
93	Don't regulate Vrbo/ AirBnB rentals.	11/16/2021 8:24 PM
94	Just unaffordable	11/16/2021 7:55 PM
95	Lack of affordable housing for young families and seniors. Unavailability of housing to support the large seasonal workforce required to support a seasonal population that is up to 400% of the full time population	11/16/2021 6:11 PM
96	There are too many housing developments being built. We are losing too much green space to quickly. We need to slow down our growth and handle the issues we have at this time.	11/16/2021 5:35 PM
97	Number of new developments and new wells draining the aquifers. Almost no one is on town water.	11/15/2021 6:53 PM

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98	I see a lot of legends band maybe I'm missing it but how are all the campgrounds listed?	11/14/2021 6:47 PM
99	Though we are happy with our new house we are concerned that Wells will become over developed with new housing developments. People enjoy Wells for the nature aspect and want to keep it that way.	11/11/2021 6:56 PM

Q35 What are your top three favorite historic or culturally significant places in Wells?

Answered: 108 Skipped: 268

#	RESPONSES	DATE
1	Laudholm Farm	1/7/2022 5:10 PM
2	cemetery Merriland river	1/7/2022 10:48 AM
3	Wells Reserve at Laudholm Rachel Carson National Wildlife Refuge Drakes Island Beach	1/6/2022 2:40 PM
4	historical society garrison park and stone Route 1 cemetery Rt 1	1/6/2022 2:23 PM
5	I like the small churches and cemeteries that appear very historic and wonder are sacred places of past indigenous peoples burials protected in Wells?	1/6/2022 12:51 PM
6	Laudholm	1/6/2022 12:26 PM
7	Oceanview cemetery historical society Wells reserve	1/6/2022 12:16 PM
8	Wells Reserve at Laudholm	1/6/2022 12:04 PM
9	Laudholm Farm, Wells Branch Community Hall	1/6/2022 8:17 AM
10	Laudholm farm	1/4/2022 3:42 PM
11	Laudholm Farm	1/4/2022 3:09 PM
12	don't know of any and I love history clearly need more advertisement on the sites!	1/4/2022 2:15 PM
13	Harbor Road Drakes Island Cemetery	1/4/2022 1:48 PM
14	the different neighborhoods and areas which were a focus originally in Wells	1/4/2022 1:11 PM
15	The native, indigenous people Laudholm Farm/Wells Reserve All of the beaches and marshes/tidal rivers	1/4/2022 12:53 PM
16	First Congregational church/historical society of wells and ogunquit Founders Park Captain houses along Post Rd	1/4/2022 12:37 PM
17	Spillers Farm, Laudholm Farm, Gowen Park	1/4/2022 9:57 AM
18	I have lived here eight years and know of none	1/4/2022 9:43 AM
19	Laudholm. RACHEL Carson. Beach	12/18/2021 6:06 PM
20	Historical society	12/18/2021 6:51 AM
21	Beaches, Rachel Carson wildlife areas , laudholm farms	12/17/2021 7:27 PM
22	We've only ever been to Rachel Carson and Loudholm. Our favorite is Rachel Carson.	12/16/2021 11:29 PM
23	Two of them the town approved to let new owners tear down. The 3rd is the run down home next to the junior high on route 1. It is due to be sold and the town will probably approve another tear down. I don't think there is any preservation done in this town. It is made to easy to get approved to do whatever developers what.	12/16/2021 9:40 PM
24	Laudholm	12/16/2021 9:26 PM
25	Actually, nothing is coming to mind. How about selling dvd's with a narrated tour of historic sites in Wells...a driving tour. I might recommend that they do this tour between 5 and 6 am due to traffic.	12/16/2021 9:16 PM
26	Laundholm, Rachel Carson, drakes island	12/16/2021 7:07 PM
27	Laudholm farms, wabbenet falls, mt A	12/16/2021 1:54 PM

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28	The stone Morse building. Some of the older churches.	12/16/2021 1:31 PM
29	Great Works, Laudholm	12/16/2021 11:43 AM
30	Laudholm. RC Wildlife Preserve, Perkins Cove	12/16/2021 11:26 AM
31	beach, mile rd and route 1	12/16/2021 7:10 AM
32	The Baptist Parsonage, Laudholm Farm, Austin Hennessey Home.	12/15/2021 8:52 PM
33	I don't have any :(12/15/2021 8:34 PM
34	Laudholm Farm, Rachel Carson preserve, library	12/15/2021 8:25 PM
35	Laudholm Farm (I've never even heard of Libby's tea room but would like to know about it) Branch Rd Meeting House (not sure this is the official name of it - near Coles Hill)	12/15/2021 7:55 PM
36	First Congregational church of wells, lard farm, and laudholm farm	12/15/2021 7:20 PM
37	Don't have any	12/15/2021 5:52 PM
38	Rachel Carson preserve.	12/15/2021 5:29 PM
39	Rachel Carson Preserve. Harbor Park. Rte 9A recreation area.	12/15/2021 3:55 PM
40	Laudholm farms	12/15/2021 3:35 PM
41	Laudholm Farm	12/15/2021 3:14 PM
42	Wells historic society church, laudholme Farm, old farmhouses	12/15/2021 3:12 PM
43	1. Laudholm farm	12/15/2021 2:52 PM
44	Wells Harbor, Laudhom, Rachel Carson	12/15/2021 2:36 PM
45	Laudholm farm, wells homestead, 1st congregational church	12/15/2021 2:33 PM
46	Laudholm, gazebo, sea view cemetery	12/15/2021 2:10 PM
47	Webhannett Falls which we cant see now Historical Society The old school houses	12/15/2021 1:52 PM
48	1. The Historical Society; 2. Oceanview Cemetery and all cemeteries in Wells. 3. The Laudholm Farm. 4. All the beaches. 5. The Wells Branch Baptist church. 6. Rachel Carson Preserve. 7. Moulton's store but the town officials tore it down.	12/15/2021 12:11 PM
49	Laudholm Farm	12/15/2021 9:43 AM
50	Laudholm farm, spiller. Wells needs improvement in this area.	12/15/2021 9:20 AM
51	Can't choose just 3	12/15/2021 8:39 AM
52	Wells Reserve, Rachael Carson Reserve, Historical Society and Library. Otherwise Wells has no cultural opportunities.	12/15/2021 7:19 AM
53	Littlefield house, littlefield homestead, and wells baptist church parsonage	12/14/2021 10:46 PM
54	I respect the cemeteries and churches and hope the Native Peoples burials are protected and mark	12/14/2021 6:12 PM
55	Laudholm, Harbor, Webhannet Falls	12/14/2021 4:48 PM
56	Laudholm Farm, Libby's Tea Room	12/14/2021 12:18 PM
57	Laudholm Farm, Garrison House, Wells Homestead	12/14/2021 10:52 AM
58	Laudholm farm	12/14/2021 5:52 AM
59	Laudholm Farm	12/13/2021 9:12 PM
60	Wells Homstead Laudholm Farm Libby's Colonial Tea Room	12/13/2021 5:17 PM
61	I use Laudholm all the time! The others I never visit.	12/13/2021 12:36 PM
62	Laudholm, Rachel Carson Refuge, don't know any others	12/13/2021 11:51 AM

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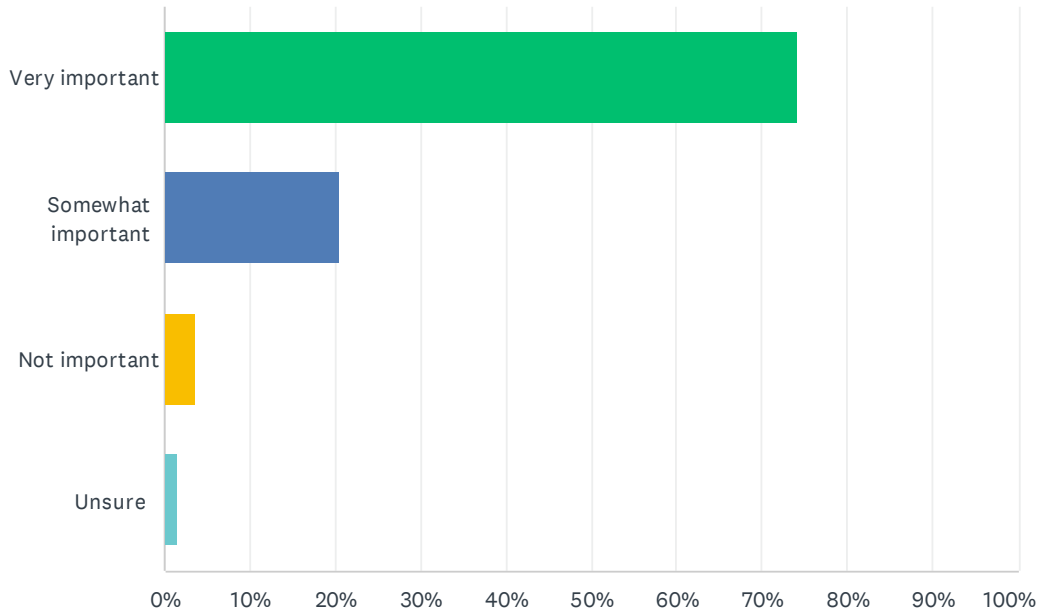
63	Laudholm Farm	12/13/2021 10:44 AM
64	Rachell Carson Preserve, Laudholm Farm	12/10/2021 3:45 PM
65	Wells harbor. Rachel Carson trail. Wells reserve.	12/9/2021 10:37 PM
66	Division 9 School Lord Farm Old Wells high school	12/8/2021 4:39 PM
67	Laudholm Farm	12/7/2021 9:49 AM
68	Can't really think of any. I used to the harbor was the most meaningful place to go for a quiet time and reflection with nature but that is too busy now.	12/5/2021 10:06 AM
69	Laudholm Farm is one that comes to mind	11/30/2021 5:38 AM
70	They have been torn down.	11/27/2021 3:16 PM
71	Laudholm and Rachel Carson And I wasn't aware of all the rest	11/24/2021 9:48 AM
72	Laudholm Farm	11/23/2021 12:58 PM
73	Not sure	11/22/2021 11:30 PM
74	Lord Farm and Laudholm Farm	11/22/2021 10:33 AM
75	None	11/21/2021 4:07 PM
76	Laudholm	11/21/2021 11:40 AM
77	Who cares	11/19/2021 7:35 PM
78	Laudholm farm, Webhannet Falls, Tatnic Hill area	11/19/2021 7:27 PM
79	Prehistoric sites, Laudholm, Littlefield House	11/19/2021 5:55 PM
80	The cemeteries, the historical society building and the laudholm farm	11/19/2021 4:50 PM
81	House on 109, all of the old cemeteries, the Indian burial grounds at Spillers.	11/19/2021 2:10 PM
82	Historical Society church on corner of Buzzell Rd.	11/19/2021 8:46 AM
83	Wells Branch Church, parsonage, Community Hall, Congregational church and many others that are not on this list.	11/19/2021 8:34 AM
84	Drakes Island Jetty, Rachel Carson preserve Laudholm Farm	11/19/2021 7:41 AM
85	Laudholm Farm	11/19/2021 7:35 AM
86	I do not think of Wells as historically or culturally significant	11/19/2021 6:20 AM
87	Rachel Carlson Reserve, Laudholm Farm, Chase Farm, Spillers Farm	11/19/2021 12:56 AM
88	Congdons Laudholm Drakes Island	11/18/2021 11:12 PM
89	Wells reserve At Laudholm farms, Perkins Cove, Rachel Carson	11/18/2021 10:52 PM
90	Laudholm farm	11/18/2021 9:55 PM
91	Rachel Carson, Laudholm Farm, Spiller Farm	11/18/2021 9:25 PM
92	The church , the pocket grave yard by Buffums Hill , the ocean view cemetery	11/18/2021 5:28 PM
93	Littlefield house on 109 Scout hall Rachel Carson	11/18/2021 5:24 PM
94	We have historical places? I can think of one near Town Hall that should be leveled.	11/18/2021 9:25 AM
95	Beach front east of tidal marshes Beach area east of route 1.	11/17/2021 12:20 PM
96	The blueberry barrens, the Spiller Farm archaeology site and the many small cemeteries located around town	11/17/2021 12:08 PM
97	Chase Farm -1653 ? Tatnic Hills -town is doing it's best to ruin that Laudholm Farm	11/17/2021 10:33 AM
98	Sea view Cemetery Historical Society building...original Congo church	11/17/2021 7:21 AM
99	The best ones are gone. I wish we honored our historic buildings from the old town center.	11/16/2021 10:25 PM

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100	Meeting House/Historical Society Older churches Laudholm	11/16/2021 9:33 PM
101	None at this time.	11/16/2021 9:26 PM
102	Cemeteries, Laudholm, the harbor	11/16/2021 8:26 PM
103	Historical society church building, laudholm farm, John wells cape on 109	11/16/2021 6:29 PM
104	Schoolhouses. Sad to see the one torn down on High Pine Loop.	11/16/2021 6:14 PM
105	Laudholm Farm, First Congregational church, Littlefield Tavern.	11/16/2021 10:39 AM
106	Laudholm Farm, The Rachel, the cemeteries.	11/14/2021 8:46 PM
107	White	11/14/2021 6:49 PM
108	Laudholm Farm and its walking areas.	11/11/2021 7:37 PM

Q36 To what degree do you think preservation of historically significant structures or land is important?

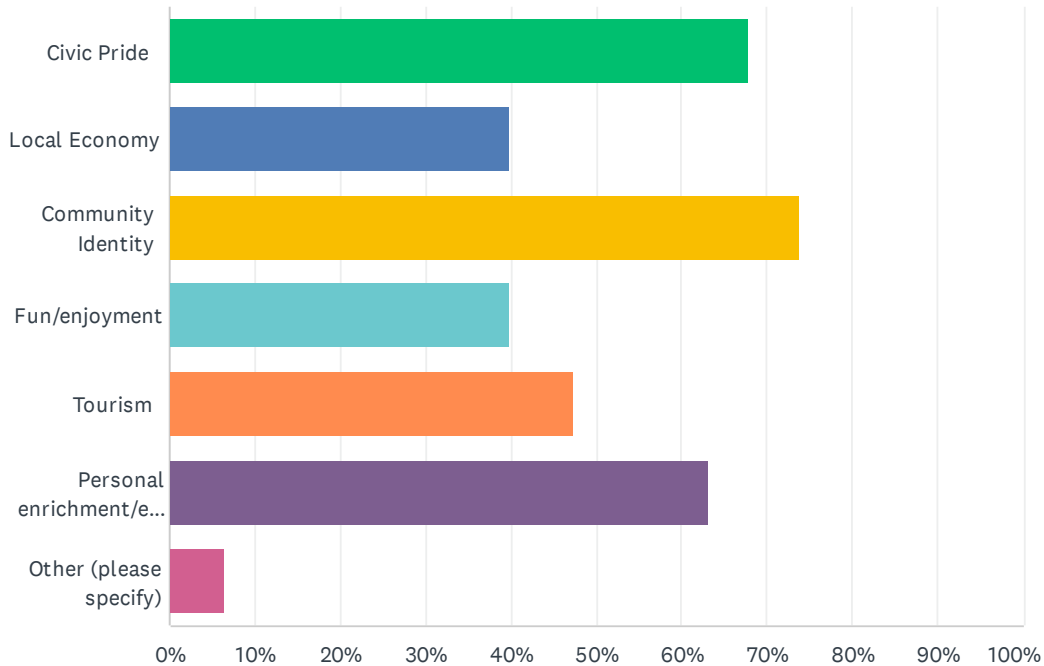
Answered: 190 Skipped: 186



ANSWER CHOICES	RESPONSES	
Very important	74.21%	141
Somewhat important	20.53%	39
Not important	3.68%	7
Unsure	1.58%	3
TOTAL		190

Q37 Which of the following impacts does culture and history have in Wells? Check all that apply.

Answered: 171 Skipped: 205



ANSWER CHOICES	RESPONSES
Civic Pride	67.84% 116
Local Economy	39.77% 68
Community Identity	73.68% 126
Fun/enjoyment	39.77% 68
Tourism	47.37% 81
Personal enrichment/education	63.16% 108
Other (please specify)	6.43% 11
Total Respondents: 171	

#	OTHER (PLEASE SPECIFY)	DATE
1	learn from the mistakes from the past, especially in regards to slavery and genocide of native peoples	1/6/2022 12:51 PM
2	charm/identity/personality	1/4/2022 3:09 PM
3	native peoples	1/4/2022 12:53 PM
4	Not sure it does	12/15/2021 5:52 PM
5	Currently not having significant impact	12/15/2021 9:20 AM

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6	Hopefully we learn from the bad aspects of history such as slavery and genocide.Its important to not repeat the horrors of the past especially	12/14/2021 6:12 PM
7	Education	12/13/2021 11:18 AM
8	Identifies Wells as one of the oldest towns in Maine	12/7/2021 9:49 AM
9	None that I can see beyond Founder's Park and the school house.	11/27/2021 3:16 PM
10	None	11/19/2021 8:34 AM
11	National History	11/17/2021 10:33 AM

Q38 What historic and cultural opportunities would you like to see more of in Wells?

Answered: 71 Skipped: 305

#	RESPONSES	DATE
1	town wide events such as outdoor concerts	1/7/2022 10:48 AM
2	better use of harbor park - concerts, etc. programs historical society	1/6/2022 2:23 PM
3	I would like to see more of the lives of native peoples and people of color who lived, worked, and survived adversities created by white people in the past and their current status today in Wells	1/6/2022 12:51 PM
4	Preserve older homes	1/6/2022 12:16 PM
5	get the word out about existing opportunities town of wells website comprehensive history/stories	1/4/2022 3:09 PM
6	tours of historic sites	1/4/2022 2:15 PM
7	outdoor tours of local countryside advertised	1/4/2022 1:48 PM
8	any instance where native people can be recognized in the history and culture	1/4/2022 1:28 PM
9	To learn more about the indigenous history and modern presence/survival in Wells	1/4/2022 12:53 PM
10	Revise and support the now defunct Historic Preservation Commission	1/4/2022 12:37 PM
11	I would like to see more woodlands and farmlands preserved and turned into parks and historical sites that provide history of the land's previous use and landowners	1/4/2022 9:57 AM
12	We drive to Ogunquit and Kennebecport for museums, tours, plays, etc. Maybe a town newspaper would help. I had no idea we were an old town.	1/4/2022 9:43 AM
13	Unknown	12/18/2021 6:51 AM
14	I personally wasn't aware of the rich history in Wells. I would love to learn more	12/16/2021 11:29 PM
15	A community playhouse would be fabulous. Mini-adult ed weekend courses for tourists...again...something else to do other than cruise Route 1. Courses by local craftsmen, learn about Maine, arts, local recipes and cooking, Maine cocktails (ok, it doesn't take much to pour a shot of fireball...but there are some killer local vodka's, etc and mixology is beautiful, etc.	12/16/2021 9:16 PM
16	Clam festival, access to equestrian trails preserved	12/16/2021 7:07 PM
17	A Downtown	12/16/2021 3:36 PM
18	I like when there are plaques that mark historic sites.	12/16/2021 1:54 PM
19	More history around the settlement and incorporation of Wells.	12/15/2021 10:02 PM
20	I'm not aware of any significant history in wells	12/15/2021 8:34 PM
21	Maybe a driving tour to all the locations	12/15/2021 7:55 PM
22	Not very interested	12/15/2021 5:52 PM
23	Conservation of open space.	12/15/2021 5:29 PM
24	Art history and how the art community contributes here	12/15/2021 5:06 PM
25	?	12/15/2021 3:57 PM
26	Maybe a seashore museum to highlight our beautiful ocean community.	12/15/2021 3:55 PM

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27	Colonial crafts in or near historic buildings	12/15/2021 3:12 PM
28	Native peoples	12/15/2021 2:52 PM
29	Town fair	12/15/2021 2:33 PM
30	Wells Tours	12/15/2021 2:27 PM
31	Wells had lost so many of historical buildings that first brought people here. While we can't bring them back, the old farm buildings that so remain need to be encouraged to remain and stay in use	12/15/2021 2:10 PM
32	More tours and real town history not the happy made up stuff by past historians	12/15/2021 1:52 PM
33	Preservation of our wetlands, vernal pools, marshes, historic buildings.	12/15/2021 12:11 PM
34	I have to admit that I don't know much about most of the places listed on the map. That in itself indicates an opportunity - how can we make these places more known and/or accessible? How can they be promoted for tourism? Can a historical tour be put into place?	12/15/2021 9:43 AM
35	Local museum like Kennebunk has.	12/15/2021 7:19 AM
36	stop ruining the historic character of the town with developments	12/14/2021 10:46 PM
37	Perhaps, more talks at the Public Library on the History of Wells (good and bad) so people realize that slavery and genocide took place EVERYWHERE in New England.	12/14/2021 6:12 PM
38	Not sure	12/14/2021 4:48 PM
39	I had no idea we had so many archeological digs in the area, and confess to ignorance about much local history. if there are open houses, tours etc. i would like to know about them. Perhaps more marketing???	12/14/2021 12:18 PM
40	Nothing	12/14/2021 10:52 AM
41	Have activity shown on the local cable network to promote them. Do youtube presentations to promote. Create dining placemats with Wells trivia on them to promote this area.	12/13/2021 11:33 PM
42	I think it would be great if people from away, like myself, would be able to participate in historic talks, archaeological digs for the town of Wells. I know that the library and historic society do this but I would like to see them more frequently offered.	12/13/2021 5:17 PM
43	Preserving individual houses is a limited draw but including more land area and a reason to visit makes them much more attractive.	12/13/2021 12:36 PM
44	Education about history and culture of native people, more partnership with them	12/13/2021 11:51 AM
45	none	12/13/2021 11:32 AM
46	Stop allowing chains in Wells. Ogunquit and Kennebunkport have protected their town centers. Wells is a big strip mall. It's not all about money. Have some respect for history.	12/13/2021 11:18 AM
47	Upgrade to Harbor Park. Ice cream stand?	12/9/2021 10:37 PM
48	Maybe a historical building walking tour. More cafes. More live music	12/7/2021 9:49 AM
49	How about volunteers that walk the beaches and the harbor area that have the ability to enforce litter laws, dogs and other behaviours. No else seems to enforce the laws we have posted all over. Every knows you can ignore the the postings and you and your dogs can do what you want.	12/5/2021 10:06 AM
50	Increased education of local Native American culture and how our community used to be intertwined with the culture, commemorate Native American warriors and be filled with so much pride of our the history in our town that we displayed their powerful tribal image throughout our town. We lost that because of fear of what other white people with their own intrinsic guilt taught to them through miseducation and social media, would think of us.	12/1/2021 6:01 PM
51	Not sure	11/22/2021 11:30 PM
52	I'd love to see something like the Brick Store Museum in Kennebunk in Wells. It provides an exhibition space, educational programs and is a great historical resource. There are so many	11/22/2021 10:33 AM

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talented crafts people and artists in the area. It would be wonderful for them to have an exhibition space.

53	I had no idea we are the 3rd oldest town on Maine. Perhaps make more of a deal of this? Create an historical tour?	11/21/2021 11:40 AM
54	Get rid of the ugly auto museum that is an eye sore	11/19/2021 7:35 PM
55	This area was utilized so much earlier than the town incorporation, the town would benefit from engaging with Indigenous communities to build back that connection, a task force could be utilized to see suggestions. Looking into land back options for town owned land or utilizing a land acknowledgement during various town events to connect not only with our colonial history but also the native history of our town. Having a wide historical context and markers to visit would only increase people's interest in Wells.	11/19/2021 5:55 PM
56	The documentation and publication of Hope Shelley's research, specifically all the cemeteries.	11/19/2021 4:50 PM
57	Make better use of what we have	11/19/2021 8:34 AM
58	See the lands protected and the historic houses be maintained. Laudholm needs help to be brought back to life	11/19/2021 7:35 AM
59	????	11/18/2021 9:25 PM
60	The Historical Society is awesome	11/18/2021 5:28 PM
61	None	11/18/2021 9:25 AM
62	Retain The beach front architecture	11/17/2021 12:20 PM
63	The 10 plus abandoned handmade cellars on Green Rd (former road Wells to Berwick thru the Tatnics Hills that are being ignored and new houses being built near them. The old housing/farm sites are being damaged and pushed into oblivion.	11/17/2021 10:33 AM
64	Open to all ideas. Wells is such a wonderful community of people but there is no comparison to some of the surrounding towns' charm and quaintness and some new businesses have further eroded it. I understand the tax value but careful planning and certain rules/codes would make Wells more inviting to some businesses who choose Ogunquit or Kennebunkport instead.	11/16/2021 9:33 PM
65	None at this time	11/16/2021 9:26 PM
66	Parades, food events, open houses	11/16/2021 8:26 PM
67	Re-establish a historical commission to maintain the schoolhouse on route 9, the John wells cape and the cemeteries in town	11/16/2021 6:29 PM
68	None. Not a priority for residents and not a draw for tourism.	11/16/2021 6:14 PM
69	I would like to see informational signage for our historical sites.	11/16/2021 10:39 AM
70	Native American cultural representation	11/15/2021 6:40 PM
71	More open houses and tours. Create a brochure and online promotions.	11/14/2021 8:46 PM

Q39 What other issues and opportunities related to historic and cultural resources are you aware of?

Answered: 42 Skipped: 334

#	RESPONSES	DATE
1	you don't mention anything about Indian sites and preservation - are there any?	1/7/2022 10:43 AM
2	When I drive by a historical, old cemetery, I wonder whose family it is, and also wonder where indigenous peoples graves are in Wells and if past slaves have graves here too	1/6/2022 12:51 PM
3	none	1/4/2022 3:09 PM
4	But we allowed a historic building to be demolished for Cumberland Farms so the town could care less	1/4/2022 2:07 PM
5	Please please please keep it visually tasteful - for example, the neon business signs are offensive to some of us and actually painful to our eyes when driving at night Nature is out most important cultural resource. Protect and promote wildlife, green space, actually finding a way for businesses and residences to be friendly and safe for wildlife (native plants for pollinators, birds, habitat for deer and bears, etc.) We can co exist! Instead of man vs. beast/nature we can really figure it out! Great book called Noah's Garden really woke me up.	1/4/2022 12:53 PM
6	Town shows relatively little attention to preserving historical sites and buildings	1/4/2022 12:37 PM
7	None but I know they exist	1/4/2022 9:57 AM
8	Unknown	12/18/2021 6:51 AM
9	I think it would be great to experience a holiday historic tour or have some historical activities happen in the summer. I have been to the fall event at Loudholm and that was lots of fun and full of history. We'd love to experience more things like that	12/16/2021 11:29 PM
10	None - my brain is tired.	12/16/2021 9:16 PM
11	Loss of land access, trails and woods	12/16/2021 7:07 PM
12	I don't feel that the indigenous people of the area are represented well in the various historic cites around town	12/16/2021 1:54 PM
13	None	12/15/2021 8:34 PM
14	More economic growth using local resources and local people. Allow local residents to financially invest in cultural development where they get a financial return for their investment.	12/15/2021 3:55 PM
15	none really	12/15/2021 1:52 PM
16	Laudholm Farm, the library, Great Works Land Trust, Spiller Farm, Chase Farm.	12/15/2021 12:11 PM
17	Not much in Wells	12/15/2021 7:19 AM
18	stop ruining the historic character of the town with developments	12/14/2021 10:46 PM
19	I am sure there is a lot going on in the Schools and hope the Comprehensive Committee reaches out to Teachers and Students to find out what is being taught and what subjects students want more of too.	12/14/2021 6:12 PM
20	?	12/14/2021 12:18 PM
21	None that I am aware of.	12/14/2021 10:52 AM
22	I would be open to an increase in taxes to fund more historic preservation.	12/13/2021 5:17 PM
23	I have been a resident for life and I was unaware of the majority of sites pinned on the map above. So education or promotion might get more people involved	12/13/2021 12:36 PM

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24	Lack of diversity...celebrate diversity and inclusion and contributions	12/13/2021 11:51 AM
25	Not sure	11/22/2021 11:30 PM
26	Get rid of the auto museum. It is an eye sore	11/19/2021 7:35 PM
27	Connection to the rich and diverse history of a place brings value, when done properly with input from stakeholders in the indigenous Maine community	11/19/2021 5:55 PM
28	Wells should make more of an effort to celebrate and remember their history	11/19/2021 4:50 PM
29	none	11/19/2021 8:34 AM
30	Properties being sold in pieces, historic homes are hard to upkeep financially maybe a tax break to help locals retain these houses and improve them to thier orignal state.	11/19/2021 7:35 AM
31	????	11/18/2021 9:25 PM
32	Less commercialization and more local fairs; etc...	11/18/2021 6:08 PM
33	None	11/18/2021 5:28 PM
34	None	11/18/2021 9:25 AM
35	Wells does a horrible job of advertising all we have to offer, cultural or otherwise. Public relations needs to be a top priority.	11/17/2021 6:47 PM
36	Route 1 has no plan to retain small town feel	11/17/2021 12:20 PM
37	THE TOWN WEB PAGE NEEDS UPDATING. The description of the time period during the "Indian Wars" is offensive and outdated.	11/17/2021 12:08 PM
38	We are not protecting those sites and allowing them to be built on or doing away with them.	11/16/2021 9:26 PM
39	There is a state law regarding maintenance of town cemeteries and I don't believe the town is obeying these laws	11/16/2021 6:29 PM
40	Unknown	11/16/2021 6:14 PM
41	Not sure if it falls under this category, but the new efforts to care for our historic cemeteries is wonderful to see.	11/16/2021 10:39 AM
42	The cemeteries are overlooked and in terrible shape. Signs should be posted at ALL cemeteries.	11/14/2021 8:46 PM

Q40 How satisfied are you with the current municipal facilities and services in Wells?

Answered: 161 Skipped: 215

#	RESPONSES	DATE
1	Satisfied, pretty good balance of public service and efficiency	1/7/2022 5:10 PM
2	on scale of 1 - 10, a 7	1/7/2022 10:49 AM
3	very satisfied	1/7/2022 10:22 AM
4	somewhat satisfied	1/6/2022 2:42 PM
5	Dump poorly run - costs too much Need better recycling - and markets to use recycle producers Reduce what is going to land fills	1/6/2022 2:24 PM
6	Very satisfied, the town hall is nice! The wells police department and fire station staff are outstanding! The library services are amazing - WONDERFUL!	1/6/2022 12:52 PM
7	LOVE the Wells public library!	1/6/2022 12:27 PM
8	Rec facilities should be improved, both facilities and programs offered. Programs are much less developed than the Town of Kennebunc	1/6/2022 12:18 PM
9	I am particularly concerned with our transfer station being the amount of waste deposited.	1/6/2022 8:18 AM
10	satisfactory	1/4/2022 3:43 PM
11	very	1/4/2022 3:10 PM
12	cable and internet is a monopoly	1/4/2022 2:15 PM
13	water and sewer service has been good need incentives for solar panels on residences	1/4/2022 1:49 PM
14	very	1/4/2022 1:29 PM
15	Not very. The premise for the orange bags was that it would pay for the staff. That premise failed. So we pay more; the only two winners in that deal were the two contractors, one of whom was on the select board. not that that had any role in being able to make a profit of the Town	1/4/2022 1:14 PM
16	Based on the number of new developments going on and discussion tonight with the Fire Chief, I'm incredibly worried about infrastructure supporting the growth. We don't have enough fire men, emergency personnel, school support, etc. to support all of this. And the fire chief indicates his department is already behind in getting enough resources to support existing town let alone developments of 120 houses here, 28 houses there, etc.	1/4/2022 12:57 PM
17	Good	1/4/2022 12:38 PM
18	Need trash pickup	1/4/2022 9:58 AM
19	Very satisfied	1/2/2022 8:59 AM
20	Very	12/21/2021 5:39 PM
21	I have no problems.	12/19/2021 2:11 PM
22	no	12/19/2021 7:17 AM
23	Very	12/18/2021 6:06 PM
24	Satisfied	12/18/2021 6:53 AM
25	Not satisfied	12/18/2021 5:14 AM
26	Very	12/17/2021 7:27 PM

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27	I wish there were more adult Ed and adult recreation department programs. It's actually pretty sad to see that a town the size of wells only had 100 programs in one year.	12/16/2021 11:38 PM
28	Fire and police have been excellent. Playgrounds could be updated. Transfer station could due with some evening staffing on at least one day a week.	12/16/2021 9:28 PM
29	Fair - good youth services, limited senior services	12/16/2021 9:19 PM
30	Very	12/16/2021 7:09 PM
31	Town Hall needs to be larger	12/16/2021 3:38 PM
32	Very satisfied	12/16/2021 2:49 PM
33	I don't think beach cleanup is satisfactory	12/16/2021 2:07 PM
34	I think they are very efficient and modern.	12/16/2021 2:01 PM
35	Satisfied. We have spent a lot of money on the town buildings and that should hopefully slow down.	12/16/2021 1:40 PM
36	Satisfied	12/16/2021 11:43 AM
37	Very.	12/16/2021 11:28 AM
38	The police and library are excellent. The rec programs also seem good. I have observed that there is a gap in some sports for 6th graders where the rec programs don't offer the program (soccer) to 6th graders and there is no 6th grade team at the Junior High	12/16/2021 9:27 AM
39	very	12/16/2021 7:10 AM
40	Satisfied	12/16/2021 6:40 AM
41	Poor - if I needed fire or ambulance during summer- I would die waiting due to traffic on route 1	12/15/2021 10:17 PM
42	Seems like a waste of money for the new fire/police station but I'm sure it was needed. Just seems wayyy to big for the intersection.	12/15/2021 10:04 PM
43	Satisfied	12/15/2021 9:32 PM
44	8	12/15/2021 9:05 PM
45	location is fine.	12/15/2021 8:53 PM
46	Not sure, my husband goes there, he will do this survey as well	12/15/2021 8:35 PM
47	Pretty satisfied	12/15/2021 8:26 PM
48	Satisfied now that the Police & Fire were rebuilt	12/15/2021 7:58 PM
49	They are decent. But the population grew before they did.	12/15/2021 7:22 PM
50	The rec department has been wonderful but seems understaffed for childrens sports events	12/15/2021 6:19 PM
51	Meh	12/15/2021 6:10 PM
52	Don't do much business in Wells because of summer traffic.	12/15/2021 5:54 PM
53	Very	12/15/2021 5:43 PM
54	Mostly satisfied.	12/15/2021 5:30 PM
55	Satisfied	12/15/2021 4:24 PM
56	Very	12/15/2021 4:05 PM
57	Beyond fire and police what is there?	12/15/2021 3:57 PM
58	Very	12/15/2021 3:35 PM
59	Municipal trash pickup would be wonderful	12/15/2021 3:14 PM
60	Not much	12/15/2021 3:08 PM

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61	I am satisfied with the sanitary hook up I do not have ability to connect to town water It would be nice to have the above and municipal waste pick up	12/15/2021 2:56 PM
62	very	12/15/2021 2:35 PM
63	no problem	12/15/2021 2:27 PM
64	Very	12/15/2021 2:22 PM
65	Very satisfied but with all the new renovation costs how long will these facilities be adequate considering the growth happening ?	12/15/2021 2:22 PM
66	Very satisfied	12/15/2021 2:11 PM
67	very	12/15/2021 1:53 PM
68	Satisfied.	12/15/2021 12:17 PM
69	Very satisfied	12/15/2021 9:46 AM
70	C+.	12/15/2021 9:27 AM
71	Pretty satisfied	12/15/2021 8:42 AM
72	Not satisfies with maintenance on roads	12/15/2021 7:24 AM
73	satisfied, i really like that the rec center grooms trails for XC skiing	12/14/2021 10:48 PM
74	Would like trash and recycling services! If I have to pay for the bags- come and pick it up!	12/14/2021 10:47 PM
75	They're fine if you finally start limiting developer building.	12/14/2021 8:05 PM
76	Very satisfied with the Publid Library, Police Department, EMTs and Town Hall staff. All work so hard and are always kind	12/14/2021 6:14 PM
77	We this growth time will tell	12/14/2021 4:51 PM
78	not at all	12/14/2021 4:21 PM
79	Very	12/14/2021 1:15 PM
80	Improving!	12/14/2021 12:26 PM
81	I am satisfied. I still think eliminating Private Named paved streets with Full Time residents should be looked into again. I also feel moving the Wells Chamber to the Train Station year round would be a good move. For the summer months, perhaps a smaller building or the a location like the Sr Center could be utilized.	12/14/2021 11:04 AM
82	Very. The staff at the town hall is very helpful.	12/14/2021 9:44 AM
83	Not very	12/14/2021 9:41 AM
84	Very	12/14/2021 9:24 AM
85	good	12/14/2021 9:14 AM
86	Everyone should be happy now. New police and fire station, highway department. New firehouse.	12/13/2021 11:52 PM
87	Very. Great police/fire station	12/13/2021 9:14 PM
88	Currently satisfied.	12/13/2021 5:20 PM
89	Partially. EMS and Fire must combine to allow for better use of employee resources. The FD does not have enough staffing to protect its citizens appropriately. Currently if two incidents occur at the same time neither incident will be best served.	12/13/2021 3:52 PM
90	Pretty satisfied.	12/13/2021 12:44 PM
91	So far good	12/13/2021 11:52 AM
92	it is ok	12/13/2021 11:36 AM
93	I'm not. For people who cannot walk home to use the bathroom on Moody Beach, this is a	12/13/2021 11:20 AM

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	huge hardship.	
94	I will my private road would be plowed by the town. we pay the same amount of property tax as others in town but have to pay a private firm to plow. Doesn't seem very fair.	12/13/2021 8:24 AM
95	Good	12/10/2021 3:48 PM
96	Very	12/9/2021 10:38 PM
97	Satisfied with some	12/8/2021 4:43 PM
98	very	12/7/2021 9:50 AM
99	Fair	12/5/2021 10:07 AM
100	Satisfied, bring wells EMS into the municipal again though, get rid of the private company aspect, it is taking away from the overall care given to people.	12/1/2021 6:03 PM
101	Not very...Ogunquit and York have beautiful comfort stations at their beaches...Wells has porta-johns and substandard facilities	11/30/2021 5:41 AM
102	Services?	11/27/2021 3:21 PM
103	Fire and police do a good job! The highway department is questionable. And if the town doesn't stop the house building we are going to need a bigger highway dep., police and fire dept. Certainly another fire house to cover Highpine and the Branch and another to cover Moody and Tatnic.	11/27/2021 3:20 PM
104	Not satisfied	11/26/2021 2:18 PM
105	Mostly Satisfied	11/23/2021 12:58 PM
106	Public Safety seems to be under staffed and public works is as well	11/22/2021 11:33 PM
107	I am satisfied, but I don't think I represent a demographic.	11/22/2021 10:42 AM
108	Happy	11/21/2021 4:08 PM
109	Have never had an issue	11/21/2021 11:43 AM
110	Fair	11/20/2021 8:34 PM
111	I'm not, we can't get our street repaired. Can't even get it swept	11/19/2021 10:54 PM
112	Moderate	11/19/2021 7:35 PM
113	Fine	11/19/2021 7:27 PM
114	Overall feel that the improvement in the last few years have been forward thinking and effective	11/19/2021 5:55 PM
115	Fairly	11/19/2021 4:52 PM
116	Fine.	11/19/2021 2:11 PM
117	Satisfied	11/19/2021 8:48 AM
118	Very	11/19/2021 8:36 AM
119	Very satisfied	11/19/2021 7:37 AM
120	The placement and use of these buildings does not promote community	11/19/2021 6:22 AM
121	Very satisfied	11/19/2021 12:56 AM
122	Mostly satisfied	11/18/2021 11:15 PM
123	They are ok	11/18/2021 10:55 PM
124	Satisfied	11/18/2021 9:56 PM
125	Quite	11/18/2021 9:28 PM
126	Very satisfied.	11/18/2021 9:03 PM

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127	I really wish we didn't have to buy trash bags to go to the dump. I would rather pay slightly more in taxes to use my own bags then have to deal with the hassle of finding the correct ones. They also don't fit my trash can so it is a huge pain.	11/18/2021 8:53 PM
128	Luckily, we have yet to need them but happy they are there if needed.	11/18/2021 6:50 PM
129	Not satisfied. Town should own all roads for plowing and maintenance for year round locations.	11/18/2021 6:11 PM
130	Very	11/18/2021 5:29 PM
131	They do a great job	11/18/2021 5:27 PM
132	Very satisfied	11/18/2021 5:10 PM
133	Very	11/18/2021 4:46 PM
134	Satisfied	11/18/2021 9:27 AM
135	My previous community provided more services, but had 4x the population to fund it. I am satisfied with the general services. I would prefer for the Fire Dept to provide the town ambulance services.	11/17/2021 9:05 PM
136	I don't use them much so I have to say satisfied. Town hall is functional at best. Library is very nice and should be advertised more. School buildings are nice.	11/17/2021 6:51 PM
137	Fair. It seems covid protocols are too often used to curtail services and or easy access without significant waits. Recreational services should encourage use not make it hard with seeking keys Code enforcement unwillingness to meet in person but having questions addressed by emails. Too slow and ponderous	11/17/2021 2:28 PM
138	Satisfied	11/17/2021 12:21 PM
139	Quite satisfied	11/17/2021 12:10 PM
140	Satisfied	11/17/2021 10:39 AM
141	Very satisfied	11/17/2021 7:40 AM
142	Western (Sanford) end of town in under served with fire protection services	11/17/2021 7:24 AM
143	Very satisfied	11/16/2021 10:58 PM
144	Satisfied.	11/16/2021 9:36 PM
145	Very satisfied	11/16/2021 9:35 PM
146	I feel they are good but see a lot of spending that does not need to happen	11/16/2021 9:29 PM
147	very	11/16/2021 8:28 PM
148	Satisfied	11/16/2021 7:31 PM
149	Very satisfied	11/16/2021 6:32 PM
150	Municipal facilities are now top notch and should serve well into the future. Unfortunately, the Town did not meet all of its commitments made to the residents with the recent construction. I am concerned about services to meet rampant growth, especially police, fire, EMS, water, wastewater. The transfer station is an unmitigated disaster and the Town was significantly taken advantage of since the fire. We are now a regional transfer station and I doubt are adequately compensated for that honor	11/16/2021 6:23 PM
151	Extremely.	11/16/2021 5:39 PM
152	Satisfied	11/16/2021 3:27 PM
153	Very satisfied	11/16/2021 2:45 PM
154	Rest View Lane is a private road yet Mike's treats it as their own delivery driveway. People park everywhere and it's very dangerous for residents trying to drive to their homes. The police have been called several times, but nothing is done.	11/16/2021 2:33 PM
155	they are very good	11/16/2021 2:24 PM

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156	I am very satisfied.	11/16/2021 10:42 AM
157	Could increase rec opportunities for younger kids. Nothing for families with toddler or preschoolers.	11/15/2021 6:55 PM
158	We love the library and recreation offerings and would love to see them expanded.	11/15/2021 6:42 PM
159	Very satisfied.	11/14/2021 8:51 PM
160	Satisfied	11/14/2021 6:50 PM
161	Very Satisfied	11/11/2021 7:38 PM

Q41 Are there specific buildings or services that need further investment in the coming years? If so, what are they?

Answered: 94 Skipped: 282

#	RESPONSES	DATE
1	is the transfer station prepared for ten years of growth at the same pace of the last ten years?	1/7/2022 10:43 AM
2	street repairs, resurfacing at a more frequent interval	1/6/2022 2:42 PM
3	the key to good management and proper maintenance	1/6/2022 2:24 PM
4	As I understand it, unless something has changed, urgent care services are being cut due to staffing. That is a concern. The police and fires station building is too large now too.	1/6/2022 12:52 PM
5	Beach facilities - improved tourist areas near the beach. Areas for food trucks, sidewalk down Mile Road, playground improvements. More commercial space near beach areas. Traffic improvement on Route 1 especially the Mile Road light. Town is not walkable enough for even bike friendly	1/6/2022 12:18 PM
6	Could there be town wide refuse collection as occurs in surrounding towns/cities	1/6/2022 8:18 AM
7	hopefully not	1/4/2022 3:10 PM
8	none	1/4/2022 2:15 PM
9	we have a sense of uncontrolled growth currently going on How will we ensure enough resources?	1/4/2022 2:07 PM
10	make sure our water system can support the growth and impose impact fees on building for the upgrade of those systems	1/4/2022 1:49 PM
11	with all the growth in Wells, we'll need to address the services that will need to increase - police, fire, schools	1/4/2022 1:29 PM
12	Reduce, stop, and slow down residential growth or the infrastructure cost is going to be astronomical in the coming years	1/4/2022 12:57 PM
13	With all the new development we are having, we are going to need more new employees.	1/4/2022 12:38 PM
14	none	1/4/2022 9:58 AM
15	I'd like to see further expansion of water and sewer. Incentives for those already having such services pass by their homes but who have not yet connected, likely due to hookup costs	1/4/2022 9:44 AM
16	Increase budget for general assistance for wells residents. Increase food pantry. Add more food pantries.	12/18/2021 6:53 AM
17	Curbside trash with paid bags for seasonal residents. Expand tapping into town sewer	12/18/2021 5:14 AM
18	No additional building but again services should be addressed in recreation. Many of the programs I've seen are focused on young children only. The adult Ed programs or Rec programs could be a little more current and affordable. For example, 3D printing for adults, family bus trips to fun places. A way to meet other local adults and more mature families. If you don't have a kid in elementary school and you work a full time job it's pretty challenging to meet new people in Wells.	12/16/2021 11:38 PM
19	The population is aging...we need a senior center with programs to keep seniors engaged and healthy.	12/16/2021 9:19 PM
20	No	12/16/2021 7:09 PM
21	All Town building have been upgraded except Town Hall	12/16/2021 3:38 PM
22	The public library and local schools could use some money.	12/16/2021 2:01 PM

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23	More summer week long recreation camps	12/16/2021 9:27 AM
24	Internet is a joke in wells Spectrum blows	12/15/2021 10:17 PM
25	No idea	12/15/2021 8:35 PM
26	It would be nice to see facelifts to some local businesses but not to the municipal buildings	12/15/2021 7:58 PM
27	The rec department. Kids are missing out in some cases because there are more kids than there are facilities and/or coordinators	12/15/2021 7:22 PM
28	Rec department and activities	12/15/2021 6:19 PM
29	Post office should be in town not way out there.	12/15/2021 5:54 PM
30	I think we are in great shape	12/15/2021 5:43 PM
31	Planning Board and Zoning Board to regulate density. 1700 seasonal housing units is way to many. Around 2004, Wells had more seasonal units than any other town in Maine.	12/15/2021 4:05 PM
32	Historic preservation.	12/15/2021 3:57 PM
33	Harbor park Beach public ways	12/15/2021 3:08 PM
34	All population dependent	12/15/2021 2:56 PM
35	Probably all with continued over growth	12/15/2021 2:22 PM
36	Schools If keep adding more families	12/15/2021 2:11 PM
37	Yes we have had a bad job of spreading out the fire department we need tatnic covered	12/15/2021 1:53 PM
38	The IGA in the Town of Wells needs remodeling.	12/15/2021 12:17 PM
39	Indoor rec facility with pickleball etc. Dedicated outdoor pickleball courts and league . The metal building in Eastern shore lot was a mistake. Add siding etc to have coastal feel.	12/15/2021 9:27 AM
40	Recreational building could use fixing up and developed into more of a community gathering place for local events and recreation such as pickle ball, etc.	12/15/2021 7:24 AM
41	Growth should be limited otherwise we will outgrown our buildings and services	12/14/2021 10:48 PM
42	I am not sure	12/14/2021 6:14 PM
43	I'm not sure at this time	12/14/2021 4:51 PM
44	Again, sewer and water for low-lying areas near the salt water	12/14/2021 4:21 PM
45	Community center	12/14/2021 1:15 PM
46	Junior High School is in rough shape. Harbor Park is an underutilized asset. The free the music program is a good idea but stale...same bands year after year. Community festivals held there could benefit from reaching younger families.	12/14/2021 12:26 PM
47	Fire station by Coles Hill Road.	12/14/2021 11:04 AM
48	Our town buildings are not cohesive and don't retain our small town charm. Wells is not very charming at all	12/14/2021 9:41 AM
49	More staff is needed at the transfer station. Open house to the police fire station on Rt 1 and the firehouse and highway department is needed.	12/13/2021 11:52 PM
50	In order to meet the needs of the community there should be more fire/EMS Stations in town to provide a better service to our community. These are necessary to ensure we can reach 90% of the Town's population within 4 minutes as is standard across the country. I believe Town Hall could use expansion.	12/13/2021 3:52 PM
51	Waste/trash needs to implement a serious recycle program! We have a huge opportunity to be a Maine leader in handling our waste stream.	12/13/2021 12:44 PM
52	None known	12/13/2021 11:52 AM
53	The town has so much money all their buildings look like too expensive	12/13/2021 11:36 AM

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54	Provide portable toilets at rights of way at Moody Beach. While you're at it, post signs which specify, the public is allowed on the beach for "fishing, fowling, and navigation." The signs in the rights of way are misleading and legally incomplete.	12/13/2021 11:20 AM
55	The buildings and vehicles need to be electrified and thus reducing use of fossil fuels and associated carbon emissions.	12/10/2021 3:48 PM
56	Fire station with truck needed in Wells Branch	12/8/2021 4:43 PM
57	Town Hall was budgeted to be vinyl siding to reduce ongoing maintenance and water damage. Town Manager made a unilateral decision " I won't work in a vinyl sided building." BAM! Nothing done. Water damage continues. Building looks old and used. Should have left the original building in place.	11/27/2021 3:21 PM
58	More houses being built in the outskirts bringing people from out of state where they are used to bigger services are going to want them here! Sewer, water and maybe town rubbish pickup.	11/27/2021 3:20 PM
59	The town hall needs to be remodeled or replaced. The 2nd fire station is woefully deficient. It appears to be without backup power and fire suppression system and the list could go on.	11/26/2021 2:18 PM
60	Town Hall Junior High Library Dump Sewer	11/23/2021 12:58 PM
61	Increase fire and rescue coverage	11/22/2021 11:33 PM
62	I think the transfer station is in need of attention. Recycling is a joke. They can barely keep up with the amount of refuse since Oceanside Rubbish brings all its garbage to Wells. I'd like to see the town investigate EcoMaine for it's recycling as Sanford does. There is no regulation of who throws what where. People disregard the signs and it seems anyone from anywhere can use the Transfer Station.	11/22/2021 10:42 AM
63	No	11/21/2021 4:08 PM
64	No	11/20/2021 8:34 PM
65	Get rid of the auto museum, it is an eye sore	11/19/2021 7:35 PM
66	No	11/19/2021 7:27 PM
67	The Recs activity center needs a playground	11/19/2021 4:52 PM
68	The town transfer station is one of the best continue to improve upon recycling . Consider a swap shop where people can bring unused items	11/19/2021 8:36 AM
69	Wells JR High Time for new and modern instead of Frankenstein's monster	11/18/2021 11:15 PM
70	Maybe water sanitation system	11/18/2021 10:55 PM
71	A distaste plan should be developed and the capability of key public safety resources to operate off Gris should be enhanced	11/18/2021 9:28 PM
72	Public Pre-K	11/18/2021 9:03 PM
73	I wish the library had a drive through for pick up/drop off	11/18/2021 8:53 PM
74	Town needs to own and manage all year round resident area roads in town.	11/18/2021 6:11 PM
75	Just keep it up	11/18/2021 5:29 PM
76	Yes more signage on rt 1	11/18/2021 5:27 PM
77	Please - - no, enough is enough. Although you might consider giving our Town Clerk's offices an expansion so they're not trying to operate in a yurt!	11/18/2021 9:27 AM
78	Pickleball	11/17/2021 2:28 PM
79	Not aware of any	11/17/2021 12:21 PM
80	The new complex is nice; not sure about the other, small firehouses in town	11/17/2021 12:10 PM
81	Medical Services are behind and there are not enough folks to support the Elderly population.	11/17/2021 10:39 AM
82	Fire Dept should have a staffed station in the Western part of town...response times are too long	11/17/2021 7:24 AM

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83	The rec building across near Town Hall and the high school needs a renovation	11/16/2021 10:58 PM
84	Possibly EMS with the population growth	11/16/2021 9:36 PM
85	None at this time.	11/16/2021 9:29 PM
86	Senior center size and offerings	11/16/2021 8:28 PM
87	Expand town water service.	11/16/2021 7:55 PM
88	John Wells cape	11/16/2021 6:32 PM
89	A forensic audit and investigation of the transfer station issues, including the disastrous Enterprise fund should be performed, and the Town need to separate itself from the Cassella venture	11/16/2021 6:23 PM
90	I thought we had voted for a fire station on the west side of town but it got moved to the municipal garage lot. With the new large development it seems underserved on the west side still.	11/16/2021 5:39 PM
91	Municipal trash pickup.	11/16/2021 10:42 AM
92	The rec needs to have its own indoor space.	11/15/2021 6:55 PM
93	The middle school , the library expansion	11/15/2021 6:42 PM
94	Expand the senior center. We are all going to need it someday.	11/14/2021 8:51 PM

Q42 What other issues and opportunities are you aware of related to Well's municipal buildings, land, and services?

Answered: 65 Skipped: 311

#	RESPONSES	DATE
1	very satisfied	1/6/2022 12:52 PM
2	no good downtown area - would be great to start moving toward reducing car traffic, increasing walkability, and working to create more of a town center	1/6/2022 12:18 PM
3	preserve the land	1/4/2022 3:10 PM
4	We need to look at access to the transfer station. Trucks enter at all hours day and night from towns other than Wells. I suspect the contractor has a lucrative deal with other towns but Wells taxpayers foot the bill. The place is a complete mess.	1/4/2022 1:14 PM
5	Concern over water tables to support the development mentioned above	1/4/2022 12:57 PM
6	Growth	1/4/2022 12:38 PM
7	Town should auction off land that is not being utilized	1/4/2022 9:58 AM
8	never see any one working moving lawns eyc	12/19/2021 7:17 AM
9	Unknown	12/18/2021 6:53 AM
10	Not familiar	12/16/2021 11:38 PM
11	It's the people who count. You need a less vindictive Town Manager	12/16/2021 9:19 PM
12	None	12/16/2021 7:09 PM
13	None	12/16/2021 3:38 PM
14	I think traffic enforcement should be mostly automated to encourage safe driving.	12/16/2021 2:01 PM
15	No idea	12/15/2021 8:35 PM
16	How active is the town in collecting delinquent real estate taxes from these units? several years ago, this was a major problem.	12/15/2021 4:05 PM
17	More recreational facilities for year round residents.	12/15/2021 3:57 PM
18	loss of sub fire stations	12/15/2021 2:22 PM
19	We built a big police station which is almost unaccessible	12/15/2021 1:53 PM
20	Quit outsourcing the HR Department at the Town Hall. Give back the girls their jobs.	12/15/2021 12:17 PM
21	Tennis courts need work. Dedicated pickleball needs to be added there and at harbor.	12/15/2021 9:27 AM
22	Door to police station better marked .	12/15/2021 8:42 AM
23	Poor road maintenance and requested services.	12/15/2021 7:24 AM
24	more groomed XC ski trails at wells rec center	12/14/2021 10:48 PM
25	Large residential cluster developments are straining the existing services (police/fire). No more residential cluster developments!	12/14/2021 9:51 PM
26	Less land & too many people moving here.	12/14/2021 9:24 PM
27	I think the Police Department, Fire Station Building is very difficult to enter and exit by vehicle	12/14/2021 6:14 PM
28	Beach Parking issues	12/14/2021 4:51 PM
29	?	12/14/2021 12:26 PM

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30	I think leasing out space on the new communications tower to AT&T or Verizon.	12/14/2021 11:04 AM
31	Municipal workers should be required to have a GPS locator on their town device to ensure proper usage of time. This goes for mobile units and vehicles; many municipalities do this now. Encourage and promote wellness with organization, weight issues cause health problems and cost the taxpayers in the long run.	12/13/2021 11:52 PM
32	More staffing is required at our DPW facility to ensure there are enough personnel to maintain roads in the winter and during storms.	12/13/2021 3:52 PM
33	We have great town buildings, most are pretty new. The beach facilities are a little anemic and outdated.	12/13/2021 12:44 PM
34	N/A	12/13/2021 11:52 AM
35	Stop spending money like there is no end	12/13/2021 11:36 AM
36	Is the Town compensated well for the private company that operates at the Transfer Station— appears lots of trash comes in from outside of Wells	12/8/2021 4:43 PM
37	Front of Town Hall looks nasty in the summer. How much are we paying for those nasty hanging baskets?	11/27/2021 3:21 PM
38	I have heard of poor permitting service except for the people that want to build a development. Of course they have their paperwork in order and have the money!	11/27/2021 3:20 PM
39	Increase Security Increase Wi_Fi Suspend lease with Casella at dump Improve access to dump and traffic Build additional Sewer Plant	11/23/2021 12:58 PM
40	The fire substation is in a horrible location and needs to be staffed	11/22/2021 11:33 PM
41	None	11/21/2021 4:08 PM
42	I suspect that the rapid growth of Wells is putting a strain on our public services and infrastructure - I just hope that this is considered when approving new construction/new hotels, etc.	11/21/2021 11:43 AM
43	Stop using all salt on Roads, Go back to using sand.	11/20/2021 8:34 PM
44	N/a	11/19/2021 7:35 PM
45	None	11/19/2021 7:27 PM
46	Having a pool and skate park as part of the rec center	11/19/2021 5:55 PM
47	The need of an update of the recs current playground	11/19/2021 4:52 PM
48	none	11/19/2021 8:36 AM
49	More parks/new parks for multi use. Maintain the Maine way of life to be outdoors and explore nature.	11/19/2021 7:37 AM
50	See my earlier response of a giant sports/entertainment complex with ice arena and concert venue.	11/18/2021 11:15 PM
51	We have a lot of police	11/18/2021 10:55 PM
52	They should be made carbon neutral or carbon negative	11/18/2021 9:28 PM
53	A fire station down by Tatnic we are in trouble with insurance there	11/18/2021 5:29 PM
54	None	11/18/2021 9:27 AM
55	Wells Transfer Station is in need of better planning, site layout and traffic flow. Not well designed. The road into the Transfer Station needs lines and markings. Bad mix of cars, trucks, train and sanitation operations.	11/17/2021 10:39 AM
56	Why, on earth, we're lights put up in the recreation facility parking lot when there is not one single opportunity for anything to occur at night there? Those facilities are under-used. Very well-kept... should've used those light funds to build a real ice rink or offer something meaningful outside. Such a waste of taxpayer money!	11/16/2021 10:27 PM

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57	Perhaps consider more use of solar energy to defray rising fuel costs.	11/16/2021 9:36 PM
58	Lighting control in the new police/fire station, the town garage and town hall. Along with the use of lawn watering at those sites along with the town offices.	11/16/2021 9:29 PM
59	Upgrade the harbor area.	11/16/2021 8:28 PM
60	None	11/16/2021 6:23 PM
61	The handicap ramp at the town hall needs to always be functioning for the disabled. I believe this was being addressed.	11/16/2021 5:39 PM
62	trash services should be run by the town. recycling pickup should be available	11/16/2021 2:24 PM
63	I would love for Wells to have a municipal ice skating facility like Kennebunk has.	11/16/2021 10:42 AM
64	Increasing walking trails, off leash dog access to beach and or dog park	11/15/2021 6:42 PM
65	Have a cooperative parking agreement with Ogunquit for North Ogunquit Beach parking.	11/14/2021 8:51 PM

Q43 If you are connected to the water and/or sewer lines in Wells, how satisfied are you with these services?

Answered: 119 Skipped: 257

#	RESPONSES	DATE
1	Excellent water service	1/7/2022 5:10 PM
2	very	1/7/2022 10:49 AM
3	satisfied	1/7/2022 10:22 AM
4	very satisfied with water life service and quality not connected to sewer or natural gas but would like to be	1/6/2022 2:42 PM
5	both - excellent service by both don't fix what isn't broken	1/6/2022 2:24 PM
6	we cannot have more growth in Wells - its unsustainable and the quality of life, health, resources, and environment have already been adversely impacted	1/6/2022 12:52 PM
7	very happy, thanks!	1/6/2022 12:27 PM
8	good	1/6/2022 12:18 PM
9	Live in Royal Heights and two years ago, we were forced to pay nearly 10 grand for the sewer to be extended from the beginning of our development Huge amount of money for each household to pay So no, I'm not impressed with the sewer district	1/6/2022 12:04 PM
10	very	1/4/2022 2:15 PM
11	adequate	1/4/2022 2:07 PM
12	service has been good - eight years and no issues	1/4/2022 1:49 PM
13	N/A	1/4/2022 12:57 PM
14	N/A	1/4/2022 12:38 PM
15	no	1/4/2022 9:58 AM
16	Very satisfied	1/4/2022 9:44 AM
17	Very satisfied	1/2/2022 8:59 AM
18	Very	12/21/2021 5:39 PM
19	No problems.	12/19/2021 2:11 PM
20	no	12/19/2021 7:17 AM
21	I'm not connected to either	12/18/2021 6:53 AM
22	Very	12/17/2021 7:27 PM
23	Private systems	12/16/2021 11:38 PM
24	No.	12/16/2021 9:28 PM
25	Service is ok, but the water is over chlorinated often. Costs are high.	12/16/2021 9:19 PM
26	They are fine	12/16/2021 7:26 PM
27	Na	12/16/2021 7:09 PM
28	not	12/16/2021 3:38 PM
29	Satisfied	12/16/2021 2:49 PM

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30	Ok	12/16/2021 2:07 PM
31	It's pretty good!	12/16/2021 2:01 PM
32	Very satisfied. Water is relatively inexpensive and good quality. Sewer works fine and reduces land pollution.	12/16/2021 1:40 PM
33	Satisfied with water and wish we were connected to public sewer lines which are only houses away from our home.	12/16/2021 11:43 AM
34	very	12/16/2021 7:10 AM
35	Worried about capacity given continuous growth	12/15/2021 10:17 PM
36	Well and septic	12/15/2021 10:04 PM
37	Satisfied	12/15/2021 9:32 PM
38	Satisfied	12/15/2021 9:05 PM
39	n/a	12/15/2021 8:53 PM
40	I'm not connected	12/15/2021 8:35 PM
41	Pretty satisfied.. no problems	12/15/2021 8:26 PM
42	N/A	12/15/2021 7:58 PM
43	NA	12/15/2021 6:19 PM
44	Not connected	12/15/2021 5:54 PM
45	Very satisfied.	12/15/2021 5:30 PM
46	very satisfied	12/15/2021 4:05 PM
47	Glad I have well water!	12/15/2021 3:57 PM
48	Very	12/15/2021 3:35 PM
49	very satisfied	12/15/2021 3:14 PM
50	Water smells!	12/15/2021 3:14 PM
51	Very	12/15/2021 3:08 PM
52	Sewer - very satisfied	12/15/2021 2:56 PM
53	very satisfied. No issues at all.	12/15/2021 2:48 PM
54	not connected but want to be, not available on my street	12/15/2021 2:35 PM
55	no	12/15/2021 2:27 PM
56	not connected	12/15/2021 2:22 PM
57	NA	12/15/2021 2:11 PM
58	n/a	12/15/2021 12:17 PM
59	Connected to water lines and very satisfied	12/15/2021 9:46 AM
60	Very satisfied.	12/15/2021 9:27 AM
61	Water is great.	12/15/2021 7:24 AM
62	i am not connected. we should not expand these services and keep the rural quality of our town	12/14/2021 10:48 PM
63	Fine	12/14/2021 10:10 PM
64	Ok	12/14/2021 9:24 PM
65	Can't access sewer west of the turnpike	12/14/2021 8:05 PM
66	Very satisfied	12/14/2021 6:14 PM

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67	Not connected	12/14/2021 1:15 PM
68	NA	12/14/2021 12:26 PM
69	N/A	12/14/2021 11:04 AM
70	Very	12/14/2021 9:24 AM
71	satisfied	12/13/2021 11:52 PM
72	I like the the fact we have town water and sewer. The water pressure is great as well.	12/13/2021 5:20 PM
73	I am not connected. There should be more opportunities for this to be available within the town.	12/13/2021 3:52 PM
74	Very!	12/13/2021 12:44 PM
75	N/A	12/13/2021 11:52 AM
76	their ok	12/13/2021 11:36 AM
77	I wish the town water didn't have a large amount of chlorine. We need to have private bottle service to drink because it doesn't seem very safe to drink the town water.	12/13/2021 8:24 AM
78	Satisfied	12/9/2021 10:38 PM
79	very	12/7/2021 9:50 AM
80	Very satisfied	11/30/2021 5:41 AM
81	I wonder why a Selectman sits on the Sewer Board. Seems like a conflict.	11/27/2021 3:21 PM
82	No. But I have good water (3 wells) and septic tank reliability.	11/27/2021 3:20 PM
83	Somewhat, replace aging infrastructure	11/23/2021 12:58 PM
84	I'm not connected	11/22/2021 11:33 PM
85	Happy	11/21/2021 4:08 PM
86	Very satisfied	11/21/2021 11:43 AM
87	Fair	11/20/2021 8:34 PM
88	Good	11/19/2021 7:35 PM
89	n/a	11/19/2021 5:55 PM
90	N/a	11/19/2021 4:52 PM
91	Ok	11/19/2021 10:05 AM
92	no	11/19/2021 8:36 AM
93	N/A	11/19/2021 7:37 AM
94	Satisfied	11/19/2021 12:56 AM
95	N/A	11/18/2021 10:55 PM
96	NA	11/18/2021 9:28 PM
97	No	11/18/2021 8:53 PM
98	Water prices are very high.	11/18/2021 6:11 PM
99	I wish.	11/17/2021 9:05 PM
100	Pretty satisfied. Very satisfied with the new water meters installed which send usage over the internet.	11/17/2021 6:51 PM
101	Very	11/17/2021 2:28 PM
102	Yes I am. I'm satisfied.	11/17/2021 12:21 PM
103	N/A	11/17/2021 12:10 PM

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104	not connected, Thank God	11/17/2021 10:39 AM
105	Very satisfied	11/17/2021 7:40 AM
106	Satisfied	11/16/2021 9:36 PM
107	I am lot at this time.	11/16/2021 9:29 PM
108	very	11/16/2021 8:28 PM
109	No.	11/16/2021 7:55 PM
110	Satisfied	11/16/2021 7:31 PM
111	Have a well	11/16/2021 6:32 PM
112	On private water/septic. Concern that there is not an adequate plan for unbridled growth	11/16/2021 6:23 PM
113	We are not connected to either.	11/16/2021 5:39 PM
114	Very	11/16/2021 3:27 PM
115	No complaints	11/16/2021 2:33 PM
116	very	11/16/2021 2:24 PM
117	Very satisfied.	11/14/2021 8:51 PM
118	Satisfied	11/14/2021 6:50 PM
119	Very satisfied	11/11/2021 7:38 PM

Q44 What other issues and opportunities are you aware of related to the water and/or sewer infrastructure in Wells?

Answered: 65 Skipped: 311

#	RESPONSES	DATE
1	Wells sanitary district forces neighborhood to pay for sewer work when they oppose it. Have to pay non user fees. Seems to be hit or miss who has to and who does not get this treatment	1/7/2022 10:54 AM
2	have goal of the town fully sewed	1/7/2022 10:49 AM
3	I would like to see sewer and natural gas lines available for connection in my neighborhood which is in the northeast corner of Wells, just past where Route 9 splits from Route 1 - the area includes forest land, deer run drive, country lane, riverbed road, and parson drive	1/6/2022 2:42 PM
4	be careful where you expand - they encourage growth	1/6/2022 2:24 PM
5	no	1/6/2022 12:18 PM
6	I am aware of the idea of expanding town water/sewer north of the turnpike and I am against this idea	1/4/2022 3:43 PM
7	general points - moratorium on new buildings, restrict beach builds 30 feet from ground to top of house (save some aesthetics)	1/4/2022 3:10 PM
8	With all the building, it's only a matter of time that groundwater will be affected one way or another. So a plan on where and how to put in sewer and water lines ought to be done and implemented for highest risk areas. Also, how was a done unit/cluster development built when a fire truck cannot actually get to all the units? (compass) Who will be on the hook should something happen?	1/4/2022 1:14 PM
9	As mentioned, incredibly concerns about water tables (we are on a well) with the amount of residential development going on in town, not to mention fire support for those areas with water table already being burdened	1/4/2022 12:57 PM
10	N/A	1/4/2022 12:38 PM
11	N/A	1/4/2022 9:58 AM
12	I'd like to see further expansion of water and sewer. Incentives for those already having such services pass by their homes but who have not yet connected, likely due to hookup costs	1/4/2022 9:44 AM
13	we can't handle all the new building	12/19/2021 7:17 AM
14	Not aware	12/18/2021 6:53 AM
15	Extend sewer in Highlands area	12/18/2021 5:14 AM
16	NA	12/16/2021 11:38 PM
17	Always the issue of people want to expand the coverage of these services.	12/16/2021 9:19 PM
18	Maxed capacity with building boom	12/16/2021 7:09 PM
19	I think it's pretty good	12/16/2021 2:01 PM
20	Pollution of freshwater streams rivers and wells due to road runoff, trailers and Rv	12/15/2021 10:17 PM
21	Needs to be made more available west of i95	12/15/2021 10:04 PM
22	We can't keep building new neighborhoods and seasonal homes without adding or improving infrastructure.	12/15/2021 9:32 PM
23	n/a	12/15/2021 8:53 PM
24	N/A	12/15/2021 8:35 PM

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25	Need yo extend up Buzzell Road.	12/15/2021 5:43 PM
26	Preservation of the health of both of these.	12/15/2021 5:30 PM
27	?	12/15/2021 4:05 PM
28	Why are there still overflow sewage problems?	12/15/2021 3:57 PM
29	The baseline charge per quarter is way too high	12/15/2021 3:14 PM
30	services need to extend to areas not currently served	12/15/2021 2:35 PM
31	don't let it go past 95	12/15/2021 2:27 PM
32	ground water / local residential wells	12/15/2021 2:22 PM
33	none	12/15/2021 1:53 PM
34	Again, protect the watersheds more. Quit overbuilding!	12/15/2021 12:17 PM
35	New construction should require gray/rain water system. Construct reservoirs including enclosed. Do not allow septic	12/15/2021 9:27 AM
36	Need to address areas that have no public sewer lines and put sewer lines in those areas.	12/15/2021 7:24 AM
37	we should not expand these services and keep the rural quality of our town	12/14/2021 10:48 PM
38	Not sure. Too many buildings and new homes will cause problems someday.	12/14/2021 6:14 PM
39	N/A	12/14/2021 11:04 AM
40	None	12/14/2021 9:24 AM
41	New developments should be connected to sewer whenever possible.	12/13/2021 11:52 PM
42	The town should be actively working with those two entities to complete their respective master plans and then look for growth opportunities for the future	12/13/2021 12:44 PM
43	N/A	12/13/2021 11:52 AM
44	Preparation for climate change is necessary	12/7/2021 9:50 AM
45	The Sanford Road is supposedly zoned for business but I understand that you can't have a good size business without town water and sewer???????	11/27/2021 3:20 PM
46	Inadequate based on the development throughout the town and redevelopment along the Ocean Pushing too much Sewer into the ocean without bacteria levels being monitored	11/23/2021 12:58 PM
47	Not sure	11/22/2021 11:33 PM
48	None	11/21/2021 4:08 PM
49	None	11/19/2021 7:35 PM
50	n/a	11/19/2021 5:55 PM
51	N/a	11/19/2021 4:52 PM
52	none	11/19/2021 8:36 AM
53	N/A	11/19/2021 7:37 AM
54	.????	11/18/2021 9:28 PM
55	It is not an option for most people, even when the well water is not very good and has to be extensively treated to be drinkable	11/18/2021 8:53 PM
56	The scout hall needs to have trees trimmed around it	11/18/2021 5:27 PM
57	None	11/18/2021 9:27 AM
58	No drainage capability on the top of our Street means water goes into peoples' driveways because the roads are crowned.	11/17/2021 6:51 PM
59	We DO NOT want to see water/sewer put in the Branch area. ABSOLUTELY NOT.	11/17/2021 12:10 PM

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60	The rush to develop and clear cut large area of land that includes blasting, pulverizing rock has driven most of my neighbors to test their water for increased silt and minerals. Unfortunately the test results have not been good. The rush to build and place houses in a more dense cluster may impact the water table for all and cause larger issues. Time will tell. Did Wells put a legal clause in the contract with the builders to address future water table damages and awards to repair ?	11/17/2021 10:39 AM
61	Town management is doing a fine job	11/17/2021 7:40 AM
62	Per the EWG, we have a number of toxins in our water supply that may meet government standards but do not meet health standards.	11/16/2021 9:36 PM
63	The sewer district needs more funding to protect the marsh area from population	11/16/2021 9:29 PM
64	Should completely cover all areas east of rt. 95.	11/16/2021 7:55 PM
65	Share the plan for accomadsting growth as above	11/16/2021 6:23 PM

Q45 What aspects of Wells' character need to be retained as development continues?

Answered: 130 Skipped: 246

#	RESPONSES	DATE
1	Wells lacks a town center and there's little to retain. However, the beaches are spectacular, preserving that character is critical.	1/7/2022 5:12 PM
2	Historical and environmental guidelines needs to be respected.	1/7/2022 11:19 AM
3	Wells is a working class town but I fear all of the terribly built development is really turning it into an unattractive "tourism heavy" place to live. There is nothing wrong with tourism or businesses that thrive on it, but you lose the charm and authentic character when things shift to catering a transient population and seasonal guests.	1/7/2022 11:11 AM
4	Put needs of year round residents at top of list.	1/7/2022 11:05 AM
5	Family tourism	1/7/2022 11:00 AM
6	Close knit community	1/7/2022 10:57 AM
7	open land and small town feel	1/7/2022 10:49 AM
8	closer subdivisions to maintain wildlife	1/7/2022 10:44 AM
9	Wells needs to focus on its rural beauty and be aware that development destroys the beauty.	1/7/2022 10:23 AM
10	please keep the woodlands and wetland in tact from my perspective it seems that developers are filling in wetlands and building homes please keep it rural and woodsy - this is why we like living here	1/6/2022 2:44 PM
11	cluster development - ok no small lots no increase in habitable space from higher devel. - no high rises!	1/6/2022 2:27 PM
12	Forests, wetlands, rolling fields, streams, etc. - this must be retained! Development must stop. Climate change is real.	1/6/2022 12:55 PM
13	Small town coastal feel east of 95 Rural feel west of 95 Both of these are NOT on the current planning department or board's agenda Honkytonk and as many cluster of developments as humanly possible to please developers is the main mantra	1/6/2022 12:30 PM
14	Areas of wildlife habitation and transit - rural Maine feel (a tourist attraction!)	1/6/2022 12:19 PM
15	small town opportunity to enjoy nature	1/6/2022 8:21 AM
16	small town feeling	1/4/2022 3:44 PM
17	woods, beach, charm, small businesses	1/4/2022 3:11 PM
18	small town charm	1/4/2022 2:17 PM
19	ample space between new housing developments	1/4/2022 1:49 PM
20	Wells character is three segments - Route 1 commercial which has NO character - builder and businesses do what they want from appearance - Beach - nice typical beach but no traffic control and walking/biking is hazardous; need sidewalks - West of Route 1- normal residential, could be anywhere in the US	1/4/2022 1:31 PM
21	We are rapidly becoming a "drive through" town. I'd love to see quaint, coordinated building with beauty. There is no personality in our town.	1/4/2022 1:16 PM
22	That this is a friendly and beautiful place - keep the wild in nature - I see people coming here for the natural aspects rather than the over building and clear cutting.	1/4/2022 1:00 PM
23	Being a small town and a rural community	1/4/2022 12:40 PM

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24	Small town feel	1/2/2022 9:04 AM
25	Need a balance of year rounders and tourists	12/21/2021 5:43 PM
26	we lost our character stop building developments and campgrounds	12/19/2021 7:20 AM
27	Ugh. Crazy summer village development needs to be stopped. Aspects to retain are clean and beautiful and full of nature.	12/18/2021 6:09 PM
28	Small town. Stop building houses. Growth ordinance. Increase businesses; things to do for people that are already here then as those develop then add more housing	12/18/2021 6:58 AM
29	Less multi family seasonal units	12/17/2021 7:29 PM
30	Downtown and especially the natural resources and beaches need to be protected	12/16/2021 11:44 PM
31	Stop selling off town land.	12/16/2021 10:55 PM
32	No more cluster houses! We need to retain a more rural feel to the town. Growth is inevitable but slow it with larger lot size requirements per home. Used to be in the past a 1 acre minimum. Bring that back! And please we do not need more campgrounds! Especially on route 1	12/16/2021 9:48 PM
33	You need to figure out a way to stop the influx of out of staters...you're losing local color	12/16/2021 9:31 PM
34	No more commercial development along route 1 No more campgrounds along route 1	12/16/2021 7:30 PM
35	Land conservation parks and trails	12/16/2021 7:17 PM
36	Focus more on year round residence than tourism	12/16/2021 3:40 PM
37	Historic buildings.	12/16/2021 2:12 PM
38	We should strive to make the community and beaches family and children oriented. Not cater to transients, partiers, or people just trying to profit from renters.	12/16/2021 1:54 PM
39	Development needs to slow down	12/16/2021 12:52 PM
40	we need more free space that is not developed with housing. It seems like every space that becomes available is permitted as housing.	12/16/2021 11:43 AM
41	Wetlands, beaches, forestry	12/16/2021 11:30 AM
42	Rt 1 development needs to be managed for aesthetics and purpose of use. There are already too many RV/Camping parks in Wells versus thoughtful cottage communities. Do Kennebunk and Ogunquit limit RV/camping parks as it seems there are not as many there.	12/16/2021 9:39 AM
43	Keep open space	12/16/2021 6:44 AM
44	Fun place for families and great beaches	12/15/2021 10:21 PM
45	Be smarter with cluster subdivisions. They should service 5 or more homes. Not a simple loop that looks like a driveway but is a "private road".	12/15/2021 10:10 PM
46	We are losing our identity as a small town focused on community, and becoming more interested in increasing the tax base by overdevelopment.	12/15/2021 9:48 PM
47	less "divisions". less clear cutting natural areas for building.	12/15/2021 9:06 PM
48	I don't think wells has character	12/15/2021 8:38 PM
49	That's the problem Wells is lacking character as compared to towns all around us.	12/15/2021 8:02 PM
50	Increasing the houses had a direct impact on reducing the character of wells. You can't have both. Wells is already losing some of its small town charm.	12/15/2021 7:34 PM
51	Moratorium on RV parks- there are enough in Wells.	12/15/2021 6:13 PM
52	Stop the development	12/15/2021 6:11 PM
53	Needs to retain green space.	12/15/2021 5:45 PM
54	Severely limit building of more homes.	12/15/2021 5:32 PM

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55	Seasonal housing was encouraged, because of the limited impact to our schools. Infrastructure, police and fire dept. have been highly impacted.	12/15/2021 4:15 PM
56	Have we gone beyond that point already with greedy seasonal building?	12/15/2021 4:02 PM
57	Wildlife environment, historic buildings, no chain stores, less new development	12/15/2021 3:18 PM
58	We are a family based vacation community, right ? If everyone decide that's what they want going forward that's what needs to be protected	12/15/2021 3:03 PM
59	Sadly the small town beach community feel is long gone don't allow any more flashy bright lights, amusement areas, waterparks, etc to be built. York doesn't, Ogunquit doesn't, Kennebunk doesn't - why does Wells have to allow it?	12/15/2021 2:50 PM
60	Small rural country town. We do not want to become a city.	12/15/2021 2:48 PM
61	housing, this isn't Massachusettes, new housing should reflect the Maine way of life	12/15/2021 2:38 PM
62	Make improvements so overall curb appeal of the plazas that do exist. The towns character is best defined by its small businesses so what we can to preserve what is left of the old buildings.	12/15/2021 2:18 PM
63	its people and thats all	12/15/2021 1:56 PM
64	My point. Quit overbuilding, call a moratorium on building. Protect the rural character of Wells which is not being done,	12/15/2021 12:24 PM
65	Try to maintain the small town feel -- that is not helped by the chain hotels that are being allowed in. Any development step that is taken should keep that in mind.	12/15/2021 9:56 AM
66	Green space. Much Character lacks , it needs to be added. The town has already allowed character destroying developments with Hampton and Holiday Inns and allowing obnoxious signage.	12/15/2021 9:46 AM
67	Beach areas, restaurants. Need evening recreation gathering areas for summer	12/15/2021 7:31 AM
68	rural character	12/14/2021 10:51 PM
69	All of it. Limit growth.	12/14/2021 10:25 PM
70	Rural farmland, forests, wetlands. Uphold the Article V, 145-30!	12/14/2021 9:52 PM
71	If you want to stay a small town, stop allowing giant developers to populate it like Massachusetts and allowing dollar stores on every corner.	12/14/2021 8:12 PM
72	Development shouldnt continue. This is one of the bisggest problems and mistakes in Wells and why many of us are so concerned about QUALITY OF LIFE that is being taken away from us here in Wells	12/14/2021 6:22 PM
73	Seafaring	12/14/2021 4:23 PM
74	Slow any new development east of the tumpike and think about how visitors see Route One: Wells should feel like Maine, not like northern MA. Leave some trees and fields!	12/14/2021 12:47 PM
75	Limit corporate/chain business similar to what Ogunquit has done.	12/14/2021 11:26 AM
76	Wells has already lost its character	12/14/2021 9:43 AM
77	Wells' is that town between two other well-known communities to just the south of us and the north of us. There is nothing on Route 1 that is appealing as the other communities can offer. However, consider the arts in a mural style along the way to provide some encouragement to wander amount the stripe malls. Periodic points along the way will both encourage people to stop and explore as they are traveling through.	12/14/2021 12:40 AM
78	Tourism	12/13/2021 8:25 PM
79	What is Wells' character? Is it a beach community? Is it a place for retirees to buy property and move to full time? Is it a town that attracts seasonal people who have little interest in town issues?	12/13/2021 5:48 PM
80	A rural beach community. The town may need to consider revising this character as the town grows. This cannot be maintained at the current rate of growth however limiting growth is not	12/13/2021 4:00 PM

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	acceptable either.	
81	Well has a statement about our vision and character of the town, first we need to start actually implementing that it's not currently observable when you drive through. We need the planning board to enforce not just procedurally but also these intentions when approving plans, choosing to not approve plans, or providing conditions for development.	12/13/2021 12:07 PM
82	Try to keep new developments off the main routes	12/13/2021 11:38 AM
83	Its rural open spaces	12/10/2021 4:04 PM
84	Welcome to seasonal as part of community.	12/9/2021 10:49 PM
85	Let us try to maintain at least some open space	12/8/2021 4:49 PM
86	As much conservation land as possible, trails, public access. Build a walkable town center and preserve it, and maybe grow it over time. Provide walkability, bikeability to get to that town center	12/7/2021 9:56 AM
87	I don't know of any of Wells character that has survived the horrific onslaught of the "seasonal" clusters that have proliferated the area.	12/5/2021 10:11 AM
88	This question is flawed, stop development and thus character will be retained.	12/1/2021 6:09 PM
89	I believe Welks' character is down in Ogunquit center.	11/27/2021 3:24 PM
90	From what you say above you know what the developments are doing to this town. Why not stop it now and get some people with common sense on the boards that have not just moved in and miss what they left. And, they are always smarter than any of us. I will not go to a meeting where someone either on that particular board or a someone else talks for 30 or 40 minutes saying what can be said in 5 minutes.	11/27/2021 3:23 PM
91	Retain a New England flavor	11/26/2021 2:33 PM
92	Coastal Beauty	11/23/2021 12:58 PM
93	Not turning into an urban area	11/22/2021 11:35 PM
94	The Key Findings are alarming: "The town no longer has a growth management ordinance." Wells' "character" is rapidly disappearing due to the amount of development. Our rural and agricultural resources are disappearing. I feel like the environmental impact is being disregarded in favor of the bottom line. Developers are frequently from out of state, let alone Wells.	11/22/2021 11:02 AM
95	Stricter enforcement of rules about house character - slanted roofs, etc.	11/21/2021 11:55 AM
96	We are a beach town that brings tourism but we suck at making it walking friendly. Businesses are spread out, no sidewalks in important areas and too many season homes. You have no identify besides trying to keep up with ogunquit.	11/19/2021 7:39 PM
97	It was small town	11/19/2021 7:30 PM
98	Small town feel with modern amenities	11/19/2021 5:55 PM
99	Small town feels, not mc mansion ally	11/19/2021 4:59 PM
100	Small town feel. Green space.	11/19/2021 2:16 PM
101	STOP THE EXCESSIVE DEVELOPMENT it is ruining the character of the town with traffic, destruction of land, fewer open spaces etc	11/19/2021 8:47 AM
102	Stop over developing as there are already new houses built sitting empty. More land needs to be conserved. The town should create more hiking trails to explore and enjoy the local wildlife.	11/19/2021 7:47 AM
103	Antique shops, small businesses	11/19/2021 1:00 AM
104	We are looking and feeling like a suburb of Boston rather than a small rural beach town	11/18/2021 11:02 PM
105	Natural farm lands Woodlands	11/18/2021 9:58 PM
106	It's rural character	11/18/2021 9:31 PM
107	Rural farmland and woodlands	11/18/2021 7:39 PM

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108	Stop all development on Rt 1 and all building east of rt 1 should be tear down and replace only. We are already over built	11/18/2021 6:13 PM
109	We are doing fine	11/18/2021 5:31 PM
110	Rural atmosphere.	11/18/2021 9:32 AM
111	Wells has a LOT of land. Our shoreline and marshes need to be protected at all costs. Other land should be developed for business that will attract younger professionals...and I'm a senior.	11/17/2021 6:56 PM
112	This is an interesting question, because so much of Wells character has already been lost as a result of over-development!!! If development continues at this rate, I dont think that ANY of Wells' character will be able to be preserved, which is very unfortunate. The Planning Board is turning this town into an over-developed suburb that values corporations and commercialization over local small business.	11/17/2021 12:28 PM
113	I don't see any character retained in new building. We need this	11/17/2021 12:26 PM
114	Stop the building, let the town develop and mature	11/17/2021 10:45 AM
115	Beauty and quaintness. Ok with larger businesses coming into town, but being on Route 1, should not be allowed unless there is an existing empty building. The buildings on Rt 1 should not get any taller than they are. If an office complex wants to come to town, then they can be inland somewhere... out of the "public eye". Would also help keep the traffic on rt 1 at its steady slow pace in the summer, and not make things worse.	11/17/2021 9:35 AM
116	Keep it a beautiful beach town	11/17/2021 7:42 AM
117	I like the wooded areas and privacy beyond the route one. I'd like to see more sprucing up on route one. It's. A hodge podge down there.	11/16/2021 11:02 PM
118	A downtown would add character!	11/16/2021 10:32 PM
119	Small town atmosphere. Manageable traffic.	11/16/2021 9:45 PM
120	Rural, friendly	11/16/2021 9:40 PM
121	Wood lot and San pit should be protect or have a larger area lot size for building. Going back to the required 2 acres to build on them.	11/16/2021 9:33 PM
122	trees, openess, New England style homes and buildings	11/16/2021 8:30 PM
123	The historical buildings	11/16/2021 6:34 PM
124	The rural character. Do we want to be a Hampton Beach? An Old Orchard Beach? A Salisbury Beach?	11/16/2021 6:30 PM
125	We need to keep Wells feeling like a small town. The development on rte 1 is becoming very congested and the addition of chain establishments are taking away our charm. The traffic needs to be managed better. The west side of town is becoming more suburban and less rural. It is feeling like a fast growing Massachusetts town.	11/16/2021 5:44 PM
126	The quiet back roads.	11/16/2021 2:50 PM
127	Our rural character is being undermined by so much development (subdivisions and homes primarily).	11/16/2021 10:47 AM
128	Compass Point is a disaster. This cheap looking complex should be discouraged in the future.	11/14/2021 8:56 PM
129	Aggressive conservation	11/14/2021 6:53 PM
130	Rural Character, Family Friendly Beaches	11/11/2021 7:44 PM

Q46 How should the Town manage future growth over time?

Answered: 143 Skipped: 233

#	RESPONSES	DATE
1	Lighten the development footprint to retain natural cover and re-establish native plantings as development and redevelopment occurs.	1/7/2022 5:12 PM
2	Restrict new development.	1/7/2022 11:19 AM
3	Please slow down or stop allowing construction of these housing developments where homes are built on top of one another. Everywhere you look, new houses are being squeezed into lots that were/are too small for there to be homes there. It results in things looked mashed together - its awful!	1/7/2022 11:11 AM
4	Slow down subdivisions.	1/7/2022 11:05 AM
5	- Housing developments using existing or historical farmland should be clustered to keep as much of the farmland as open space. - Create developments on such farmland keeping it zoned as farmland so that the properties surrounding such farms are intended to be occupied by owners wanting to grow food locally.	1/7/2022 11:00 AM
6	Next lot over from mine sold recently. A builder somehow crammed two new homes into the lot. In doing so, they cleared all the trees. This was stupid because half of the trees were in freshwater wetlands. Now it is just a big patch of muck that is unusable. No foresight. Just haste that makes waste	1/7/2022 10:57 AM
7	control it - too many businesses on route 1	1/7/2022 10:49 AM
8	keep seasonal development open to keep taxes in check	1/7/2022 10:44 AM
9	stop giving out building permits	1/7/2022 10:23 AM
10	Restrict the amount of new development that can go in. Slow down growth. Really check to see if wetlands are wetlands before allowing a builder to fill in.	1/6/2022 2:44 PM
11	Please oh please stop the growth! Wells has surpassed the ability to sustain itself!	1/6/2022 12:55 PM
12	Future growth should encourage population density in clusters and not by increasing acreage used for single family homes. Use European model of open land around residential areas.	1/6/2022 12:19 PM
13	limit growth	1/6/2022 8:21 AM
14	Limit it	1/4/2022 3:44 PM
15	slow growth	1/4/2022 3:11 PM
16	Infrastructure does not support the residential growth happening now. In talking to fire chief, he is already behind in trying to support current residential needs. Need a way to slow down growth so that the infrastructure supports the current growth (EMS, water, schools, etc.) Why can't we bring back the growth management ordinance if that can slow down residential growth at a pace that infrastructure can keep up with?	1/4/2022 2:17 PM
17	moratorium on seasonal development - i.e. sea glass, summer village, etc.	1/4/2022 2:07 PM
18	eliminate large condo developments	1/4/2022 1:49 PM
19	Stop commercial building for three years and implement a building code for consistency in appearance	1/4/2022 1:31 PM
20	We need a downtown, traffic control by the beaches, and safe walking paths on the beach street.	1/4/2022 1:16 PM
21	Preserve as much nature and wild spaces and trees as possible. The growth that is allowed, please do it in a sustainable way. Preservation of dark skies, ban use of lawn chemicals, as	1/4/2022 1:00 PM

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these are highly toxic to wildlife. Encourage/adopt policy for native trees and other vegetation instead of sterile and invasive.

22	Slow down! At some points growth will no longer be viable. We really need to consider how we will manage and sustain our current size.	1/4/2022 12:40 PM
23	Bring back a growth management ordinance?	1/4/2022 9:58 AM
24	Allow more units per lot	1/4/2022 9:44 AM
25	Increase minimum plot sizes for new construction. Limit the massive seasonal push for new housing the destroys our traffic and look to move towards a higher "rental market" by offering more {better housing} with less supply. The seasonal associations and proposed camp grounds are only making the living experience and traffic impact worse	1/2/2022 9:04 AM
26	Tough, but by committee	12/21/2021 5:43 PM
27	moratorium now	12/19/2021 7:20 AM
28	Make sure a traffic study stops future growth. Encourage people to buy already existing homes.	12/18/2021 6:09 PM
29	Growth ordinance. There will soon be no land unoccupied in wells. There will be overuse of resources as there is nothing to do accept fo to the beach and eat out.	12/18/2021 6:58 AM
30	Require stricter building requirements along route 1 so to avoid large developments that strain rt 1	12/18/2021 5:16 AM
31	Maybe bring the growth management ordinance back	12/16/2021 11:44 PM
32	Slow it down.	12/16/2021 10:55 PM
33	No more cluster houses or seasonal homes. 1 acre minimum for a home to be built.	12/16/2021 9:48 PM
34	Increase all minimum lot sizes, decrease lot densities - strengthen zoning - retain character with project design review to assure buildings blend with the character of the community - no more ugly green crab houses on the beach - if you're local, you know what I mean	12/16/2021 9:31 PM
35	Subdivision limits	12/16/2021 7:17 PM
36	Slow down	12/16/2021 2:49 PM
37	Design bike and walking infrastructure into new roads. Zone more multi use areas for smaller community serving commercial development.	12/16/2021 2:12 PM
38	Moratorium if necessary	12/16/2021 2:09 PM
39	Growth needs to be suspended. This is long overdue. Let the town resources and traffic patterns settle down for 5 years before permitting any more commercial development of neighborhoods or businesses.	12/16/2021 1:54 PM
40	Slowly.	12/16/2021 12:52 PM
41	Definitely need a yearly building limit like we had when we came to Wells in 2003.	12/16/2021 11:43 AM
42	More restrictive development criteria and a moratorium on large camping/RV parks.	12/16/2021 9:39 AM
43	Slow it down...the number of new housing units going in is insane!!!	12/16/2021 6:44 AM
44	Stop the ghetto like growth of trailer parks, RV parks etc. require traffic and infrastructure improvements before allowing more development Grow a pair and learn to say no sometimes	12/15/2021 10:21 PM
45	Have a PLAN! It seems there has been no plan for the past decades-just uncontrolled growth! We can't support all these new neighborhoods and hotels without forever changing the character of our town.	12/15/2021 9:48 PM
46	Limited growth	12/15/2021 9:07 PM
47	slowly. The building of large divisions has been so prominent in the past few years, too many roads now have only housing.. I believe one of your statistics showed the % of people who "worked" in Wells was down.. working from home, leaving the congested cities etc is	12/15/2021 9:06 PM

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eventually congesting Wells and not adding to local employment but driving out those who could live and work within Wells.

48	Not sure	12/15/2021 8:38 PM
49	LIMIT	12/15/2021 8:28 PM
50	Limit the amount of all the new neighborhoods going up all over the place.	12/15/2021 8:02 PM
51	Cap it. Allow time in between small blips of growth for the town to catch up. Wells was not made to hold tens of thousands of residents.	12/15/2021 7:34 PM
52	Chains and larger businesses should be allowed	12/15/2021 6:22 PM
53	Limit the creation of high traffic sites in favor of smart growth	12/15/2021 6:13 PM
54	Keep it to small businesses and make them be attractive instead of industrial	12/15/2021 6:11 PM
55	Slow it down!	12/15/2021 5:45 PM
56	Stall it.	12/15/2021 5:32 PM
57	Don't become too commercial	12/15/2021 4:25 PM
58	More conservatively. Wells needs to stop being a "developer's paradise.	12/15/2021 4:15 PM
59	Stop awarding contracts based on large monetary investments. Leave something un touched.	12/15/2021 4:02 PM
60	It seems that many people are concerned about the huge growth happening and it's impact of quality of life. Maybe there needs to be a growth management ordinance?	12/15/2021 3:21 PM
61	See above if we lose the coast there has to be something else to appeal to residents and visitors	12/15/2021 3:18 PM
62	Do not allow further development especially seasonal housing	12/15/2021 3:09 PM
63	20 years ago we had almost no growth, now we probably have too much, it's going to be hard to stop especially when the property values increase. There needs to be a middle ground, where not everyone is going to be happy	12/15/2021 3:03 PM
64	Limit building permits. Consider the impact on the surrounding homes, traffic, noise, water needs, nature and animal habitat as well as how the town will support the increase in any new cluster housing, condominiums, and home owners associations. Private Cluster housing that has conservation land that is only available to those that live within that cluster is wrong, conservation land should be available to all residents of Wells.	12/15/2021 2:48 PM
65	New builds should allow for plenty of buffer so it's not just an open field of homes.... we have plenty of land so there's plenty of opportunities for builders to do things the right way not the cheap way. Keep punching HOA so that these new roads must be maintained by the HOA and not the towns responsibility	12/15/2021 2:18 PM
66	Look people buy and sell land its going to happen and people will build. Didn't you move here and buy house/land?	12/15/2021 1:56 PM
67	More moratoriums.	12/15/2021 12:24 PM
68	Large route one developments need alternative entry/exits to route one alternate. Require design and signage to add to character.	12/15/2021 9:46 AM
69	Selective growth of single homes, not massive building lots.	12/15/2021 7:31 AM
70	restrict growth in critical rural areas and focus development to specified growth areas near rt 1 to create a town center	12/14/2021 10:51 PM
71	Bring it back to a lottery system! Stop building!	12/14/2021 10:48 PM
72	Reduce the size of homes. Eliminate 3 story homes on the waterfront. Do not increase the density east of route 1.	12/14/2021 10:25 PM
73	Close the loopholes on residential cluster developments, keep them out! Keep with the 2.2 acre minimum lot size for all plots! Close the loop-hole of allowing unbuildable acreage (wetlands, vernal pools, river banks) to be included in the total buildable acreage.	12/14/2021 9:52 PM

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74	Stop it	12/14/2021 9:25 PM
75	Put a moratorium on allowing developer building permits for 5 years. Let us catch up to the 10 years that you've allowed it to go crazy.	12/14/2021 8:12 PM
76	There needs to be a moratorium and the entire Town needs to vote on any new construction, especially those directly effected in their neighborhood by construction. The Public Hearings at The Planning and Development meetings are too few. One should be allowed to speak at EVERY meeting as is done at Selectboard Meetings.	12/14/2021 6:22 PM
77	Proper zoning ordinances -- including height.	12/14/2021 4:23 PM
78	Slow approval of seasonal homes and condo developments near Route One: Make it easier to live and work west of the congested areas.	12/14/2021 12:47 PM
79	With 50% of the town developed, I think growth needs to slow down significantly. At the rate we are moving, we will become a City over time.	12/14/2021 11:26 AM
80	If building is allowed spread it over the town rather than route one.	12/14/2021 9:46 AM
81	Stop growth!!!	12/14/2021 9:43 AM
82	limit development	12/14/2021 12:40 AM
83	Taxes for seasonal residents should be increased	12/13/2021 9:17 PM
84	DO NOT APPROVE OF SEASONAL DEVELOPMENTS!!!! You got that? Seasonal people do not have any interest in town issues!	12/13/2021 5:48 PM
85	Through Zoning. Restricting property owners from using their land as they wish cannot be jeopardized.	12/13/2021 4:00 PM
86	Slight increase and expansion in commercial Zoning to specifically encourage higher density work/live arrangements.	12/13/2021 12:57 PM
87	Starting now. It requires planning and execution on the spirit of our vision not just the letter of things. Look to ther towns that have done this successfully for guidance. The best towns sometimes say no to development or no to other requests that's an important part of sticking to a vision. You can say no or "with conditions" and still be business friendly. We need town staff who are decision makers/gatekeepers like planning board and others to all be aligned with the vision and what it looks like in practice so they will support its execution in their roles/decisions	12/13/2021 12:07 PM
88	Slow it down	12/13/2021 11:38 AM
89	It shoud allow for moderate growth within the constraints provided available public services, e.g. schools.	12/10/2021 4:04 PM
90	Make an over 55 destination to separate from surrounding towns. Population is aging.	12/9/2021 10:49 PM
91	Cluster development does not fit well in rural areas—one reason for 100,000 square foot lots is water and septic issues	12/8/2021 4:49 PM
92	I favor a real estate transfer tax to fund purchase of land to be put into conservation. Affordable housing is needed, and it should be designed with the no-carbon future in mind.	12/7/2021 9:56 AM
93	Why bother. It's too late. Wells has already had many building charters, committees, growth ordinances, etc and yet..... if there is a buck to be made, there will be a building and cluster of buildings that no one seems to want. Wells has not managed growth in any sense.	12/5/2021 10:11 AM
94	Don't try to cater to it by finding room. Allow natural growth of community as locals tend to stay local if land is sought after (not .5-.75 archers in a development with 12 other houses built by a massive construction company from mass).	12/1/2021 6:09 PM
95	Building permit moratorium for these 3 season homes or specific limits in the short term. More hotels are going up without the supporting infrastructure....why?	11/30/2021 5:45 AM
96	Radically reduce new builds of subdivisions and reduce the allowable number of structures per permit. We currently have several in progress that are 100+ units.	11/27/2021 3:24 PM
97	STOP THE BUILDING OF HOUSING DEVELOPMENTS!	11/27/2021 3:23 PM

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98	Focus on the quality while maintaining a New England feel. Quality before Quantity	11/26/2021 2:33 PM
99	Enact a growth management ordinance, Consistent architecture to develop some type of character	11/23/2021 12:58 PM
100	Limit new dwelling permits per year	11/22/2021 11:35 PM
101	Reinstate regulations. Limit growth. Prohibit cluster developments. Enforce strict protective water and land use laws or regulations.	11/22/2021 11:02 AM
102	There should be a cap on annual construction and comprehensive analysis on how that growth will affect our infrastructure, use of resources, and environmental impact.	11/21/2021 11:55 AM
103	Slow down on residential building	11/20/2021 8:40 PM
104	Stop building condos and single family homes, and communities	11/19/2021 10:56 PM
105	Stop seasonal homes, stop building on swamp and beach land, better public transportation and walking traffic, less old people communities and more designed for young families.	11/19/2021 7:39 PM
106	STOP BUILDING	11/19/2021 7:30 PM
107	Continue with planned and thoughtful longterm growth not just allowing any and all land to be developed.	11/19/2021 5:55 PM
108	Find an economic way to build or allow young people to buy	11/19/2021 4:59 PM
109	Cap building permits. Stop using wetlands. Stop taking so much natural habitat. Collect the IMPACT FEES and be transparent and accountable regarding them.	11/19/2021 2:16 PM
110	Stop building it in wells	11/19/2021 10:07 AM
111	Maintain or increase minimum lot sizes	11/19/2021 8:53 AM
112	End the broken "Cluster Development " program . It has resulted in the destruction of Wells Branch area and threatens further destruction of this town. It is a free pass to developers to come in and destroy the town.	11/19/2021 8:47 AM
113	Stop the over growth from happening. Slow it down completely. 50% is already developed is insane in a negative way. The history and community feeling is disappearing already.	11/19/2021 7:47 AM
114	Put a moratorium on building for a while. Slow things down a bit	11/18/2021 11:02 PM
115	Slow it down. The infrastructure can't handle this growth	11/18/2021 9:58 PM
116	We need to restrict development	11/18/2021 9:31 PM
117	Stop building developments	11/18/2021 7:39 PM
118	Stop for a moment to let things catch up to see where we are going. Many new homes being built and we have no idea yet as to any impact on schools, down, fire or police services.	11/18/2021 6:52 PM
119	Stop the building on rt 1 and east of 1	11/18/2021 6:13 PM
120	It shouldn't just let people live and do what they want do you have a house here? Didn't someone have to build on that land and now you want it to stop?	11/18/2021 5:31 PM
121	Lottery building permits	11/18/2021 5:29 PM
122	Carefully. Very carefully.	11/18/2021 9:32 AM
123	Wells needs to decide what it wants to be. Are we staying the blue collar town between OGT and KPT that has great beaches and offers summer vacations, or do we want something more or different. To me this is the first question that needs to be answered, and it needs input from more than just life long residents...	11/17/2021 6:56 PM
124	Re-instate the growth cap. Restrict commercialization to only certain areas or risk creating further sprawl. Revitalize Wells and stop trying to add MORE at the expense of the residents, most of whom DONT WANT MORE GROWTH!!!	11/17/2021 12:28 PM
125	Tighter Control on The seasonal building growth. Huge impact to summer visitors and residents, resources. Etc.	11/17/2021 12:26 PM

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126	Moratorium now, it is out of control	11/17/2021 10:45 AM
127	Future development growing to the west	11/17/2021 7:42 AM
128	Stop allowing seasonal cottage communities on route one - impacts traffic and land preservation.	11/16/2021 10:32 PM
129	Re-institute a Growth Management Ordinance. Carefully consider future builds and the impact it will have in numerous areas.	11/16/2021 9:45 PM
130	Limit the number of new homes per year. Work to ensure protection of wetlands and other "special or sensitive areas. Wetlands should not count toward conservation land for developers.	11/16/2021 9:40 PM
131	Restrict new home building permits.	11/16/2021 9:33 PM
132	Don't overreach and regulate.	11/16/2021 8:30 PM
133	Carefully, controlled and slow	11/16/2021 7:36 PM
134	Bring back the building moratorium	11/16/2021 6:34 PM
135	Reinstate growth ordinance. Tie developers to provide for workforce/affordable/senior housing as part of approval process. Developers need to provide resources (\$) for infrastructure growth	11/16/2021 6:30 PM
136	Limit yearly permits and the size of sub-divisions.	11/16/2021 5:44 PM
137	Traffic control on Rt. 1	11/16/2021 2:50 PM
138	No more growth until something is done about the roads. It is impossible to drive anywhere.	11/16/2021 2:34 PM
139	Make sure the school system and first responders are well staffed for the increase in population	11/16/2021 2:26 PM
140	Developments need to be capped off. Only certain # per year, etc.	11/15/2021 6:59 PM
141	Found out what fits in the neighborhood. The cheap looking units near Walgreens should be discouraged.	11/14/2021 8:56 PM
142	Control it! Slow it down.	11/14/2021 6:53 PM
143	A moratorium should be considered, limiting the growth to no more than 25 dwellings per year for the next 5 years, while new policies' affects can be measured.	11/11/2021 7:44 PM

Q47 How might the realities of sea-level rise change the land use pattern and infrastructure investment in Wells?

Answered: 74 Skipped: 302

#	RESPONSES	DATE
1	It will stress the systems beyond belief!	1/7/2022 5:12 PM
2	Great question. Everything down at the beach could easily be wiped out in the next thirty years, but those families that own those homes want waterfront. Is it realistic that they will rebuild here if their homes are gone and there isn't any "waterfront" property available? I think its unlikely...	1/7/2022 11:11 AM
3	Be aware and make sure developers and future residents are as well.	1/7/2022 11:05 AM
4	The sea levels are not rising so no consideration is needed.	1/7/2022 11:00 AM
5	very little to none as current codes and DEP cover that areas already	1/7/2022 10:44 AM
6	it could drive people away which is cool	1/7/2022 10:23 AM
7	certainly important	1/6/2022 2:44 PM
8	how much for sure? not a wild guess how much to date last 5, 25, and 100 years look at changes over ten years	1/6/2022 2:27 PM
9	All will end as the coast will be under water. The red flag came up years ago!	1/6/2022 12:55 PM
10	stop coastal development - if there is still any to protect	1/4/2022 3:44 PM
11	raise roads by the coast	1/4/2022 3:11 PM
12	more will be built "inland"	1/4/2022 2:17 PM
13	increase in sand dunes and regular dune protection	1/4/2022 1:49 PM
14	Will eventually devalue the property and interest in coming to Wells for vacation	1/4/2022 1:31 PM
15	Giant homes with Giant basements displace natural flow of ground water. I see it in my neighborhood (Bourne Field) where new oversized homes cause neighboring homes basements to chronically flood and need pumping	1/4/2022 1:00 PM
16	If some of those homes right on the Beach get wiped out, we will lose a lot of tax revenue. Need to consider how we are overly dependent on how much of that we take in.	1/4/2022 12:40 PM
17	Don't approve more development in sea rise areas	12/21/2021 5:43 PM
18	Unknown	12/18/2021 6:58 AM
19	The Federal government flood zoning will dictate this.	12/16/2021 9:31 PM
20	Beachfront loss & jetty damage	12/16/2021 7:17 PM
21	It might not be a good idea to keep building homes right on the dunes.	12/16/2021 2:12 PM
22	This is dangerous if it happens, because it threatens the town's beachfront tax base. This is why I advocate protecting the beach property as much as possible, even if some environmental compromises have to be made.	12/16/2021 1:54 PM
23	Less beach, less land in general.	12/16/2021 11:43 AM
24	There will be even LESS access to beaches and the water	12/16/2021 9:39 AM
25	Not sure anything can be done-you can't stop the ocean from rising or the marshes from flooding. You can't build arterials or higher roads...higher sea walls will block the view!	12/15/2021 9:48 PM
26	People may have to move and surrender their property	12/15/2021 8:38 PM

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27	?	12/15/2021 4:15 PM
28	People along the shoreline have made their choices to live there. They need to bare more of the burden.	12/15/2021 4:02 PM
29	See above LESS SEASONAL CONDOS	12/15/2021 3:18 PM
30	We won't lose the beaches, but the property will be underwater, the beaches will be somewhere in land No one will buy property underwater	12/15/2021 3:03 PM
31	No more new building in that area. If housing or business is lost due to increased water levels due to storms etc. No rebuilding only to be flooded again.	12/15/2021 2:48 PM
32	it wont	12/15/2021 1:56 PM
33	I don't know, and neither do you.	12/15/2021 12:24 PM
34	When houses get washed away it will wake people up about about overcrowding beach areas.	12/15/2021 7:31 AM
35	limit development in areas prone to flooding	12/14/2021 10:51 PM
36	Im sure it will impact it negatively....the damage is done	12/14/2021 6:22 PM
37	move west	12/14/2021 4:23 PM
38	Again, no new development east of Route One.	12/14/2021 12:47 PM
39	If rising seas continue, the foot print of Wells will shrink. Looking at this map, a large part of our coast line is commercial buildings. Houses on the beach will become a thing of the past. That will in turn also impact KKW and Sewer services.	12/14/2021 11:26 AM
40	I do not support the inevitable and think throwing money and burdening our nation's taxpayers, state, and town service anyone. Buy-out programs are the only sensible way of addressing this.	12/14/2021 12:40 AM
41	With cooperation from town council, planning and industry, we really need to talk about buy-backs and coastal retreat.	12/13/2021 9:17 PM
42	I hope only SEASONAL DEVELOPMENTS are affected by sea-level rise.	12/13/2021 5:48 PM
43	Unfortunately this should be a very serious change that no one seems willing to pursue or address. These are tough issues that will need tough decisions soon.	12/13/2021 4:00 PM
44	\$\$ noted earlier about investing in diversifying shopping/entertainment in a way that fits us. Alternatives to beach, may need to alternate beach use and "off" beaches have environmental support plans being enacted during that time.	12/13/2021 12:07 PM
45	People will find a way without the help of government	12/13/2021 11:38 AM
46	One scenario is that the beaches will become wetlands and disappear. Along with the beaches so will the tourists disappear and Wells will become a bedroom community for commuters. Another scenario is that you replace the beaches with another tourist attraction, e.g. casino, Disneyland or similar. It would change the whole character of the town.	12/10/2021 4:04 PM
47	It's a must investment	12/9/2021 10:49 PM
48	Forget it	12/8/2021 4:49 PM
49	This should be addressed as part of a much-needed climate action plan.	12/7/2021 9:56 AM
50	These questions are redundant. Mile road et al will be underwater more and more.	12/5/2021 10:11 AM
51	I guess put it under water!	11/27/2021 3:23 PM
52	That remains to be seen	11/26/2021 2:33 PM
53	Additional Funding would be needed to ensure current infrastructure can be replaced with sea level appropriate infrastructure and moratorium on any additional building	11/23/2021 12:58 PM
54	Not sure	11/22/2021 11:35 PM
55	I believe Wells needs to encourage innovation with the goal of preservation and conservation in	11/22/2021 11:02 AM

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mind. If we are seen as a community who is taking charge of its future in terms of combatting climate change perhaps we would attract forward thinking people to our community in terms of businesses and government.

56	Not quite sure	11/21/2021 4:10 PM
57	We'll have to move inland if we decide to stay in Wells.	11/21/2021 11:55 AM
58	N/a	11/19/2021 7:39 PM
59	We have a lot of wetlands, so they will be impacted for sure	11/19/2021 7:30 PM
60	Might move more use of community further from coast, it will be costly to move roads and homes that will not survive sea-level rise.	11/19/2021 5:55 PM
61	Bye bye mc mansions.	11/19/2021 4:59 PM
62	Most of wells would be unaffected. Beach owners know the risk and accepted it when they purchased there.	11/19/2021 8:53 AM
63	It will collapse it and make it even more crowded	11/19/2021 8:47 AM
64	The assessed value of Lang east of rye 1 will fall	11/18/2021 9:31 PM
65	It wont	11/18/2021 5:31 PM
66	Again with the McMansions. Stop the insanity or we too can be another Outer Banks.	11/18/2021 9:32 AM
67	Sea-level rise will affect every single living organism so it will surely impact the land use pattern and infrastructure...I would focus investments on fighting climate change and raising awareness.	11/17/2021 12:28 PM
68	I'm very worried about this especially as it relates to where I live. Would love the town to hold classes or info sessions on specific areas of the town.	11/17/2021 12:26 PM
69	less land, more water in a highly populated area what do you think will happen. Why ask dumb questions	11/17/2021 10:45 AM
70	None at this time	11/16/2021 9:33 PM
71	Not a significant issue for most residents	11/16/2021 6:30 PM
72	I see more developers buying land along the marsh and building large houses away from the ocean.	11/16/2021 5:44 PM
73	All of us west of 95 are going to be inundated with people building.	11/15/2021 6:59 PM
74	Not at all	11/11/2021 7:44 PM

Q48 Where should Wells focus its future economic development efforts? What types of businesses and job opportunities would be most appropriate in these locations?

Answered: 93 Skipped: 283

#	RESPONSES	DATE
1	Less emphasis on tourism and more support for non seasonal opportunities.	1/7/2022 11:19 AM
2	Trade	1/7/2022 11:11 AM
3	Focus on existing empty storefronts	1/7/2022 11:05 AM
4	family tourism and eco tourism (orchards, farms)	1/7/2022 11:00 AM
5	Wells should open up and auction off some of their land for 55+	1/7/2022 10:57 AM
6	away from route 1	1/7/2022 10:49 AM
7	storage units or LI zones more first time buyer housing	1/7/2022 10:44 AM
8	stop focusing on the future	1/7/2022 10:23 AM
9	clean energy, salt marsh conservation	1/6/2022 2:44 PM
10	business parks (more like UPS, Shaws, etc.) wholesale distribution - closer to exit 19, also utilize rail if needed	1/6/2022 2:27 PM
11	How about repairing what we already have here? Dilapidated homes, buildings, and reforest the land from clear cutting	1/6/2022 12:55 PM
12	More services will be needed by an aging population. There is a shortage of skilled tradespeople.	1/6/2022 12:19 PM
13	No downtown Wells	1/6/2022 8:21 AM
14	ecological and environmental renewable energy services, especially solar	1/4/2022 3:44 PM
15	local businesses - no strip malls, large corporate sites, etc! rural character	1/4/2022 3:11 PM
16	focus on what exists not expanding residential development permits	1/4/2022 2:17 PM
17	Encourage small businesses Set up "we work" office spaces	1/4/2022 1:16 PM
18	sustainability - solar power, passive, active	1/4/2022 1:00 PM
19	More development (jobs) off RT 1 towards Kennebunk	12/21/2021 5:43 PM
20	Off from and away from route one.	12/18/2021 6:58 AM
21	Light industrial could work in Wells. I would also like to continue to see small businesses instead of any chain businesses or chain restaurants	12/16/2021 11:44 PM
22	West of Route 1. A Town Center. Non-manufacturing business opportunities such as call centers, software companies, etc.	12/16/2021 9:31 PM
23	Renewable energy, traffic solutions , trash solutions. Watershed study. Fertilizer solutions, water conservation.	12/16/2021 7:17 PM
24	Develop more commercial opportunities in the RC district along RTE 109	12/16/2021 3:40 PM
25	I think small businesses should be a priority instead of larger chains.	12/16/2021 2:12 PM
26	No economic development is needed at this time; let's go into a holding pattern with what we have.	12/16/2021 1:54 PM

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27	Businesses that are also willing to invest in improving and maintaining their buildings. the Well IGA plaza is an eyesore and the property owners do nothing to improve it. It is in the heart of Wells and looks terrible.	12/16/2021 9:39 AM
28	Finding business that are not completely tied to tourism or service	12/15/2021 10:21 PM
29	More commercial business along route 9 and 109 for easier access to year round residents.	12/15/2021 10:10 PM
30	Our economy is based on summer tourism. The town should focus on that and keeping the beaches open businesses open, clean and enticing. We do not need more restaurants, hotels, summer homes or attractions. Wells just needs to maintain the status quo.	12/15/2021 9:48 PM
31	All small businesses are important	12/15/2021 8:38 PM
32	Utilize areas that are already set up for businesses (ie: Industrial park) and claim rundown buildings	12/15/2021 8:02 PM
33	Stopping or limiting the growth of franchises so that small businesses can flourish once again. The addition of a drive thru DQ, for example, cheapens the town and takes away another opportunity for a local to build a business.	12/15/2021 7:34 PM
34	Single family	12/15/2021 6:22 PM
35	More small businesses and NO corporate stores.	12/15/2021 5:32 PM
36	Support remote workers. Work with YCCC to build businesses	12/15/2021 5:07 PM
37	Work with YCCC to develop programs and opportunities so that grads will stay here	12/15/2021 4:15 PM
38	We lack a downtown sense. Why has nothing ever been done about that?	12/15/2021 4:02 PM
39	LESS SEASONAL CONDOS	12/15/2021 3:18 PM
40	Inland. Light manufacturing	12/15/2021 3:03 PM
41	In or near the transportation center. The commercial zoned area off route 109 where UPS, Shaws warehouse etc. Wells needs decent paying jobs for both labors and professionals.	12/15/2021 2:48 PM
42	Develop from the IGA down to the harbor a Port/Cove type area for people to enjoy and build a footbridge over the harbor from Marina to Atlantic ave and another over to Drakes Island	12/15/2021 1:56 PM
43	More attention to the hard working people who have tried to keep their restaurants open in this town!	12/15/2021 12:24 PM
44	Most coastal towns in the area have a walkable town center with shops, restaurants, etc. Is it possible for Wells to develop something like this? It would take some of the pressure off the beaches by creating another focal point for the town. Could even be a semi-permanent shopping area. I've seen some towns build small huts that house artists/craftsmen during the summer. Maybe something to consider for the harbor area?	12/15/2021 9:56 AM
45	Develop more commercial use for work/live in wells such as office, R&D.	12/15/2021 9:46 AM
46	Wells depends on tourist income. Need to figure out how to encourage ways to secure summer help in these areas especially restaurants and other services.	12/15/2021 7:31 AM
47	create a town center on route 1	12/14/2021 10:51 PM
48	Remember bigger is not always better.	12/14/2021 10:25 PM
49	Jobs in conservation, replanting of trees, wildlife protection/rehabilitation, etc should be created. Its badly needed in Wells.	12/14/2021 6:22 PM
50	near highway	12/14/2021 4:23 PM
51	Favor locally owned over large chains. Affordable housing, child care, cheap public transit.	12/14/2021 12:47 PM
52	I think it should consider efforts west of Rt 1. I do not have input on types of businesses on this however.	12/14/2021 11:26 AM
53	West of the tumpike, limit industries that may cause any pollution to the ground since we have sandy soil. Create a nonprofit maker space to promote and encourage the development of skills. This workspace would be a creative workplace for a hands-on business person who may	12/14/2021 12:40 AM

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need to start up an idea and bring it to market but has limited resources to accomplish that in the beginning.

54	Downtown and Route 109 towards Sanford.	12/13/2021 9:17 PM
55	I would like to see an increase in business and tech incubators built in appropriate areas of the town. This would attract young, educated talent that would help decrease the median age of the Wells resident. At the same time I'd like to see an increase in restaurants and businesses that can both support and benefit from the increase of foot traffic generated by more restaurants. Not fast food restaurants but sit down ones. Restaurants that seat 50-80 would be great. Wells does not have a definitive theme. Food could be one of those desirable businesses that could foster a theme for Wells as a destination. There are many areas in the US that are now associated as dining destinations. Wells could benefit greatly from such a designation. For decades Wells has been known as Antiques Alley, thought the internet has negatively impacted that moniker some. But people place food as being very important, especially if there is an experience associated with it.	12/13/2021 5:48 PM
56	The Route 1 corridor, north of the Route 9 intersection could be developed better than most areas. This still has considerable growth opportunities most of the southern half of rt 1 can no longer handle.	12/13/2021 4:00 PM
57	There is a big need for contractor work and storage space. Live/work, retail below living above type units are in short supply with a density that makes them viable in our commercial zones.	12/13/2021 12:57 PM
58	Diversify from just tourist/seasonal if we can - attractive, green, small business areas.	12/13/2021 12:07 PM
59	The town should stay out of the way	12/13/2021 11:38 AM
60	It should focus on outdoor recreation activities, deep sea fishing, fresh water fishing, farm vacations, upland bird hunting and the like.	12/10/2021 4:04 PM
61	walkable type businesses like cafes and small shops. Jobs in renewable energy sector.	12/7/2021 9:56 AM
62	Bakery, Healthy food vendors, Good Lunch spot, Artisanal	11/23/2021 12:58 PM
63	Not sure	11/22/2021 11:35 PM
64	Perhaps the economic focus needs to turn to protection and education. Invest money in programs and jobs that will encourage ideas in how to protect what we have left.	11/22/2021 11:02 AM
65	Wells needs a down town	11/21/2021 4:10 PM
66	Renewable energy jobs - residential solar panel installation, etc.	11/21/2021 11:55 AM
67	None	11/19/2021 10:56 PM
68	Consumables	11/19/2021 7:39 PM
69	Renewable energies	11/19/2021 7:30 PM
70	Building growth of the town in areas off Rt 1, such as off Rt 9 or 109 with an office park, shops, food, and other services, maybe even condos and townhouses all together. Some modern housing with shops and food to encourage young people to live in the area. Tech companies to bring in variety of well paying jobs - possibly teaming up with high school, community college and 4 year programs in area to recruit talent.	11/19/2021 5:55 PM
71	Restaurants and entertainment areas. The cost of living might scare young people away, but so does the lack of anything good to eat and things to do.	11/19/2021 4:59 PM
72	Continue to grow commercial parts of Rte 9/North Berwick Rd.	11/19/2021 2:16 PM
73	STOP THE DEVELOPMENT !!!!! Only a few people will benefit from it and it will ruin the quality of life for everyone else	11/19/2021 8:47 AM
74	Creating state parks for multi use purposes. Tours of the history of wells. My house the original part was built in 1720. It would be nice to learn and show what role the town had in that time.	11/19/2021 7:47 AM
75	A giant Ice arena/sports complex entertainment concert venue	11/18/2021 11:20 PM
76	I think the character of Wells should remain small businesses and not big box stores or fast food	11/18/2021 11:02 PM

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77	Year round	11/18/2021 9:58 PM
78	Our holiday attractions are lower to middle added value. We need to develop higher added value attractions	11/18/2021 9:31 PM
79	We don't need more development. We need less and more open space or we will lose the gem that make this place special.	11/18/2021 6:13 PM
80	Develop a downtown and harbor	11/18/2021 5:31 PM
81	Less of.	11/18/2021 9:32 AM
82	Less corporate, more local businesses. "Shop small and local" as opposed to big business corporations. Scoop Deck, not DQ. Local coffee shops, not Starbucks. Make the town something special...not something that you see in every other suburban sprawl.	11/17/2021 12:28 PM
83	Not sure	11/17/2021 12:26 PM
84	Small to Medium industry, more biotechnology	11/17/2021 10:45 AM
85	I know everyone hates this but I'd love to have a target and trader Joe's.	11/16/2021 11:02 PM
86	Downtown! True Maine village instead of the connector between Kennebunkport and Ogunquit. We have the most amazing community members, pride and schools... let's give these families, young and old, a place to anchor and celebrate it!	11/16/2021 10:32 PM
87	1. Keep it to Route 1 area. 2. Healthcare, restaurants, Trader Joe's or Whole Foods, retail stores, etc 3. No additional cannabis stores or "head shops"	11/16/2021 9:45 PM
88	None that I am aware of.	11/16/2021 9:33 PM
89	Hi tech, corporate HQ's, lite manufacturing, remote jobs	11/16/2021 8:30 PM
90	Industrial park enlargement	11/16/2021 6:34 PM
91	Not sure we need more economic development. Why? Jobs? Taxes?	11/16/2021 6:30 PM
92	Smaller shops located within walking distance of each other, a tiny area with a Kennebunk or Ogunquit feel. Something that is open for coffee, ice cream, shopping later at night with a central parking area.	11/16/2021 5:44 PM
93	Tech companies, clean manufacturing, eco tourism,	11/14/2021 8:56 PM

Q49 Where should future housing units be located? And what types of units should they be?

Answered: 125 Skipped: 251

#	RESPONSES	DATE
1	Ogunquit - not Wells. Residential year round population, not seasonal	1/7/2022 11:19 AM
2	west of 109 and 9	1/7/2022 11:11 AM
3	Year round affordable living for seniors and first time buyers	1/7/2022 11:05 AM
4	- Create developments on such farmland keeping it zoned as farmland so that the properties surrounding such farms are intended to be occupied by owners wanting to grow food locally.	1/7/2022 11:00 AM
5	where permitted - all types except seasonal so we can get a wide range of residents	1/7/2022 10:57 AM
6	variable, everyone needs a house young, old, first time buyers, second time buyers, condo owners, etc. keeps taxes and schools in check	1/7/2022 10:44 AM
7	no housing units - we are FULL	1/7/2022 10:23 AM
8	space them out and don't build on quasi-wetlands, swampy woods decrease the rate of growth	1/6/2022 2:44 PM
9	single family - with mother in law apartment if needed almost anywhere - doesn't need to be on route 1 area all through town	1/6/2022 2:27 PM
10	Refurbish already existing buildings and homes More financial incentives should be given to landowners to donate their land for conservation (not buildings) Also there is a state level program to encourage landowners to forest or keep their forests - Does Wells participate in this program?	1/6/2022 12:55 PM
11	take a pause - we are looking more like a Boston suburb with urban traffic than a town in Maine. It sucks. Don't chase after today's developer's dollar. It comes at a huge cost to the character of the town, to resources, and to infrastructure	1/6/2022 12:30 PM
12	Multi family dwellings, cluster housing	1/6/2022 12:19 PM
13	limited to Sanford line - keep lot sizes on larger side	1/6/2022 8:21 AM
14	in clusters, in walking distance of stores	1/4/2022 3:44 PM
15	single family homes surrounded by conservation Route 9 to have more residents, no large businesses	1/4/2022 3:11 PM
16	single family homes on at least an acre of land	1/4/2022 1:49 PM
17	On the west side of town away from route 1 Require development to build infrastructure to serve those new developments	1/4/2022 1:31 PM
18	Tasteful Have green space including trees, minimal lawns, encourage home/community gardening	1/4/2022 1:00 PM
19	Towards the Sanford side of town and not continuing to oversaturate the Post Rd area.	1/2/2022 9:04 AM
20	Single family community - 20 or fewer homes	12/21/2021 5:43 PM
21	stop building	12/19/2021 7:20 AM
22	Homes. Minimum of 2 acres	12/18/2021 6:09 PM
23	Stick built only. No more housing for now until all other resources are increased	12/18/2021 6:58 AM
24	Further, away from Route 1	12/18/2021 5:16 AM
25	Single family homes	12/17/2021 7:29 PM

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26	More businesses... get us to 10-15% of business instead of seasonal or residential growth. Be business friendly, hire an economic developer	12/16/2021 11:44 PM
27	West of Route 1	12/16/2021 9:31 PM
28	Away from route 1 West of 95	12/16/2021 7:30 PM
29	Single family, refurbish and less developments. No condos and multi family units.	12/16/2021 7:17 PM
30	I think we need more affordable housing for young people and lower income people.	12/16/2021 2:12 PM
31	No more campgrounds or trailer parks	12/16/2021 2:09 PM
32	I favor a moratorium on future housing.	12/16/2021 1:54 PM
33	No more Condo's or developments.	12/16/2021 12:52 PM
34	Units should be single family with some affordable units available and increased minimum green space	12/16/2021 9:39 AM
35	Affordable...so the people who grew up here can afford to stay and raise their families. Clusters work well when to help conserve land around the homes.Would imagine they have less impact on wildlife and the environment.	12/16/2021 6:44 AM
36	Not required- stop growth until a comprehensive plan to address the traffic and infrastructure issues is identified AND executed	12/15/2021 10:21 PM
37	Single family homes. More colonial or cape style. Less one floor living. This will help bring in younger families and less aging population.	12/15/2021 10:10 PM
38	MORE????? Where??? Desecrate all the woods? Fill in the marshes??? No more!	12/15/2021 9:48 PM
39	Duplex or townhouse complexes	12/15/2021 8:38 PM
40	Single family homes - smaller, affordable and quality	12/15/2021 8:02 PM
41	They shouldn't. The growth over the last decade has been exponential by your own figures. And for what? You talk about all these increases with accidents or calls to the emergency teams, you talk about the problems of route 1, the environment, the history I, etc as if you have no idea these are all directly related to the massive boom in developing that has been approved. The charm and character of Wells is being crushed under the weight of \$500,000 new builds on 1/2 acre of clear it land.	12/15/2021 7:34 PM
42	Away from route one. Traffic is horrible and there is no need to add more cars and trucks to Post Road.	12/15/2021 6:13 PM
43	Affordable senior housing	12/15/2021 5:45 PM
44	Future housing should be severely limited, but if they are built, more attention needs to be addressed so that moderate-low income people have access to them.	12/15/2021 5:32 PM
45	?	12/15/2021 4:15 PM
46	Inland 2+ miles.	12/15/2021 4:02 PM
47	Single family starter homes	12/15/2021 3:18 PM
48	There should be none	12/15/2021 3:09 PM
49	Inland multi family year round	12/15/2021 3:03 PM
50	Considering that housing in Wells is the fastest growing in York County as stated early in this survey Key Findings/Facts. I think we need to stop and let things settle for a while and see what the consequences of all the building in that last few years brings.	12/15/2021 2:48 PM
51	9B, 109	12/15/2021 2:38 PM
52	west of I95 for any large condo/apt projects	12/15/2021 2:36 PM
53	We need to make sure we are not just catering to those who can afford to come in and pay cash for a second home. We have to work with that group while maintaining something that will allow for the average family to live and work here. If we can't do this eventually we will be out	12/15/2021 2:18 PM

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of workers and those second home buyers will not desire to come here as much. Look at all the complaining they do when things are closed due to staff shortages.

54	Where ever they can find land	12/15/2021 1:56 PM
55	You don't get it. We cannot take any more building. Stop and impose a moratorium on building. Quit listening to the United Nations' edicts.	12/15/2021 12:24 PM
56	Although I'm concerned with the overdevelopment of Wells, I do think we need affordable housing such as year-round condos, townhomes and/or small single families. I'd like to see them developed a bit inland, with transportation routes that don't rely on Rte 1.	12/15/2021 9:56 AM
57	West of rt 95. But limited so as to also allow expanding public natural areas for paths/trails.	12/15/2021 9:46 AM
58	Not developments	12/15/2021 8:45 AM
59	North of Route 1 and more single/duplex homes. Not a lot of condominiums squeezed together. More retirement complexes. Yearly, not seasonal buildings.	12/15/2021 7:31 AM
60	near route 1 in a specified development growth zone	12/14/2021 10:51 PM
61	NO MORE BUILDING! There are too many damn houses now and hundred more going up. STOP	12/14/2021 10:48 PM
62	Stay away from multiple unit dwellings/complexes. Keep additional houses west of rt 1	12/14/2021 10:25 PM
63	IF new housing units are to be built, then they need to respect the true 2.2 minimum acreage lot size. Close all the loopholes that allow residential cluster developments to to build on small lots and leave the rest as open space.	12/14/2021 9:52 PM
64	Another city or town	12/14/2021 9:25 PM
65	There shouldn't be any permitted for at least 5 years.	12/14/2021 8:12 PM
66	Refurbish old buildings. Open, lots already cleared. Hotels that no longer wish to be hotels can be reconverted to apartments.	12/14/2021 6:22 PM
67	near highway, affordable	12/14/2021 4:23 PM
68	Smaller single family ,year round rental	12/14/2021 1:16 PM
69	Again, multi family and cluster housing that feels like a neighborhood and preserves public land. Located west of 95.	12/14/2021 12:47 PM
70	Areas that do not require tree removal. Defunct sand pits like off of Bragdon Road. Open spaces that already exist in many areas in Wells. Going forward, they should have the same restrictions for the next 20 years on income as the Hall project is doing.	12/14/2021 11:26 AM
71	Not on route one.	12/14/2021 9:46 AM
72	Stop building!	12/14/2021 9:43 AM
73	Younger people are not thinking the same way as we were trained. They appear not to be interested in the purchase of a home and want limited belongings. Therefore, boarding houses, group homes should be included in the development mix. Small home styles	12/14/2021 12:40 AM
74	It would be nice to have an apartment complex. I try to lure friends and family here, but there are no apartment buildings.	12/13/2021 9:17 PM
75	First create a town center. Wells needs a town center. I know just the land required. Then we can discuss future housing needs.	12/13/2021 5:48 PM
76	This is limited to where town water is provided. Only single family homes or duplex's can be built without sprinkler systems and building in a sprinkler system outside of town water is too costly to consider. This is why the Town water supply network must be expanded.	12/13/2021 4:00 PM
77	Along inland main corridors, like 109, 9b and others. Off route one but close to other major roadways and in areas already thick with development.	12/13/2021 12:57 PM
78	Re-purpose existing developed land wherever we can. May be opportunity to update and use the space more thoughtfully.	12/13/2021 12:07 PM

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79	no answer	12/13/2021 11:38 AM
80	Not along rte 1 to avoid traffic. Small space quaint cottage style 1 floor living year round communities. Keep with a seacoast style.	12/9/2021 10:49 PM
81	Stay away from shared driveways—developers love them but they become huge issues for homeowners	12/8/2021 4:49 PM
82	I favor cluster housing and retaining as much undeveloped land as possible. This needs to be studied	12/7/2021 9:56 AM
83	Restrict this. No units, private roads for sale by direct land owner and a minimum acreage (>2.5) to build a single family home on.	12/1/2021 6:09 PM
84	No more hotels and limit building to small businesses and single family dwellings	11/30/2021 5:45 AM
85	Away from the beach.	11/27/2021 3:24 PM
86	I don't want to repeat myself.	11/27/2021 3:23 PM
87	Tatnic Rd, Quarry Rd and Cheney Woods Road , Workforce housing	11/23/2021 12:58 PM
88	North Bernice rd area	11/22/2021 11:35 PM
89	No more building and if there is, the houses should be as carbon neutral as possible with every consideration given to environmental and ecological compatibility.	11/22/2021 11:02 AM
90	West of route one	11/21/2021 4:10 PM
91	?? When/how do we determine that enough is enough?	11/21/2021 11:55 AM
92	Only single family homes on private lots	11/20/2021 8:40 PM
93	None	11/19/2021 10:56 PM
94	Less suburbia and more new england	11/19/2021 7:39 PM
95	THEY SHOULD STOP BUILDING!!!!!!!!!!!!!!!!!!!!STOP	11/19/2021 7:30 PM
96	If goal is to add affordable housing for young people and families, condo's or townhomes with amenities to draw them in. Developing an area separate from the "downtown"/rt 1 that is has amenities but still small town feel.	11/19/2021 5:55 PM
97	Not sure about the location but please stop with the ugly condos and the houses that have no personality. The cheapness of that makes wells as a whole look cheap.	11/19/2021 4:59 PM
98	Nowhere unless for our Seniors.	11/19/2021 2:16 PM
99	See above	11/19/2021 10:07 AM
100	Stop them !!!!! Why does Wells need to create more housing for builders, realtors,and lumber companie to profit from when it ruins the rest of the town for every one else	11/19/2021 8:47 AM
101	Please stop with building so many housing units. So many lots still sit empty!!!! Some of the existing and empty ones should be converted to help local low income people or retirement people.	11/19/2021 7:47 AM
102	Maybe town houses. Old New England style or craftsman	11/19/2021 1:00 AM
103	Planned unit developments along with additional commercial opportunities to support those residents	11/18/2021 11:20 PM
104	On the Sanford line. Apartments or townhouses that are affordable to young couples or seniors	11/18/2021 11:02 PM
105	Year round homes away from route 1 corridor to	11/18/2021 9:58 PM
106	We need to mLimit housing development	11/18/2021 9:31 PM
107	None more are needed, there are plenty of houses in town	11/18/2021 7:39 PM
108	Nothing more on rt 1 and focus far inland	11/18/2021 6:13 PM
109	In Sanford	11/18/2021 5:31 PM

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110	Senior housing options	11/18/2021 5:12 PM
111	Near the center of town. We don't need more urban sprawl into rural areas .	11/18/2021 9:32 AM
112	Is the Town planning on importing or somehow manufacturing more land to support these "future housing units"????? Where would they be put? Wells only has so much land...and its already been alarmingly developed over the past few years. At the rate of current development, if it continues, Wells will have no more open spaces, no clean water, no wildlife....we will have turned this Maine town into one of the towns so many of us moved away from.	11/17/2021 12:28 PM
113	Not sure. Don't know enough about town land	11/17/2021 12:26 PM
114	Moratorium	11/17/2021 10:45 AM
115	Single family houses and related services in west Wells	11/17/2021 7:42 AM
116	I don't know the capicity of the schools but I think we could use some rent properties and maybe senior living.	11/16/2021 11:02 PM
117	Single family homes by local reputable builders or townhouse/condos by local reputable builders... all architecturally sound and appropriate!	11/16/2021 10:32 PM
118	So many developments have been approved the last 2-3 years that we may want to consider "0" until the impact of those units is fully realized.	11/16/2021 9:45 PM
119	Cluster housing does have advantages of leaving more open land	11/16/2021 9:40 PM
120	We should slow down on building in town in the last 3 years there has been 4 new developments built in my area of town	11/16/2021 9:33 PM
121	the west side of Route 1	11/16/2021 8:30 PM
122	We do not need additional housing units! Our schools and roads can't handle this type of growth	11/16/2021 6:34 PM
123	There needs to be a mix of types of housing units. Where is a case by case discussion, but consideration must be given to environmental impacts and infrastructure impact.	11/16/2021 6:30 PM
124	Housing should be slowed as much as possible at this point. We need the current projects to be finished so we can see the impact before we allow more to be built.	11/16/2021 5:44 PM
125	55 plus communities with amenities.	11/16/2021 2:50 PM

Q50 What other issues and opportunities related to Wells' land use are you aware of?

Answered: 64 Skipped: 312

#	RESPONSES	DATE
1	- Why does planning process use a certification of "true and correct" when even the Town knows it to be false - it proceeds with development anyway? - Why does town engineer planner tell PB that their role is to approve when they are also supposed to disapprove? - Why does the Town acknowledge 10-15 years ago that Route 1 is a traffic problem and then ADD to it by adding cluster developments and housing units and hotels - Why does planning process consider a 100 year event (like drought) when we are seeing 100 year events nationwide every year? We ought to be planning for water shortages, food shortages, infrastructure shortages, and not be supposed ten years from now. Lets not become like California.	1/7/2022 11:22 AM
2	I'm concerned about the use of vacant land as show on the land use map. Town should implement a moratorium on further seasonal development.	1/7/2022 11:19 AM
3	It just seems like new developments are going in at a rapid rate and I understand why - its a great place to live! But, being a year round resident here in the summer is painful. Traffic is terrible, resources scarce, at what point is growth curtailed?	1/7/2022 11:11 AM
4	impact on natural resources	1/7/2022 11:05 AM
5	way, way, way too much development Wells has been ruined by the overbuilding, people, cars, traffic, etc. Stop building	1/7/2022 11:00 AM
6	Wells should establish a community garden. Low cost, promotes civic engagement, food for elderly and families with kids	1/7/2022 10:57 AM
7	town should auction off unwanted land owned by the town trash pick up would be nice	1/7/2022 10:44 AM
8	I am fearful of the growing development off Willie Hill Road	1/7/2022 10:23 AM
9	When you walk around Old Marsh it really seems like they built on an old marsh. They crammed dozens of dozens of houses in there. It also looks like people from MA are building and selling the houses with foreign labor. Its a 978 real estate number to call. It should at least be Maine people making the \$	1/6/2022 2:44 PM
10	rules regarding planting trees on new home lots are not being enforced - see grand trail homes for example - no trees or vegetation around homes!	1/6/2022 12:55 PM
11	The planning process, from what I have witnessed, is arbitrary. Decisions are made on a basis that cannot be easily replicated. On Route 9b a level lot was stopped due to disruption of wetlands, yet the town has no problem with destroying wetlands for 9-20 housing units. A much more significant destruction issue. The certification of "true and correct" is a joke. The town ought to REQUIRE the full plan of a development that is carried out in phases, not fake places to circumvent the process	1/6/2022 12:30 PM
12	there is too much unchecked development	1/6/2022 12:19 PM
13	There has been development in areas that are wetlands. Not sure how this happens?	1/6/2022 12:05 PM
14	too many seasonal properties	1/6/2022 8:21 AM
15	too many oversized homes being built	1/4/2022 3:44 PM
16	conservation areas reimplement growth management ordinance	1/4/2022 3:11 PM
17	water tables related to a high number of developments in progress	1/4/2022 2:17 PM
18	Builders should be charged "impact fees" for strain on schools, services, etc.	1/4/2022 1:16 PM
19	We need a greater emphasis on conservation over growth. Our town roads and infrastructure	1/4/2022 12:40 PM

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cannot handle a large influx of housing and traffic, not to mention the impact on the environment and our quality/way of life here.

20	we are not protecting our wet lands we are building everything there will not be any green space	12/19/2021 7:20 AM
21	Unknown	12/18/2021 6:58 AM
22	Create a zone for a tiny home village.	12/16/2021 9:31 PM
23	No equestrian use and loss of access to existing trails due to overdevelopment.	12/16/2021 7:17 PM
24	I think we should have more public parks and playgrounds	12/16/2021 2:12 PM
25	Retain the character of the Harbor, perhaps make some improvements to the parking, signage and more grassy areas. While the benches are nice, it would nice to have more open space for blankets, etc.	12/16/2021 9:39 AM
26	Make the residential building height restrictions universal at 40 feet. You can't build a home under 30 feet these days unless it's one story!	12/15/2021 10:10 PM
27	Our roads can't handle any more growth!!	12/15/2021 9:48 PM
28	I heard of a resort/campground/waterpark on Rt 1 below Rt 109? That area is so congested, traffic bound, overbuilt now, that doesn't seem to be a good place for such a traffic draw.	12/15/2021 9:06 PM
29	Not aware of any	12/15/2021 8:38 PM
30	I am very concerned about the preservation of open space and that the town does not want to respect this but instead bows to businesses and contractors wanting to build homes.	12/15/2021 5:32 PM
31	Stop favoring some developers over others that do not care about our town beyond what they put in their own pocket.	12/15/2021 4:02 PM
32	there are a few homes in Wells that must be unlivable/condemned (trees through the roof etc). it would be nice to clean up these properties. Wells has all of the beautiful natural resources of KBP and Oqunquit but seems like it wasn't as strict with zoning and development...continue to "clean up" areas that need some attention.	12/15/2021 3:21 PM
33	Over development	12/15/2021 3:09 PM
34	I hear over and over that it is money that talks and it's who you are and who you know. The town Boards, Selectman, committees etc. need to be fair and impartial.	12/15/2021 2:48 PM
35	none	12/15/2021 1:56 PM
36	We are losing our land to developers, and you the town officials are guilty.	12/15/2021 12:24 PM
37	Overcrowding	12/15/2021 7:31 AM
38	we need to restrict development in critical growth zones	12/14/2021 10:51 PM
39	Uphold Article V, 145-30!	12/14/2021 9:52 PM
40	Who is getting kickbacks for allowing all these building permits? Who is lining their pockets by selling off our town?	12/14/2021 8:12 PM
41	Again, the destruction of the environment by constant development is wearing on us residents. The construction trucks are also destroying our roads, lanes etc. Its a real problem here.	12/14/2021 6:22 PM
42	Too little conservation, too much traffic	12/14/2021 4:23 PM
43	?	12/14/2021 12:47 PM
44	Always remember, once the land is used, it is very hard, if not impossible to reverse it's use. The more we use today, the less will be available for the future of Wells. Just because the town has a need does not mean we need to fill every acre with a house or business. If we cannot afford to pave the entire length of Swamp John Road (Leaving a 1/3 of it with only a base coat still) how will our services and infrastructure be able to support this growth rate that we are currently at. With rising sea levels, we may need that space for the needs of the time. If we do not have that space, what will happen then?	12/14/2021 11:26 AM

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45	With the number of H2B visa employees working here for up to 6 months and competing for housing, the town should consider offering an exchange program for elders living in the area where the seasonal employee works, and offer reduced rent in exchange for services. This may help both parties and better those six people warehoused in a tiny two-bedroom cabin built-in 1950 because that's what works for the employer. Many of these workers are professionals in their country and are misled by agents that promote coming to work in America and unfortunately owe the employer in the end. We should be ambassadors for Wells, our state and county, and promote opportunities for people at different societal levels.	12/14/2021 12:40 AM
46	Design a town center. Find a way to create Wells as a year round destination by creating desire to come to Wells such as it being a food destination. The food trucks are great but I would greatly expand the offerings. Currently people from away mostly know this area as Wells Beach, that happens to be located in the town of Wells.	12/13/2021 5:48 PM
47	Large tracts of timber land only benefit the one land owner with low taxes rates on a highly appreciating asset. The tax break should only apply if they allow the undeveloped land to have some public use benefit. Why is every other tax payer subsidizing these large property owners?	12/13/2021 12:57 PM
48	Prioritize protecting it and supporting growth/return of native species, tjisvbenefits all of us in the long run given global issues.	12/13/2021 12:07 PM
49	Inconsistent	11/23/2021 12:58 PM
50	Not enough public recreational land	11/22/2021 11:35 PM
51	Seek advice from architects and builders that are introducing alternative methods in housing. Methods that are "green" with low impact. There are so many resources being made use of by other communities around the world that are fighting climate change. Why not see what other places are doing?	11/22/2021 11:02 AM
52	None	11/21/2021 4:10 PM
53	My only observation is that developers in good standing with the town seem to be allowed to do whatever they want, regardless of the rules (using non-buildable land in calculations of land coverage by the beach, e.g.), getting away with burying of toxic materials, varying degrees of oversight (sometimes objecting to a 1/2 inch in house height or a slight change in angle of a garage roof, but then ignoring people building into set-back space, etc.)	11/21/2021 11:55 AM
54	N/a	11/19/2021 7:39 PM
55	I understand the right to post your property, but when a deer is hit by a car it's usually wasted. If a hunter were to get it at least it had a purpose. Over population can be come a issue and more accidents can occur	11/19/2021 4:59 PM
56	Need to increase cell towers to improve wireless signals and high-speed internet options.	11/19/2021 8:53 AM
57	STOP THE EXCESSIVE DEVELPMENT!! PROTECT OUR NATURAL RESOURCES!!! Have better representation on our town government. Many committees are currently comprised largely of folks who will benefit from all this development , (realtors,land surveyors,builders,excavation companies,lumber stores!!!! I sincerely hope the surveys will be thoroughly compiled and utilized in the formation of the updated plan. I am very apprecitive of the town for hiring a independent objective company to conduct the plan. This survey was comprehensive but I am afraid its length may have deterred folks from completing it.	11/19/2021 8:47 AM
58	Not enough protection of the lands (not just wetlands). Create more preservation and parks to use for hiking, bike riding, and horse back riding. Massachusetts and New Hampshire are way ahead of Maine when it comes to protecting and creating multi use state parks and trails. People would pay a small fee to use it. There are ways to draw new crowds to parks and trails.	11/19/2021 7:47 AM
59	.????	11/18/2021 9:31 PM
60	None	11/18/2021 9:32 AM
61	The Town has over-developed Wells and I dont believe that the vast majority of the residents are in support of it. Enough is enough.	11/17/2021 12:28 PM
62	Some Builders not following EPA regulations Some Builders not meeting Wells town building codes	11/16/2021 9:45 PM

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63	Changing the by-laws back to restrict building permits and required lot sizes.	11/16/2021 9:33 PM
64	Unknown	11/16/2021 6:30 PM