

Appendix C

Conservation Commission Recommended Land Use Classification
System for Town Owned Land

(as it appeared in the April 2002 Adopted Comprehensive Plan)

DRAFT

Owen Grumbling July 13, 2000; July 14; Oct. 9, 2001; GRM 10-29-01, 11-29-01

USE DESIGNATIONS FOR LAND OWNED BY THE TOWN OF WELLS

The following use designations will be applied by the Board of Selectmen, with the advice of appropriate departments, committees, and the public, to the inventory of lands owned by the Town. The designations will define and limit uses to which a parcel may be put as long as it remains so designated. Unclaimed land or delinquent tax land may be retained by the Town if deemed by the Selectmen as valuable in one of these use categories. The Planning Board [Conservation Commission] will be responsible for reviewing the Town's inventory of land, and such lands as may become available to the Town, and will recommend appropriate designations to the Selectmen.

Conservation Lands

The purposes of the Town's Conservation Lands are to sustain wildlife by preserving and enhancing habitat; to serve as field sites for environmental education; and to provide the public with opportunities for non-intensive traditional outdoor recreation activities dependent upon undeveloped natural features. Examples of non-intensive traditional outdoor recreation activities are hiking, snowshoeing, skiing, fishing, hunting, birding, picnicking, photography, and orienteering, provided that these activities do not significantly impair the purpose of sustaining wildlife or threaten public safety. The Town may log Conservation Lands only if there is no significant overall impairment of wildlife habitat. In the case of donated lands, logging will take place only if consistent with the intent of the donor. Logging activity will proceed according to a management plan written by a certified forester which will be recorded in the Town Assessor's office.

A parcel of Conservation Land that is suitable in size, access, and resource features may additionally be designated as "Wildlife Commons." A Wildlife Commons, such as the *Fenderson Wildlife Commons*, is a site of particular ecological value offering especially good opportunities for outdoor recreation, with appropriate size, access, and natural features that would attract public visitation. Development of the Wildlife Commons will be limited to cutting and marking trails, interpretive signage, creation of access points, and ecological management to enhance habitat.

The Town accepts donations of Conservation Land and such gifts may come with restrictions prohibiting types of development. The decision to accept such lands and the terms of the gift must be approved by the Town's Legislative Body.

Policy regarding the Town's Conservation Lands shall be drafted by the Conservation Commission and recommended by them to the Board of Selectmen. Prior to the Selectmen's decision, the recommendation shall be reviewed and approved by the Planning Board.

Recreation Lands

The purpose of the Town's Recreation Lands is to provide the public with space for intensive recreation involving fields and facilities, such as baseball, softball, tennis, swimming and football. Examples of Recreation Lands include the Walter Marsh Recreation Area and the Harbor Park. Policy regarding the Town's Recreation Lands shall be drafted by the Town's Recreation Department and recommended by them to the Board of Selectmen. Prior to the Selectmen's decision, the recommendation shall be reviewed and approved by the Planning Board.

Facility Land

The purpose of the Town's Facility Lands is intensive use to meet public needs. Examples include the transfer station, town garage, police and fire stations, training grounds, and storage areas. Use of the Town's Facility Lands shall be recommended by various departments to the Board of Selectmen. Prior to the Selectmen's decision, the recommendation shall be reviewed and approved by the Planning Board.

Investment Lands

The purpose of the Town's Investment Lands is to provide revenue to the Town through sale or lease, and to swap with willing sellers in order to acquire property suitable for designation and use as Facility, Recreation, or Conservation Lands. Investment Lands shall be recommended by various departments to the Board of Selectmen. Prior to the Selectmen's decision, the recommendation shall be reviewed and approved by the Planning Board.

