



# TOWN OF WELLS

208 Sanford Road  
Wells, Maine 04090

Offices of the  
Town Manager and  
Board of Selectmen

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**AGENDA**  
**SELECTMEN'S MEETING**  
**CONTINUATION FROM FEBRUARY 7 & 13, 2017**  
**Tuesday, February 21, 2017**

**5:00 PM Workshop on the Purchase of the Replacement Fire Truck Tanker.**

**5:30 PM Workshop: Dangerous Building.**

**6:00 PM Workshop: Review of Town Meeting Zoning Articles for Selectmen Opinions on wording (retail marijuana and change Use Permit to Occupancy permit)**

**6:30 PM Workshop: Proposed Public Safety Facilities Bonding and LD 1 Review.**

**6:55 PM Interview: Jacklyn Belmonte – Associate Member to Zoning Board of Appeals**

**7:00 p.m. – SELECTMEN'S MEETING**

**Chairman's Update:**

**Committee Liaison Updates:**

## **MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS**

1. Public Hearing to Amend Chapter 124 (Harbor) regarding Public and Private Mooring Area changes and General Editing of the Harbor Ordinance as supported by the Harbor Advisory Committee.
2. Public Hearing on the proposed adjustments to the 2017 Harbor Fees.
3. Public Hearing on accepting the proposed 2017 Beach Parking Pass Policy.
4. Public hearing regarding a moratorium on the construction of new commercial buildings which do not meet the requirements of § 145-24.g.(4) of the ordinances of the Town of Wells along the Route One corridor north of Route 109.
5. Brian Marraffa, dba: B At Your Disposal, 20 Pierce Avenue, Sanford, application for a Solid Waste Disposal License. (N)

6. Lafayette Wells Inc., dba: Forbes Seafood Restaurant, 427 Mile Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)
7. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 Post Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)
8. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 Post Road, Wells, application for a Special Entertainment Permit. (R)
9. Maple Leaves Garden, Inc., dba: Maple Leaves Garden, 2063 Post Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)
10. Richard Varano, dba: Varano's, 60 Mile Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)
11. Cori Michele Bennett, dba: Love Light Illuminations, 2089 Post Road, Wells, application for a Massage Therapist License. (N)
12. Richard Varano, dba: Billy's Chowder House, 216 Mile Road, Wells, application for a Special Entertainment Permit for one day on March 17, 2017. (N)
13. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Pow-Wow at Wells Harbor Community Park on July 15 and 16, 2017. (N)
14. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Chili-Fest to be held at Wells Junior High School on August 26, 2017. (N)
15. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for a Silent Auction to be held at Wells Harbor Community Park on July 29, 2017. (N)
16. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Family Jamboree to be held at Wells Harbor Community Park on September 16, 2017. (N)
17. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Veterans Day 5K Road Race to be held at the Wells Elks Lodge on November 11, 2017. (N)
18. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Christmas Parade to be Held on Route One on December 10, 2017. (N)
19. Good News
20. Open to the Public (10 minutes)

## **CURRENT AGENDA ITEMS**

1. Review and action on Accounts Payable and Payroll Warrants.
2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:

- a) Discussion and action to set a public hearing to review the annual Lodging Licenses.
- b) Discussion and action on the Dangerous Building at 434 Littlefield Road.
- c) Discussion and action on granting permission for the third annual Boy Scout Troop 320 Polar Plunge at Wells Beach on March 4, 2017 at 11AM.
- d) Discussion and action to schedule a public hearing on March 7, 2017 at 7:00 p.m. to review the Spring Thaw Road Policy for posted roads.
- e) Discussion and action on authorizing the purchase of the new Tanker Fire Truck for the Fire Department.
- f) Discussion and action on accepting and signing the Wells 2017 EMA Hazardous Mitigation Plan Update.
- g) Discussion and action on authorizing the Tax Collector to accept prepayment of taxes not yet committed for FY'18.
- h) Discussion and action on accepting a Speed Enforcement Grant from the Bureau of Highway Safety to the Wells Police Department for \$8,429.46.
- i) Discussion and action on approving a request from the National MS Society for the Bike MS Great Maine Getaway fundraiser bicycle tour through the Town of Wells on August 12 and 13, 2017.
- j) Discussion and action to approve a Tax Abatement.
- k) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
- l) Discussion and action to accept donations and bequests.
- m) Discussion and action on approving minutes of January 17, January 31, and February 7, 2017 Selectmen's meetings (5 mins.).

## **NEW BUSINESS**

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

**Executive Session – Discussion on Economic Development in providing Tax Incremental Funding (TIF) for a Business Development 1 M.R.S.A. § 405(6)(C) - Discussion on a company's request for Tax Incremental Funding consideration.**