

THE WELLS PLANNING COMMISSION
Meeting Wednesday April 22, 2015 at 7:00 P.M.
Wells Village School Library

Members in Attendance:

Tracee Rupe, Chair, Cherry Hopson, Vice Chair, Felix Reed, and Edgar Corey

Public in Attendance:

None.

Meeting called to order at 7:15 P.M. by Tracee Rupe

Mail / Correspondence: Tracee Rupe indicated that once again there was no mail in the Town Office mail box for the Wells Planning Commission.

Minutes: Motion made by Cherry Hopson to accept the minutes, Motion 2nd by Felix Reed. Tracee Rupe indicated she noticed an error in that the minutes indicated Edgar Corey was at the last meeting but he was not. She suggested that be changed. Motion amended to accept the minutes as amended made by Cherry Hopson, 2nd by Felix Reed Motion, Carried – Minutes accepted with amendment noted.

New Business:

1. FLOOD PLAIN REGULATIONS: Tracee Rupe stated that Sharon Brown had called inquiring about the Flood Plain Regulations due to a concern she had about a piece of excavation equipment in the flood plain. She did not indicate who or where. Tracee advised that she researched the location of the most recent Flood Plain Regulations. The History of the Flood Plain Regulations was discussed and maps were reviewed. It was noted that Joel Davidson was the Administrative Officer for administering the Flood Plain Regulations.

Cherry Hopson inquired if there was a flood plain map on-line.

2. VILLAGE CENTER DESIGNATION: A question had been raised at a prior meeting regarding the benefit of a Village Center Designation. Tracee read a document outlining the benefit including: 5% state tax credit for substantial rehabilitation of certified Historic Buildings, 50% state income tax credit for commercial buildings, 20% federal rehabilitation investment tax credit for income producing properties on the National Register of Historic Places, The State Grant Program gives priority for all grant programs.

Old Business: Tracee is still updating the Town Plan and will try to have it done for the next meeting.

3. MAPS for the Revised Town Plan and LAKESHORE DISTRICT: The Committee reviewed the maps attached to the current Town Plan: Base Map, 2 Natural Resources Map and a Future Land Use Map. The Committee agreed to leave the Lakeshore District as defined rather than changing it to 250' from the mean high water level of the lake to match the State Lakeshore Regulations.

Base Map was reviewed and some of the roads have change or may be incorrect:

1. Butts Hill North has been changed to Ballard Road
2. Coy Hill Road has been re-named Bennett Road

3. Pessler Lane was questioned and appeared to be Endless Brook Road as labeled
4. Upper Road is actually North Road in the Town of Wells
5. The Town Office is located in the wrong spot where it used to be located in Hopson's Store.

4. CENSUS DATA: Tracee indicated that Nora had been helping her locate the Census Data and there is very little 2010 Census Data available on line so we will need to use the 2000 Census Data available. The Commission reviewed some of the Census Data.

5. CHECKLIST FOR NOTICES: Tracee presented a check list for the timing on hearings and notices that need to be done to Amend the Town Plan.

6. MONEY FOR PLANNING COMMISSION: Tracee said that she received an email from the Town Treasurer that there was \$1,083.00 in the Planning Commission designated account and that there is an additional \$500.00 in the budget from the Town which will roll into the General Fund if not used before July 1st however another \$500 was budgeted this year and will be available on July 1st.

Public Comment: None

Felix made a motion to adjourn, Motion 2nd by Cherry Hopson, Meeting adjourned at 9:00.

Next Meeting will be May 27th, 2015 (4th Wed. of the month) at 7:00 at the Wells Village Library.

Respectfully Submitted,

By: _____
Tracee O. Rupe, Secretary