

## REGULATORY PROGRAMS

### Land Use, Development and Resource Protection Implementation Program

Action	Responsibility	Priority
1. Appoint a Comprehensive Plan Implementation Committee (CPIC) to initiate and monitor Plan implementation.	Board of Selectmen	Immediate
2. Revise the zoning districts and requirements for those districts identified and described in the Land Use Section.	CPIC with Planning Board	Immediate-Short
3. Revise the official zoning map to incorporate critical rural and transitional zones put forth in the Future Land Use Plan.	CPIC with Planning Board	Immediate
4. Revise the cluster ordinance in the Land Use Ordinance based on the Comprehensive Plan's Policies.	CPIC with Planning Board	Immediate
5. Establish a program to ensure there is proper inspection of all septic system installations and a program to monitor septic system performance in/or adjacent to the Branch Brook Critical Rural areas.	CPIC	Short
6. Maintain the current buffer around surface water bodies and wetlands in the Land Use Ordinance to prohibit septic systems and other uses with the potential to contaminate both the groundwater and the groundwater/ surface water interface.	CPIC with Planning Board	Short
7. Continually integrate the State of Maine Guidelines for Municipal Shoreland Protection, as may from time-to-time be revised, into the local land use regulations.	CPIC with Planning Board	On-going
8. Revise local subdivision and site plan review regulations to require stormwater management, erosion and sediment control and landscaping plans including a reference to a suitable guidance document that requires currently accepted Best Management Practices.	CPIC with Planning Board	Immediate
9. Require all applications for subdivision and site plan review investigate and map the presence of any significant wildlife habitat and habitat for state rare or endangered species that may not have been previously mapped.	CPIC with Planning Board	Short
10. Amend the land use code and subdivision regulation to require a timber-cutting permit prior to construction of any large-scale activity.	CPIC with Planning Board	Immediate
11. Retain the currently designated buffers along rivers and streams in the Town's Land Use Ordinance to maintain the quality of these areas for wildlife and fishery habitat.	Citizens	On-going
12. Implement the Flood Mitigation Policies and Implementation Strategies.	CPIC	Short

13. Adopt Town Character and Appearance standards to implement adopted Policies.	CPIC	Short
14. Adopt an ordinance to prohibit the placement of merchandise in building setbacks.	Board of Selectmen	Immediate

### **Residential Growth Management Implementation Program**

1. Appoint a Growth Management Committee to develop alternative strategies to the existing Residential Growth Management Ordinance (growth cap) within a three-year period from the adoption of the Comprehensive Plan. The Committee will examine the potential of growth management strategies such as: a differential growth cap, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), Impact Fees and other innovative planning tools.	Board of Selectmen	Immediate
2. Temporarily maintain the existing Residential Growth Ordinance for a period of no more than three years while the Growth Management Committee works to implement an alternative system to replace it.	Growth Management Committee	Short

## **NON-REGULATORY PROGRAMS**

### **Capital Improvement Implementation Program**

1. Program public facility improvements through the Capital Improvement Program (CIP) based upon the Comprehensive Plan's policies, implementation programs and an appropriate system of priorities.	Capital Improvement Program Committee	Immediate-Ongoing
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### **Open Space/Land Acquisition and Protection Implementation Program**

1. Work with the KKWWD to acquire key parcels of land with high value for ground water protection through fee simple acquisition or conservation easement.	Board of Selectmen	Immediate-Ongoing
2. Establish a Committee to review and assess the quality of current wetland management within Wells and, if deemed appropriate, establish guidelines for a local wetland regulation.	Board of Selectmen	Short
3. Establish a program to identify, prioritize and protect high value freshwater wetlands including those containing vernal pools.	Conservation Commission	Short
4. Within areas of Wells designated as Rural Use, seek to maintain large parcels of land and to ensure that wildlife habitats are connected by travel corridors through both regulatory and non-regulatory means.	CPIC with Board of Selectmen, Planning Board and Conservation Commission.	Immediate
5. Charge the Conservation Commission or establish an open lands protection committee to identify and	Board of Selectmen	Immediate

prioritize high value open lands for protection and management including wetlands, wildlife habitat, forestry and agriculture.		
6. Establish a program to work with landowners with high value habitats to protect these areas.	Board of Selectmen	Immediate-Ongoing
7. Appoint a Committee to recommend specific implementation programs to assure public access to beaches, manage beach use, protect the physical quality and create transportation links.	Board of Selectmen	Short
8. Establish a graphic inventory of all sand dunes on the Town's Geographic Information System (GIS) and update as new data becomes available. Ensure that any landowner with property on a sand dune obtain any necessary state permits prior to obtaining any local permits.	Office of Planning and Development	Short
9. Continue to support the Conservation Commission's use of the Town of Wells' Land Ranking System to identify and prioritize lands with significant wetlands, groundwater sources, scenic view sheds, wildlife habitat, agriculture and forestry uses, outdoor recreation, and other values; and to make recommendations for their protection through the development of an open space plan. The plan will contain input from community recommendations to identify large land tracts throughout the Town within which a conservation area of significant size could be located.	Board of Selectmen	Immediate-Ongoing
10. Employ the classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.	Planning Board and Conservation Commission	Immediate
11. Expand funding of the Town's Land Bank Fund to provide for adequate public open space in the Town of Wells.	Board of Selectmen	Immediate
12. Charge the Conservation Commission to work with land owners and other reservation groups, such as the KKW Water District, Great Works Regional Land Trust, The Nature Conservancy, the Rachael Carson National Wildlife Refuge, and the State and Federal Government to leverage existing for open space in areas of mutual concern such as Branch Brook Area, Fenderson Wildlife Commons, the Tatnic Region and the Great Heath.	Board of Selectmen	Immediate
13. Encourage prospective developers to preserve key open space parcels	Planning Board, Conservation Commission	Immediate-Ongoing

## Planning and Management Implementation Program

<b>Plans and Policies Preparation</b>		
1. Prepare a local Development Plan for Harbor Management that addresses harbor use issues, marine resource protection, adjacent land use and public access.	Harbor Committee	Short
2. Review and implement the Wells Bay Regional Beach Management Plan.	Board of Selectmen	Short
3. Initiate a study to determine the feasibility of an underground utilities program for Routes 1 (Post Antiques and Arts Corridor) and 9/109 and coordinate with future major construction.	Board of Selectmen	Short
4. Encourage educational programs to use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.	CPIC	Immediate
5. Continue to review the Town's Land Use Ordinance to ensure that the quality of the ground and surface waters are protected.	CPIC	Immediate-Ongoing
6. Prepare and adopt Development Plans for the Wells Post Road Antiques and Arts Corridor (Route 1); Route 9/109; and the Wells Transportation Center.	CPIC with Planning Board	Short-Long
7. Establish a graphic inventory of all sand dunes on the Town's Geographic Information System (GIS) and update as new data becomes available. Ensure that any landowner with property on a sand dune obtain any necessary State permits prior to obtaining any local permits.	CPIC with Planning Staff	Long
8. Update the local harbor management plan that addresses harbor location and use issues, jetty issues, marine resource protection, adjacent land use and public access. The updated plan should be submitted to the Maine State Planning Office for approval and become a part of the Comprehensive Plan.	CPIC with Harbor Committee	Intermediate
9. Enable the Conservation Commission to review and comment on public or private plans involving open space areas identified via natural resource data, as high value wildlife habitat, before the Town's reviewing authority makes any decision on the plan.	Board of Selectmen	On-going
10. Enable the Conservation Commission to continue to review foreclosed properties and other land proposed for public auction to determine its suitability for retention as conservation land.	Board of Selectmen	On-going
11. Work with landowners with high value habitat to protect these areas using tools such as acquisition, education, collaborative management, as well as economic incentives such as Tree Growth, Open Space and Critical Habitat Programs.	Conservation Commission	On-going

12. Produce public education and outreach materials that inform the public about their conservation options and the natural history of Wells.	Conservation Commission	Immediate-Ongoing
13. Use Fenderson Wildlife Commons and other locations for environmental education opportunities for the students of the Wells/Ogunquit Community School District and the public.	Conservation Commission with School District	On-going
14. Use up-to-date State Inland Fisheries and Wildlife maps of wetlands and Threatened and Endangered species (See Appendix) as well as open space priorities as identified by the Wells Conservation Commission, when evaluating subdivision applications. In the event the proposed subdivision is in an area where such resources exist, the Conservation Commission will make recommendations for the building and open space locations.	Planning Board with Conservation Commission	On-going
15. Work with the KKWWD to acquire key parcels of land with high value for ground water protection through fee simple acquisition or conservation easement.	Board of Selectmen	On-going
16. Establish a Committee to review and assess the quality of current wetland management within Wells and, if deemed appropriate, establish guidelines for a local wetland regulation.	Board of Selectmen	Short
17. Establish a program to identify and prioritize and protect high value freshwater wetlands including vernal pools.	CPIC	Short
18. Evaluate the use of impact fees for new development.	Growth Management Committee	Short
<b>General Planning and Management</b>		
1. Maintain a coordinated, accurate system for data management that allows for efficient transfer of uniform data and information from one department to another including geographic information.	Board of Selectmen with Town Manager	On-going
2. Continue to review the needs of all other community facilities to determine the need for replacement or additions including, but not limited to: fire substations, police station, highway department and recreational facilities.	Board of Selectmen with Town Manager	Immediate-Ongoing
3. Continue to monitor all town-owned properties and resources to ensure that there is a program for ongoing capital maintenance, repairs and acquisition.	Board of Selectmen with Planning Board, Capital Improvement Program Committee and Conservation Commission.	Immediate-Ongoing
4. Program public facility improvements through a Capital Improvement Program (CIP) that is based upon the Comprehensive Plan's policies and implementation strategies and an appropriate system of priorities.	Board of Selectmen with Planning Board and CIP Committee.	Immediate-Ongoing

5. Develop and implement Town planning and management educational programs for volunteers of all ages involved in the business of the community which use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.	Planning Board with Office of Planning and Development	Short
6. Establish a monthly inter-department/inter-board newsletter to communicate appropriate information among the Town departments and town committees and commissions.	Town Manager	Short
7. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.	Board of Selectmen with Town Manager	Immediate
8. Work directly with the businesses and community groups of Wells to determine areas where cost sharing for municipal facilities and services may be appropriate.	Town Manager	Immediate
9. Establish a continuing program for re-evaluating the policies and implementing the programs established by the Comprehensive Plan.	CPIC with Board of Selectmen	Short-Ongoing

### **Regional/Intergovernmental Cooperation Implementation Program**

1. Continue the cooperative relationship with the Wells National Estuarine Research Reserve to expand the water quality monitoring program with annual monitoring results and analysis made available to the Town.	Shellfish Commission	Immediate
2. Work with adjacent communities to maintain water quality standards for surface waters that occur in more than one community. Specifically, work with the Towns of Sanford and Kennebunk to undertake policies and programs for the protection of the Branch Brook watershed and aquifer and Merriland River.	Board of Selectmen	Immediate
3. Ensure that the water quality of Ell Pond is not degraded by working with the Town of Sanford to implement a consistent set of standards for water quality protection.	Board of Selectmen	Short
4 Continue to work with appropriate state agencies and the Wells National Estuarine Research Reserve to manage point and non-point source pollution into the harbor and estuary to ensure appropriate water quality levels for shell fish harvesting and other marine recreation activities	Board of Selectmen	On-going
5. Work cooperatively with the Maine Inland Fisheries and Wildlife to manage and protect high value habitat and areas for significant habitat and rare and endangered species.	Board of Selectmen	Immediate

6. Continue to work with the Department of Marine Resources and the DEP to ensure the viability of the recreational shellfish harvesting program and prohibit any commercial harvesting.	Shellfish Commission	Immediate
7. Actively participate with the MDOT in the US Route 1 Corridor Study and on the Route 109 Improvement Program between Exit 19 and the High Pine area.	Board of Selectmen	Immediate
8. Work cooperatively with the MDOT to ensure that there is proper planning and implementation of projects in Town.	Board of Selectmen	Immediate-Short
9. Participate in the MDOT Regional Needs Assessment process in order to coordinate local transportation planning with the regional and State effort and to become aware of funding and program opportunities.	Selectmen	Immediate
10. Continue to work with the Maine Turnpike Authority in the negotiation for a major bus company to provide Boston to Portland bus service with a stop at the Transportation Center and for bus service from the Center to link surrounding communities. Transportation Center and for bus service from the Center to link surrounding communities.	Board of Selectmen	Immediate-Ongoing
11. Establish an ongoing dialogue with the water and sewer utility districts to ensure that they are aware of the growth area designations as well as other land use policies of this Plan.	Board of Selectmen	Immediate
12. Work cooperatively with the Maine Department of Transportation for a new Turnpike interchange between Wells and Ogunquit to ease traffic congestion on Route 1.	Board of Selectmen	Short
13. Continue to work with the Town of Sanford on the Route 109 corridor study and implement its recommendations when complete.	Town Manager and Planning staff	Immediate-Ongoing
14. Continue to participate in the Coastal Explorer planning process to evaluate and improve trolley service to adequately meet the needs of the community and the region.	Town Manager and Planning staff	Immediate-Ongoing

### **Historic Preservation Implementation Program**

1. Seek Local Government Certification with the State Historic Preservation Office to be eligible for matching grants to assist the work of the Wells Historic Preservation Commission.	Historic Preservation Commission with Historical Society	Immediate
2. Continue to support the identification and documentation of historic and archaeological resources for purposes of building a written and photographic record that can be used to maintain and protect these valuable community resources.	Board of Selectmen	Immediate-Ongoing

3. Identify scenic historic landscapes resources areas including agricultural lands and fields, rock walls, etc	Historic Preservation Commission	Immediate-Short
4. Manage the “Gateways” or major roadway entrances into the Town of Wells to protect their historic community character and ensure that any new development be consistent with this character.	Historic Preservation Commission	Short
5. Continue and enhance the education and outreach program for both the residents and visitors to Wells about the Town’s historic and archaeological resources.	Historic Preservation Commission	Ongoing
6. Work with public and private groups to establish a permanent heritage trail that would include a map and permanent markers for specific historic properties	Historic Preservation Commission	Short
7. Encourage more property owners to place their properties on the National Register of Historic Places.	Historic Preservation Commission	Immediate-Ongoing
8. Strengthen requirements in the Land Use Ordinance regarding proximity to and impacts on historic and archaeological resources.	CPIC with Historic Preservation Commission and Planning Board	Short

### **Town Character and Appearance Implementation Program**

1. Initiate a street tree planting programs for Routes 1 and 9/109.	Board of Selectmen with Beautification Committee and Chamber of Commerce, Garden Club	Short
2. Establish a program to preserve scenic views along the Route 1 Corridor and other specific locations as identified by the Scenic Resources Committee.	CPIC	Immediate
3. Identify scenic landscape resource areas including agricultural lands and fields, rock walls, etc	CPIC with Scenic Resources Committee	Immediate-Ongoing
4. Install Town Entrance signs that reflect the traditional New England Traditional New England-Wells Maine Style. See also the recommendation in the Historic Preservation Program.	Board of Selectmen	Short
5. Initiate a street curb and sidewalk improvement program.	CPIC with Capital Improvement Program and Sidewalk Committees	Immediate-Ongoing

### **Transportation and Circulation Implementation Program**

1. Study alternative transportation options to ease congestion on Route 1	Board of Selectmen	Short
2. Reduce the seasonal congestion by providing off street parking adjacent to Route 1 and encouraging residents/ tourists to use the trolley system, the park and ride facility and rideshare programs.	Board of Selectmen	Short

3. Continue to investigate and implement seasonal traffic calming measures in high-density residential and commercial areas, especially adjacent to and east of Route 1.	Board of Selectmen	Immediate- Ongoing
4. Encourage users of alternative transportation modes to use the Wells Transportation Center.	Board of Selectmen	Short
5. Implement the recommendations of the <i>Route 109/9 Corridor Plan</i> .	CPIC	Immediate-Short
6. Prepare Development Plans for Streets, Sidewalks and Bikeways.	CPIC	Immediate-Short
7. Prepare and fund a roadway improvement program with priorities for inclusion in the Town's Capital Improvement Program (CIP). This process will provide formal notice to all concerned regarding the Town's intention for future roadway improvements.	CPIC with Board of Selectmen	Short
8. Continue to study alternative routes to ease congestion on Route 1 such as the turnpike exit between Wells and Moody.	CPIC	Short-Ongoing
9. Build the connection between College Drive and Mile Road.	Board of Selectmen	Short
10. Continue the firm policy ensuring that all roads accepted as public Town roads be built and constructed to the Town's roadway standards.	Road Commissioner	On-going
11. Consider establishing an impact fee for all roads accepted as public town roads appropriate for the impact of the development on Town services.	Board of Selectmen, Growth Management Committee	Short
12. Establish a committee to evaluate and improve the trolley service to adequately meet the needs of the community.	Board of Selectmen	Immediate
13. Provide screened off street parking adjacent to Routes 1 and 109.	Board of Selectmen	Short
14. Encourage residents and tourists to use the trolley system in conjunction with the off street parking areas, the park and ride facility and rideshare programs.	Board of Selectmen	Short
15. Consider the use of private mass transit	Board of Selectmen	Long
16. Establish a committee to prepare a Development Plan for Bicycle Ways and Trails based on existing regional and local data and plans and also consider their relationship to sidewalks and other pedestrian ways. Said pedestrian /bicycle paths will be for non-motorized vehicles, i.e., no ATV, 4 wheelers, minibikes, etc.)	Board of Selectmen	Immediate
17. Have the Bicycle Ways and Trails Committee review local or state roadway improvements and where possible connect existing trails in Town and eventually connect with the Eastern Trail.	Board of Selectmen	Immediate
18. Continue to investigate and implement seasonal traffic calming measures in high density residential and commercial areas, especially adjacent to and east	Board of Selectmen	Short

of, US Route. Also, identify appropriate locations for pedestrian sidewalks, crosswalks, and signage to enhance pedestrian safety and traffic calming.		
19. Plan for the expansion of the rideshare/vanpool facilities as the usage increases.	CPIC	Long
20. As the central area of Town develops, plan for appropriate multi-modal linkages using sidewalks, trails and bicycle paths.	CPIC	Long
21. Develop a comprehensive sidewalk and streetscape program for Route 109 east of the Turnpike.	Board of Selectmen	Immediate
23. Effectively utilize the new internal Transportation Center access road and the existing traffic signal at Route 109.	Planning Board	Immediate-Ongoing

### **Economic Development Implementation Program**

1. Establish a non-profit economic development corporation (EDC) whose responsibility would be to market Wells and its resources to companies who would be compatible with the Town's existing small-town character, scale and market	Board of Selectmen	Immediate
2. Identify areas in Town that would be suitable for future wholesale commercial, research and development or low-impact businesses such as the Crediford Road Area. These areas should have good access to the local and regional highway network and be consistent with the Land Use goals and policies.	CPIC with Planning Board and EDC	Short
3. Identify and attract companies that would be suitable for Wells.	EDC	Short
4. Identify and attract companies that would be suitable for Wells and would also complement the existing business environment. Such businesses could take advantage of Wells' environmental resources as tourist attractions and could include bicycle/kayak touring, small restaurants, personal service establishments, business service and repair, and arts and crafts-type shops.	EDC	Short
5. Establish a revolving loan fund coordinated with the local Chamber of Commerce and fund through local financial institutions to encourage small business development.	EDC	Long
6. Retain and expand existing businesses by facilitating technical assistance and training through State sponsored economic development programs as well as business planning and management workshop.	EDC	Short
7. Participate in the Southern Maine Regional Economic Development Program for technical assistance.	EDC	Immediate
8. Foster the development of home occupations and	EDC	Short

cottage industries that are consistent with Wells' rural, small-town character. Review land use regulations and revise, if necessary, standards for home occupations that provides opportunity for small business yet minimizes impact on adjacent uses or the environment.		
9. Establish a committee to explore ecologically oriented tourist opportunities. Said committee should include representatives from business and natural resource oriented organizations such as the Wells National Estuarine Research Reserve, Laudholm Trust, Nature Conservancy, Great Works Regional Land Trust, and the Rachel Carson National Wildlife Refuge and the Mount Agamenticus Regional Trust.	Board of Selectmen	Immediate
10. Continue to maintain Wells Harbor as an active harbor that provides access, service and mooring facilities for both commercial, marine-related vessels and recreational boats.	Board of Selectmen	Ongoing
11. Continue to support the farmers' market community.	Board of Selectmen	Ongoing

### **Housing Implementation Program**

1. Adopt the Maine State Housing Authority (MSHA) definitions of affordability for York County and update affordability targets as new MSHA data are available	CPIC	Immediate, ongoing
2. Continue to allow housing for the senior population in growth and transitional areas and allow higher densities for this age group than other types of housing through a density bonus program where the facility can be served by public sewer and water.	CPIC	Immediate
3. Establish incentives such as those currently allowed for congregate housing to encourage the development of senior housing as long as the development is consistent with the goals and policies of this Comprehensive Plan	Planning Board	Short
4. Revise the mobile home regulations to ensure that they meet the State law for mobile home parks and mobile home park expansion. Such regulations must provide standards to minimize the impact on the Town's services, natural and cultural environment and be respectful of adjoining neighborhoods.	Planning Board	Immediate
5. Review the zoning ordinance and subdivision regulations to ensure that housing density is consistent with the Land Use Plan, is directed to Growth Areas of the community and is consistent with the capacity of municipal services to ensure new or redeveloped sites. See also Policies and	Planning Board	Immediate

Recommendations for Land Use.		
6. Review town land use ordinances to determine if these regulations can be revised to encourage more affordable housing.	CPIC	Immediate
7. Work with other communities to create a regional non-profit housing organization to foster affordable housing programs for low-and moderate-income families. Such a group could: a. Ensure that local land use regulations do not present a barrier to the development of affordable housing. b. Work cooperatively with nonprofit organizations and private developers to provide opportunities for affordable housing. c. Seek loans and grants from the State of Maine; d. Work with area banks through the Community Reinvestment Act. e. Consider the use of Town-owned land for affordable housing programs.	Board of Selectmen	Short
8. Adopt or revise provisions in the land use and building codes to provide greater opportunities for the rehabilitation of low- and moderate-income properties.	Planning Board	Short
9. Provide opportunities for multiple uses of buildings, including housing, in commercial areas of the community.	Planning Board	Short
10. Ensure that any revisions to the Growth Management Ordinance retain or expand the exemptions for affordable family and senior housing.	Growth Management Committee	Short
11. Work with York County Community College and the development community to pursue a student housing development in the vicinity of the college.	Board of Selectmen	Short

### **Public Facilities and Services Implementation Program**

<b>General</b>		
1. Monitor the space needs of Town Hall and consider future expansion as he need arises to ensure high quality and efficient level of service.	Selectmen	Immediate-Ongoing
2. Continue to review the needs of all community facilities to determine the need for replacement or additions including, but not limited to: fire substations, police station, highway department and recreational facilities.	Selectmen	Immediate-Ongoing
3. Continue to monitor all Town-owned properties and resources to ensure there is a rational basis for capital maintenance, repairs and acquisition.	Selectmen, Town Manager	Immediate-Ongoing
4. Program public facility improvements through a	Selectmen with	Immediate-Ongoing

Capital Improvement Program (CIP) based upon the policies and actions from this Comprehensive Plan and an appropriate system of priorities.	Capital Improvement Program Committee	
5. Encourage educational programs that use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.	CPIC with School District	Long
6. Establish a monthly inter-department/inter-board newsletter to communicate appropriate information among the Town departments and Town committees and commissions.	Board of Selectmen	Short
7. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.	Board of Selectmen	On-going
8. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.	Board of Selectmen	Immediate
9. Work directly with the businesses and community groups of Wells to determine areas where cost sharing for municipal facilities and services may be appropriate.	Town Manager	On-going
<b>Fire Protection</b>		
1. Continue the program of installing dry hydrants.	Board of Selectmen	On-going
2. Adopt a specific development plan for fire protection addressing issues such as volunteer fire fighting resources, fire ponds, dry hydrants and response times. Said plan shall become part of the Comprehensive Plan.	Board of Selectmen	Short
3. Adopt an ordinance to require either the installation of fire ponds or payment by a developer into a fire protection fund where the development is not on Town water and installation of fire dry hydrant or pond to serve the development in not feasible.	Board of Selectmen	Immediate
<b>Parks</b>		
1. Adopt a specific development plan for parks and recreation facilities addressing issues such as maintenance of current facilities and acquisition of new facilities to meet Town needs. Said plan shall become part of the Comprehensive Plan.	Board of Selectmen	Short
<b>Public Lands</b>		
1. Continue to plan and manage publicly owned lands to meet Town needs consistent with the Comprehensive Plan and where possible maximize their asset and environmental resource value.	Board of Selectmen with Planning Board and Conservation Commission	On-going
2. Employ the Town's land ranking classification system for existing and future Town owned lands for the purposes of conservation, recreation and facility needs.	Planning Board and Conservation Commission	On-going

## Public Utilities Implementation Program

1. Continue the program of installing dry hydrants.	Planning Board	Immediate
2. Conserve the Town's financial and environmental resources through group purchasing and waste reduction and recycling.	Selectmen, Town Manager	Short
3. Program public utility improvements that are based upon the policies and actions from this Comprehensive Plan and an appropriate system of priorities	Planning Board, Selectmen	Immediate-Ongoing
4. Approve new developments that rely on public water only when the applicant can prove that adequate water supply for fire protection is available.	Planning Board	Immediate-Ongoing
5. Establish an ongoing dialogue with the water and sewer utility districts to ensure that they are aware of the growth area designations and other land use policies of this Plan.	Board of Selectmen with Planning Board	On-going
6. Reconfigure the Branch Brook Aquifer Protection District to protect the Town's water supply.	Board of Selectmen with Planning Board	Short
7. Cooperate with the Towns of Sanford and Kennebunk to adopt policies and programs to protect the Branch Brook watershed and aquifer.	Board of Selectmen	On-going
8. Continue to review the Town's land use regulations to ensure the quality of the ground and surface waters are protected through the proper management of wastewater and stormwater from residential, commercial and community sources.	Board of Selectmen with Planning Board	On-going
9. Prepare a specific Development Plan for drainage.	Board of Selectmen	Short
10. Work with appropriate utility companies to program public utility improvements based upon the Comprehensive Plan's policies and implementation programs and an appropriate system of priorities.	Board of Selectmen with CPIC	On-going
11. Approve new developments that rely on public water only when the applicant can prove adequate water supply for fire protection is available.	Planning Board	On-going
12. Continue to explore and implement methods to reduce, re-use and re-cycle Town waste.	Board of Selectmen	On-going
13. Continue to work with wireless, cable and data utility system providers to ensure state of the art facilities are available for residents and economic development.	Board of Selectmen	On-going
14. Explore the feasibility of implementing a program to locate overhead utility wires along key roads, (e.g. Route 1, 9/109, 9 and 109) underground over time.	CPIC	Short

## Flood Hazard Mitigation Implementation Program

<p><b>Planning</b></p> <p>1. Establish a Flood Hazard Mitigation Committee to ensure the Plan remains current. Review this Plan once a year and update it every three years.</p>	Board of Selectmen	
<p><b>Prevention</b></p> <p>(Prevention activities include planning and zoning, open space preservation, floodplain development regulations, stormwater management, drainage improvements and pre-disaster mitigation activities.)</p>		
<p><b>Land Use Planning Activities</b></p> <p>1. Identify local and state policies, programs and practices that directly or indirectly promote growth and development in the Special Flood Hazard Area and increase the potential for coastal damage due to flooding conditions. Once these policies and programs have been updated, recommend policy and regulatory changes that will discourage growth and development in the Special Flood Hazard Area.</p>	FHMC	Short
<p>2. Work with local, state and federal conservation organizations such as the U.S. Fish and Wildlife Service to identify and acquire parcels in the Special Flood Hazard Area that have the potential to reduce the risk from flooding.</p>	FHMC	Short
<p>3. Consider the inclusion of a floodplain management criteria as the Town formulates its open space strategy for management and acquisition of open space lands.</p>	Conservation Commission	Short
<p>4. Amend the Town’s Floodplain Management Ordinance (Chapter 115) to be consistent with State requirements after the Town has accepted the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM).</p>	Board of Selectmen	Short
<p>5. Review the findings and conclusions of the Wells Bay Planning Committee to determine what recommendations should be included in the Town’s floodplain management program and public education activities.</p>	CPIC	Short
<p><b>Stormwater management and drainage improvements</b></p> <p>1. Conduct an inventory of all culverts and bridges to determine their adequacy to handle the 100-year flood event i.e., determine their capability to provide for the efficient runoff of peak stormwater discharge and to prevent localized flooding conditions.</p>	Town Manager	Short
<p>2. Seek the assistance and cooperation of landowners to gain access to drainage ways so debris can be removed to improve drainage. Because the existing drainage ways have become plugged over time and</p>	Board of Selectmen	Short

there is a 1 to 1 ½ feet change in elevation, some coastal areas experience minor and, on occasion, moderate flood conditions. This should restore to some degree the drainage system function.		
3. Initiate a regular program to clean out and maintain existing catch basins on public lands or rights-of-way so that they can retain an adequate amount of water during periods of peak discharge.	Town Manager	Short
4. Ensure that all proposed developments have an acceptable stormwater retention plan and drainage plan as part of the subdivision and site plan review process.	Planning Board	On-going
5. Adopt regulations for stormwater management.	Board of Selectmen	Short
<b>Property Protection</b> (Property protection activities include relocation, acquisition, demolition, building elevation, flood retrofitting, retrofitting and insurance. The Town should consider focusing its initial efforts on the seven repetitive loss properties.)		
1. Conduct a flood hazard audit and analysis of the seven repetitive loss properties located on Atlantic and Ocean Avenues and Webhannet Drive to determine how the risks can be reduced.	FHMC	Immediate
2. Ensure that all critical public facilities such as the Wells Sanitary Sewer District facilities and the KKW's water system plant are properly floodproofed to prevent the infiltration of floodwaters. These facilities should be adequately insured against the risk of flood damage.	Board of Selectmen	Short
3. Identify residential and commercial properties in the Special Flood Hazard Area that would be appropriate candidates for structural improvements such as elevation and retrofitting to reduce the risk of flood damage.	FHMC	Short
4. Work with property owners within the floodplain to identify loan programs for floodproofing or other appropriate mitigation activities for structures located within the Special Flood Hazard Area.	FHMC	Short
5. Initiate a pilot mitigation program to provide additional incentives for residential and commercial buildings located in the flood hazard area. For example, if a sufficient number of projects were generated in a localized area, a local contractor may be able to offer a discount to property owners who wish to elevate or retrofit their structures.	FHMC	Short

<p><b>Natural Resource Protection</b>  (Natural resource protection includes dune stabilization, beach nourishment, wetland protection, and erosion and sediment control measures and best management practices.)  1. Seek engineering assistance to review the Town’s practice of relocating sand to the eroded beach area at the beginning of Laudholm Beach at the northeastern part of Drake’s Island.</p>	Board of Selectmen	Short
<p><b>Emergency Services</b>  (Emergency services include flood warning, flood response, critical facilities and public health and safety maintenance.)  1. Review and update the Town’s local Emergency Response Plan. Since the Plan was first prepared, changes in land use have occurred with new commercial and industrial development, and in the emergency planning context, such as the flood warning notification system, the updated evacuation plans and the Emergency Alert System (EAS). An updated Emergency Response Plan should reflect these changes.</p>	FHMC	Immediate
<p>2. Conduct a tabletop flood response drill once a year to test the notification and communication procedures, the responders’ knowledge of their procedures and the extent of local resources such as sandbags, barricades, generators and shelters.</p>	FHMC	Short
<p>3. Provide additional support to the Town’s Emergency Management Director in the form of a computer and part time administrative assistance.</p>	Board of Selectmen	Short
<p><b>Structural Projects</b>  (Structural projects include seawalls, floodwalls and beach nourishment.)  1. Continue to repair and improve the seawall footing along Webhannet Drive by placing sheet pile facade in from the existing seawall. This project provides protection from storm and flood damage to properties along Webhannet Drive. The project should continue for approximately 1,500 feet at an estimated cost of \$1,600,000. This project should be completed over a 5 to 7 year period</p>	Board of Selectmen	Short
<p>2. Monitor the results of the recently completed beach nourishment program so that minor alterations can be made, as needed.</p>	Conservation Commission	Short
<p><b>Public Information</b>  (As one of the initial members in the Community Rating System (CRS) program, Wells has been active in various public information and education programs</p>	FHMC	Short

<p>associated with an effective floodplain management program.)</p> <ol style="list-style-type: none"> <li>1. Initiate public information activities including providing: <ol style="list-style-type: none"> <li>a. FIRM map information;</li> <li>b. Technical assistance on the floodplain regulations and flood mitigation activities;</li> <li>c. Information at the library;</li> <li>d. Outreach projects;</li> <li>e. Real estate disclosure</li> <li>f. Environmental education and</li> <li>g. Coordination with adjacent communities.</li> </ol> </li> </ol>		
<ol style="list-style-type: none"> <li>2. Prepare a public information brochure that describes in detail the comprehensive nature of the Town's floodplain management program.</li> </ol>	FHMC	Short
<ol style="list-style-type: none"> <li>3. Establish a committee of concerned flood hazard property owners who are advocates of the Town's floodplain management efforts. Use the committee as a sounding board for new ideas and initiatives regarding an effective floodplain management program.</li> </ol>	Board of Selectmen	Short
<ol style="list-style-type: none"> <li>4. Use the community cable access program to publicize the Town's floodplain management programs.</li> </ol>	FHMC	Immediate

