



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	<i>mlivingston@wellstown.org</i>
<i>Shannon M. L. Belanger, Assistant Planner</i>	<i>sbelanger@wellstown.org</i>

Memo

Date: December 17, 2021

To: Planning Board

From: Planning Office

Re: Ordinance Change Proposals – Subdivision Open Space Dedication

Background:

A change to subdivision Open Space requirements has been proposed. See attached email from Mr. Hardy.

Attached is the information requested from the Town Assessor regarding land values at the Village at Highpine Subdivision and Ramsell Estates Subdivision.

Recommendations:

- I. Consider recommendations, if any, on changes to the Subdivision Open Space standards and continue workshop to the next meeting.

Shannon Belanger

From: Mike Livingston
Sent: Thursday, December 2, 2021 11:45 AM
To: Shannon Belanger
Subject: FW: Open Space

Michael G. Livingston, PE
Town Engineer/Town Planner
Town of Wells, Maine

-----Original Message-----

From: Dennis Hardy <dhardy222@gmail.com>
Sent: Wednesday, December 1, 2021 9:35 PM
To: Mike Livingston <mlivingston@wellstown.org>
Subject: Open Space

**** CAUTION EXTERNAL EMAIL ****

Hi Mike,

I hope you are recovering well from your accident. I am staying active and healthy here in Florida as usual. The Town's handling of Open Space still troubles me, so I am sending you a first draft of an Amendment to the Code to try and clarify what I feel is best for the Town of Wells, as follows...

"Open Space Land.

Following Final Approval of a subdivision by the Wells Planning Board, land designated Open Space on a developer's plan shall initially be:

- A) retained by the developer
- B) deeded to the HOA.

If Open Space or any land is to be sold or donated to the Town, it must first be approved by the Inhabitants of the Town Of Wells."

I do not believe the Town should be a holder of land, even HH's 400 acres. Everything that can be accomplished by a deed can be accomplished by an easement.

Looking forward to hearing from you.

Best regards, Dennis
Sent from my iPhone

Mike Livingston

From: Keeley Lambert
Sent: Friday, December 17, 2021 3:17 PM
To: Mike Livingston
Subject: RE: Land value

Hi Mike,

With the land being 458.78 acres and a back acre value of \$3,000 per acre, that totals \$1,376,340. With our current tax rate of \$10.52 per thousand the tax dollars to the town would equal \$14,479.10. Hope this helps with what you needed.

Have a wonderful weekend.

Keeley

Keeley-Anne Lambert, CMA
Town of Wells Assessor
207-646-6081
208 Sanford Rd
Wells, ME 04090

From: Mike Livingston <mlivingston@wellstown.org>
Sent: Friday, December 17, 2021 2:09 PM
To: Keeley Lambert <klambert@wellstown.org>
Subject: RE: Land value

Thanks, any luck finding the one for VHP. The acreage was 458.78.

Michael G. Livingston, PE
Town Engineer/Town Planner
Town of Wells, Maine

From: Keeley Lambert <klambert@wellstown.org>
Sent: Friday, December 17, 2021 11:36 AM
To: Mike Livingston <mlivingston@wellstown.org>
Subject: FW: Land value

Keeley-Anne Lambert, CMA
Town of Wells Assessor
207-646-6081
208 Sanford Rd
Wells, ME 04090

From: Keeley Lambert
Sent: Tuesday, December 7, 2021 8:29 AM

Mike Livingston

From: Keeley Lambert
Sent: Friday, December 17, 2021 11:36 AM
To: Mike Livingston
Subject: FW: Land value

Keeley-Anne Lambert, CMA
Town of Wells Assessor
207-646-6081
208 Sanford Rd
Wells, ME 04090

From: Keeley Lambert
Sent: Tuesday, December 7, 2021 8:29 AM
To: Larissa Crockett <lcrockett@wellstown.org>
Subject: Land value

Good morning Larissa,

The land in question that will be given to the town is 18.96 acres. We value extra acreage at \$3,000 an acre currently. That being said the total valuation on that land is \$56,880 with a tax revenue of \$598.38 for this year with our tax rate set at \$10.52 a thousand.

Let me know if there is anything else I can help with.

Have a great day,
Keeley

Keeley-Anne Lambert, CMA
Town of Wells Assessor
207-646-6081
208 Sanford Rd
Wells, ME 04090