



# 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 (ZOOM) Tuesday, August 18, 2020

### 5:00PM Executive Session(s)

1. Executive Session to discuss with the Town Attorney strategies regarding FEMA Flood Map and the LOWMAR process pursuant to *1 MRSA 406 (6) (E)*
2. Executive Session to discuss with the Town Attorney the appeal of the ZBA decision regarding the Gross Parking Lot pursuant to *1 MRSA 406 (6) (E)*

### 6:00 PM – SELECTMEN'S MEETING

#### MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public hearing to release up to \$50,000 from the FY'20 Town Meeting Article 8 Potential Town Liabilities under Legal Services Funds to cover the FY'20 Legal Account overages due to a larger than normal legal services required.
2. Public hearing to release up to \$6,000 from the FY'21 Town Meeting Article 8 Potential Town Liabilities under Facility Maintenance and Repair Fund to cover the replacement Mooring Chain cost which is being undertaken by the Harbor Master through an inspection of the moorings this summer. The FY'21 budget does not have sufficient funds to cover the amount of chain required.
3. Public hearing to release up to \$120,000 from the Conservation Open Space Reserve Fund ( 0705) to purchase the "Yarid Conservation Parcel (Map 62 Lot 4) " as passed under Article 14 at the Annual Town Meeting.
4. Corvid 19 Update
  - a) Update from Town Manager on Town COVID 19 issues from last meeting and BOS continued discussion of Federal and State COVID 19 policies and directions.
    - i. Second MUNI Grant Update
  - b) Update on Governor Mills Orders- Request to Tourist Municipalities to assist with different aspects of the amended plan.

- c) Re-opening the Community discussion of concerns and ideas from the business community.
- d) Update COVID 19 –We Are Wells Fund –

5. Workshops

**Workshop #1: Lodging Facility Advisory Committee Update and Recommendations.**

- a) The Lodging Facility Advisory Committee would like to suggest the following items as standing committee charges for it to continue to work on an ongoing basis.
  - Annual Renewal of Lodging Licenses
  - Short Term Rental Registration and Compliance
  - Town of Wells Promotion of Lodging and Hospitality Industry
  - Review changes proposed for Ordinances and license fees involving lodging
- b) Hospitality Letter for Approval
- c) Preliminary recommendations, if any, on Short Term Rentals

**Workshop #2: Report and discussion on infrastructure projects:**

- **Swamp John Rd**
- **Pine Ledge & Robinson Rd**
- **Drakes Island Bridge**
- **Newhall Bridge**
- **Seawalls: 1) Casino Sq. 2) Webhannet North and 3) Webhannet South**
- **Bragdon Rd Bridge**
- **Charles West Bridge**

6. Seaglass Village Condominium Association, 1 Old County Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)

7. Francesco Di Gangi, dba: Seacoast Pizza & Pasta, 901 Post Road, Wells, application for a full-time Malt and Vinous Liquor License. (R)

8. Ty Boston, dba: Ty Junk Removal, 84 High Street, No. Berwick, Maine, application for a Solid Waste Disposal License. (N)

9. Good News

10. 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 on scheduling a public hearing regarding the discontinuance of a portion of the old Cheney Woods Road.
  - b) Discussion and action on abating the cost of cleanup on the former Gregoire parcel which is now town owned to clean-up liability account 0001-21777 (Clean-up 434 Littlefield - Gregoire Property) in the amount of \$12,872.
  - c) Discussion and action on abating outstanding taxes on camper trailers that have left the Town.
  - d) Discussion and action to schedule a public hearing on September 1, 2020 at 6:00PM via Zoom on an extension of the Emergency Ordinance to temporarily relax and/or suspend certain provisions of the Code of the Town of Wells to assist businesses suffering economic loss due to COVID-19 and in a manner consistent with the governor's re-opening plan.
  - e) Central Maine Power Company and Northern New England Telephone Operations LLC application for a Pole Location Permit for one pole to be located on Bald Hill Road Southwesterly 100 feet from Pole #36.
  - f) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
  - g) Discussion and action on accepting donations and bequests.
  - h) Discussion and action on approving minutes of August 4, 2020 Selectmen's meeting (5 mins.).

#### **NEW BUSINESS**

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



**Planning & Development**  
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### Memo

Date: August 13, 2020

To: Board of Selectmen

From: Planning Office

Re: COVID-19 Emergency Ordinance Extension – Outdoor Businesses

#### Background:

The Board of Selectmen approved an Emergency Ordinance on May 26, 2020 to temporarily relax and/or suspend provisions of the Wells Code to assist businesses suffering from economic loss due to Covid-19, see attached copy of ordinance. The ordinance was approved with an effective date of June 1, 2020 per Section 2.14 of the Wells Town Charter which only applies for a 61 day period unless extended by the Board of Selectmen. The 61 day period ended on August 1, 2020.

Proposal: Extend the Emergency Ordinance for another 61 day period to apply retroactively from August 1, 2020

Reasons: The State of Maine remains in a declared Civil State of Emergency due to Covid-19 and businesses are still suffering economic impact.

Intent: The extension will continue the Emergency Ordinance provisions and approvals for another 61 days to October 1, 2020. The Board of Selectmen can at that time consider any further extensions.

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**The Board of Selectmen to consider voting to schedule a public hearing on the ordinance extension for the August 18, 2020 meeting.**

**Town of Wells**

# Memo

To: Board of Selectmen  
From: Jodie Sanborn  
CC: Larissa Crockett  
Date: August 10, 2020  
Re: Selectmen Tax Abatement

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At this time I am seeking a total of \$12,872 for a Selectmen tax abatement to clean-up liability account 0001-21777 (Clean-up 434 Littlefield - Gregoire Property). This account was used to charge all the bills for the clean-up of the dangerous structure at 454 Littlefield Rd in September 2018. This allowed us to track the expenses so that the owner could be responsible for the payment once the property sold.

The Town ended up purchasing the property on February 18, 2020. One of the conditions of the sale was that the Town would absorb the cost from the clean-up expense in 2018 and not charge the seller.

Please abate the expense of \$12,872.00 as of June 30, 2020 so that this can close the liability account in the same year as the Town purchasing the property.

## Town of Wells

## Memo

To: Board of Selectmen  
 From: Jodie Sanborn  
 CC: Larissa Crockett  
 Date: August 10, 2020  
 Re: Selectmen Tax Abatements

At this time I am seeking a total of \$4,079.15 for a Selectmen tax abatement to clean-up outstanding taxes due on camper trailers that have left Town before paying all outstanding taxes owed. Department has made multiple attempts to collect outstanding taxes without any success.

Tremblay, Luc & Dubois, Marie-Calude	0011/025-020	\$73.72
Lolar, Peggy	0011/025-024	\$110.89
Pascal, Eric & Fehr, Megan	0019/008-021.T	\$183.39
Lennon, David	0019/008-187.T	\$341.78
Sherkanowski, Chris & Heidi	0019/008-201.T	\$141.71
Perry, Karen	0019/008-STR.016	\$48.77
Frederick, George	0019/008-STR.041	\$46.89
Rowe, Gail	0019/008-STR.042	\$31.26
Gingerelli, Michael	0043/005-306	\$52.77
Bininger, Keith & Claudette	0043/005-311	\$433.37
Buttery, Elaine	0043/005-712	\$44.60
Fitts, Ernest & Jessica	0043/005-823	\$207.46
Phillips, Robert & Laurie	0043/006-110	\$695.27
Gaudet, Lauren	0043/006-418	\$119.83
Hendershaw, Edward & Frances	0050/023-001.114	\$72.94
Balon, Michael	0050/023-001.36	\$139.24
Tourgee, Lynda & Takacs, Sara	0050/023-001.40	\$56.27
Karr, Benjamin	0050/023-001.51	\$249.67
Lincoln, Kenneth & Donna	0110/001-00A.16T	\$133.27
Altieri, Leslie A	0114/035-00B.8	\$60.33
Gilliland, William	0114/038-00P.2	\$111.58
Grasso, Maria	0114/062-SUM.41	\$91.70
Cordeau, Joseph	0114/062-SUM.67	\$64.60
King, Dave & Kerry	0135/023-012.T	\$48.77
Sheppard, Matthew	0144/004-21T	\$230.70
Belinskas, Danny & Nancy	0150/033-036	\$70.44
Andrews, Joe	0150/033-066	\$255.34