



# TOWN OF WELLS

208 Sanford Road  
Wells, Maine 04090

Offices of the  
Town Manager and  
Board of Selectmen

Tel: (207) 646-5113  
Fax: (207) 646-2935  
TDD (207) 646-7892

**AGENDA**  
**SELECTMEN'S MEETING**  
**Wells Activity Center**  
**Tuesday, April 5, 2016**

**5:30 p.m.: Executive Session(s):**

#1 Consultations with the Town Attorney pursuant to 1 M.R.S.A. § 405(6)(E) concerning pending litigation with Barefoot Cottage Homes Condominium Association and follow up regarding the 1.22.16 Mediation Session.

Followed by-

#2 Acquisition of real property 1 M.R.S.A. § 405(6)(C) - Meeting with Town Attorney on the negotiations to purchase the Cumberland Farms Route One Property.

**6:30 p.m.: Workshop with the Budget Committee on FY'17 Budget and additional Warrant Article for consideration and recommendation.**

**7:00 p.m. – SELECTMEN'S MEETING**

**Presentation of the 2015 Town Report Dedication**

**MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS**

1. Joint Public Hearing with the Budget Committee on the proposed FY'17 budget; the proposed financial Warrant Articles which will be voted by referendum ballot on June 14, 2016.
2. Public Hearing on vote on selling back to the Timeshare Managing Entity Group for SeaTern Condominiums two Tax Foreclosed Timeshare Units, per section 3.4(A)(2) of the Town Charter. The two units are.

3. Las Olas Maine LLC, dba: Las Olas Taqueria, 1517 Post Road, Wells, application for a full-time Malt and Spirituous Liquor License. (R)
4. Troy R. Brown, dba: Wells Beach Lobster Pound Inc., 321 Webhannet Drive, Wells, application for a full-time Malt and Vinous Liquor License. (R)
5. Sue Ramatowski, dba: Stress Escapes, 331 Loop Road, Wells, application for a Massage Establishment/Therapist. (R)
6. Charles J. Bashaw, dba: Drakes Island Charters, 84 Drakes Island Road, Wells, application for a Commercial Recreation Business License. (R)
7. James Shaw, dba: Karen Ann, 150 Hiltons Lane, Wells, application for a Commercial Recreation Business License. (R)
8. Peter T. Sage, dba: Sage Fishing, 69 Ox Cart Lane, Wells, application for a Commercial Recreation Business License. (R)
9. Anthony Barbano, dba: Ocean Jet Ski Rentals, 18 Old Orchard Lane, Saco, application for a Commercial Recreation Business License. (R)
10. Mark L. Driscoll, dba: 3 Ladies Fishing, 200 Atlantic Avenue, Wells, application for a Commercial Recreation Business License. (R)
11. Donnell Sayward, dba: Don's First Light, 533 Coles Hill Road, Wells, application for a Commercial Recreation Business License. (R)
12. Claude and Phillip Breton, dba: Breton's Bike & Fly Shop, 879 Post Road, Wells, application for a Commercial Recreation Business License. (R)
13. Daniel Durgin, dba: Sea-Gar Charters, 17 Clifford Lane, Wells, application for a Commercial Recreation Business License. (R)
14. Good News
15. Open to the Public (10 minutes)

## **CURRENT AGENDA ITEMS**

1. Review and action on Accounts Payable and Payroll Warrants.
  - a) Discussion and action on approving the Warrant(s) dated April 5, 2016.
2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
  - a) Discussion and action on WEMS request for reconsideration on trading the fourth ambulance in during their new ambulance purchase.
  - b) Discussion and action to certify the Referendum Articles for the June 14, 2016 ballot.

- c) Discussion and action on signing the 2016 Annual Town Meeting Warrant.
- d) Discussion and action on setting two Public Informational Hearings on the 2015 Town Meeting Warrant.
- e) Discussion and action on issuing a Quit Claim Deed on Taxes Paid.
- f) Discussion and action on the award of the Municipal Audit Services.
- g) Update and discussion on the proposed Public Safety Facilities Replacement project.
- h) Discussion and action on entering into three-party Partnership Agreement for the Route 109 Transportation Study.
- i) Discussion and action on moving the date of the second Selectmen's meeting in April.
- j) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
- k) Discussion and action to accept donations and bequests.
- l) Discussion and action on approving minutes of March 15, 2016 Selectmen's meeting (5 minutes).

## **NEW BUSINESS**

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Adjournment