

## ***SELECTMEN'S MEETING –TUESDAY, MAY 3, 2016***

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Chris Chase, Kathy Chase and Richard Clark, Town Manager Jon Carter.

### ***Special Presentation to Employees in Recognition of Service Time with the Town of Wells:***

- 1. Gerry Congdon (25 years in 2013) - Police Lt. Presentation by Chief Putnam.***
- 2. Dori Randall (30 years in 2016) - Deputy Treasurer. Presentation by Finance Director Jodie Sanborn.***
- 3. Jessica Keyes (30 years in 2016) - Town Clerk. Presentation by Jon Carter.***
- 4. Tanya Freeman (30 years in 2016) - Town Assessor. Presentation by Jon Carter.***
- 5. Jo-Ann Putnam (30 years in 2016) - Police Chief. Presentation by Jon Carter.***

The citations were read and the individuals received certificates. Mr. Carter said an employee recognition luncheon is planned for June.

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

#### ***1. Public Informational Hearing on the FY'17 Town Meeting Warrant.***

Mr. Carter discussed the process of developing the Town Budget. The Town Meeting Warrant has 17 financial articles and 4 referendum questions addressing zoning ordinance changes. The booklet is at the printer's now and should be mailed to residents next week. Information is also available on the Town web site. Salaries are down slightly, CIP is up as we are doing more infrastructure projects, and we are under the LD-1 tax cap.

#### ***2. Ezzo Enterprises Inc., dba: Haven by the Sea, 59 Church Street, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (N)***

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and grant the license. Passed unanimously.

#### ***3. Ezzo Enterprises Inc., dba: Haven by the Sea, 59 Church Street, Wells, application for a Special Entertainment Permit. (N)***

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and grant the permit. Passed unanimously.

#### ***4. Edward Flood, dba: Salon by the Sea Spa & Wellness Center, 913 Post Road, Suite 3B, Wells, application for a Massage Establishment/Therapist License. (R)***

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and grant the license. Passed unanimously.

**5. *Dennis and Timothy Legere, dba: Reel Brothers Charters, 422 Pleasant Street, Rollinsford NH, application for a Commercial Recreation Business License. (R )***

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mrs. Chase, to close the public hearing and grant the license. Passed unanimously.

**6. *Good News***

~Congratulations to Harbor Master Chris Mayo and his wife on the birth of Finnegan Louis Mayo, 7# 2 ½ ounces. Finnegan arrived a month early and is doing well.

~Drug Take Back Day in the State collected just under 3200 pounds of drugs.

~Stillman Bradish, a member of the Buffum Hill Cemetery Committee, will pay for hydroseeding of that area.

~The North Berwick CEO retired earlier this year and we have been helping them for 2 ½ months. Their Selectmen sent us a letter, thanking us for the good work we did for them. They have a new CEO and we are no longer assisting them.

**7. *Open to the Public***

Public comment was solicited and there was none.

***CURRENT AGENDA ITEMS***

**1. *Review and action on Accounts Payable and Payroll Warrants.***

**a. *Discussion and action on approving the Warrant dated May 3, 2016.***

There is a Warrant dated May 3, 2016 for expenses of \$128,461.50, no school payment, net payroll for the week ending 4/28/16 in the amount of \$69,347.67 and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$ 30,879.72 for total expenses of \$228,688.89.

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Warrant dated May 3, 2016 in the amount of \$228,688.89. Passed unanimously.

**2. *Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:***

**a. *Discussion and action on Tax Abatement request on travel trailers that are no longer located in Wells.***

| <b><i>NAME</i></b>             | <b><i>PROPERTY LOCATION</i></b>      | <b><i>ACCOUNT TOTALS</i></b> |
|--------------------------------|--------------------------------------|------------------------------|
| <b><i>Banks, Denis</i></b>     | <b><i>697 Sanford Road</i></b>       | <b><i>\$108.05</i></b>       |
| <b><i>Beecher, Michael</i></b> | <b><i>128 North Village Road</i></b> | <b><i>231.51</i></b>         |
| <b><i>Beecher, Michael</i></b> | <b><i>580 Hiltons Lane 4</i></b>     | <b><i>86.26</i></b>          |

|                            |                              |               |
|----------------------------|------------------------------|---------------|
| <i>Blacker, Wendy</i>      | <i>150 Chapel Road 61 I</i>  | <i>68.31</i>  |
| <i>Bosse, Rob</i>          | <i>84 Harbor Road</i>        | <i>200.99</i> |
| <i>Coski, Joseph</i>       | <i>266 Post Road 22P</i>     | <i>98.75</i>  |
| <i>Couch, Bill</i>         | <i>177 Bears Den Road 93</i> | <i>507.06</i> |
| <i>Criscione, Michael</i>  | <i>266 Post Road 97P</i>     | <i>202.78</i> |
| <i>Dockum, Larry</i>       | <i>1733 Post Road</i>        | <i>86.40</i>  |
| <i>Fisher, Robert</i>      | <i>580 Hiltons Lane 61</i>   | <i>101.89</i> |
| <i>Frederickson, Mike</i>  | <i>84 Harbor Road 11T</i>    | <i>86.95</i>  |
| <i>Grenier, Ron</i>        | <i>2295 Post Road 30</i>     | <i>78.18</i>  |
| <i>Grillo, Katherine</i>   | <i>266 Post Road 79T</i>     | <i>239.62</i> |
| <i>Layton, Edward</i>      | <i>266 Post Road 9P</i>      | <i>278.08</i> |
| <i>Locke, Troy</i>         | <i>697 Sanford Road</i>      | <i>95.73</i>  |
| <i>Lovejoy, Ken</i>        | <i>697 Sanford Road</i>      | <i>99.34</i>  |
| <i>Luther, Robert</i>      | <i>2073 Post Road 43T</i>    | <i>139.75</i> |
| <i>Olson, Kimberly</i>     | <i>266 Post Road 45P</i>     | <i>113.53</i> |
| <i>Palmer, Brenda</i>      | <i>76 Eldridge Road</i>      | <i>109.17</i> |
| <i>Rowe, Gail</i>          | <i>266 Post Road 51P</i>     | <i>34.51</i>  |
| <i>Salisbury, Jennifer</i> | <i>84 Harbor Road 10T</i>    | <i>98.75</i>  |
| <i>Shea, John</i>          | <i>84 Harbor Road 21T</i>    | <i>35.65</i>  |
| <i>Wilson, George</i>      | <i>84 Harbor Road 21T</i>    | <i>31.66</i>  |

**TOTAL ABATEMENT REQUEST FOR REAL ESTATE                    \$3,133.72**

These travel trailers have been carried on the tax list but are no longer in Wells and cannot be found. The Finance Director recommends abating the taxes to take them off the list.

Motion by Mr. Clark, seconded by Mrs. Chase, to abate the taxes on these trailers totaling \$3,133.72. Passed unanimously.

*b. Discussion and action on the 2014 Tax Foreclosure list of properties coming due in the 60 day buyback period May 9, 2016.*

| <u>NAME</u>                    | <u>PROPERTY LOCATION</u>     | <u>TOTAL</u>    |
|--------------------------------|------------------------------|-----------------|
| <i>Smith, Annie et al.</i>     | <i>1372 Littlefield Road</i> | <i>\$741.78</i> |
| <i>Langill, Clayton G. Jr.</i> | <i>750 Littlefield Road</i>  | <i>2,803.63</i> |
| <i>Langill, Clayton G. Jr.</i> | <i>0 Bramble Lane</i>        | <i>1,867.10</i> |
| <i>Greene, Donald M.</i>       | <i>743 Quarry Road</i>       | <i>4,128.44</i> |
| <i>Ewerts, Michael</i>         | <i>447 Quarry Road</i>       | <i>1,583.97</i> |
| <i>Piechota, Katherine D.</i>  | <i>0 Chick Crossing Road</i> | <i>2,013.82</i> |
| <i>Fingleton, Richard</i>      | <i>191 Tatnic Road 8</i>     | <i>1,009.07</i> |
| <i>Gray, Robert</i>            | <i>191 Tatnic Road B34</i>   | <i>466.04</i>   |
| <i>Snook, Walter A. III</i>    | <i>18 Sam Lane</i>           | <i>3,291.76</i> |
| <i>Pellegrino, Nicole</i>      | <i>67 Eldridge Road</i>      | <i>313.67</i>   |
| <i>Allen, Thyra E.</i>         | <i>49 Trafton Street</i>     | <i>469.02</i>   |
| <i>Devellis, Stephen F.</i>    | <i>2 Curtis Street</i>       | <i>4,717.37</i> |
| <i>Martell, Robert B. Sr.</i>  | <i>0 Burnt Mill Road</i>     | <i>359.92</i>   |

**Shackford, Dennis****80 Burnt Mill Road****1,583.54**

The Town has foreclosed on these properties for unpaid taxes and staff is working with the former owners to buy back their properties during the redemption period. The list will be reviewed at the May 17 Selectmen's meeting.

**c. Discussion and action to approve Quitclaim Deeds for the following:**

**~Lacouture, Donald. Property is known as parcel number 0073/002-072.A. Payment was received to pay FY'14 taxes on April 22, 2016.**

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien listed in Book 16887 Page 129. Passed unanimously.

**~Vannest, Cynthia. Property is known as parcel number 0117/058-226. Payment was received to pay FY'13 taxes on April 29, 2016.**

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien listed in Book 16694 Page 171. Passed unanimously.

**~Vannest, Cynthia. Property is known as parcel number 0117/058-226. Payment was received to pay FY'14, FY'15 and FY'16 taxes on April 29, 2016.**

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien listed in Book 16887 Page 265. Passed unanimously.

**d. Update and discussion on the proposed Public Safety Facilities Replacement project.**

At the Town Meeting in June we are proposing to buy the Cumberland Farms property at the corner of Routes One and 109 for \$275,000. In November, voters will be asked to consider a bond issue for the new substation to replace the Highpine and Branch substations, and to replace the current police and fire stations. A brochure has been mailed to the residents and videos are on the Town website. Mrs. Chase asked if there is an e-mail address for people who may have questions. Mr. Carter invited people to e-mail him at [jcarter@wellstown.org](mailto:jcarter@wellstown.org). Mrs. Chase said this is an important issue for the Town and urged everyone to learn about the project. Mr. Roche suggested posting FAQ's and the answers on the website.

**e. Discussion and action on signing the agreement between the Towns of Wells, North Berwick, Ogunquit and Kennebunk regarding the ownership, use and maintenance of various fire safety training equipment.**

This document has been reviewed by the Town Attorney to ensure that the communities' responsibilities and cost sharing for the training trailer are clear. Mr. Clark questioned Page 2, Section 5. Apparently North Berwick will develop the survey and Kennebunk will analyze the results.

Motion by Mr. Chase, seconded by Mr. Clark, to authorize the Town Manager to sign the agreement. Passed unanimously.

***f. Discussion and action on assisting the Drakes Island Property Owners with a Cobble Movement Project this spring.***

The property owners have asked Brex for a quote, which came back at \$4600. The work will be done under our DEP permit. The public right-of-way will be a more handicap-accessible facility with a boardwalk. Brex estimates an additional \$560 to clear the rocks between the two walkways. Mr. Chase said the Selectmen should have been consulted before the decision was made. Mr. Carter said there is money in the CIP budget to purchase the carpet that is placed on the walkways.

Motion by Mr. Clark, seconded by Mr. Roche, to authorize the Town Manager to cooperate with the property owners on the cobble movement project and to install the handicap access. Passed unanimously.

***g. Discussion, action and recognition of the two students the Wells Conservation Commission is sending to the Maine Conservation Education Program at Bryant Pond.***

The Conservation Commission and science teacher Bruce Fearon would like to send Kara Borkowski and Olivia Chase to the Conservation Camp. IF&W has awarded each student a \$300 scholarship and the Commission will pay the balance of \$325 each.

Motion by Mr. Clark, seconded by Mr. Roche, to recognize both students and authorize the Conservation Commission to pay the balance of \$650. Passed unanimously.

***h. Discussion and action on a request to hold the National Day of Prayer at Town Hall on Thursday, May 5, 2016 at 12:00 PM.***

This is an annual event and several of the churches in Town will participate. The observance will be in front of Town Hall from 12:00 noon to 12:30.

***i. Discussion and action on Personnel and Committee Assignments, Resignations and Issues:***

***i. Selectmen***

1. Motion by Mr. Clark, seconded by Mrs. Chase, to appoint Michael Vigue as an alternate member to the Recreation Commission, term to expire April, 2019. Passed unanimously. Alternate Laura Barra is moving into the position of Kimberly Bohn who has resigned.

2. Motion by Mr. Clark, seconded by Mrs. Chase, to appoint Jessica Keyes as Warden for the State Primary, Annual Town Meeting and School Referendum Election on June 14, 2016. Passed unanimously.

3. Motion by Mr. Clark, seconded by Mrs. Chase, to appoint Kerri Van Schaack as Deputy Warden for the State Primary, Annual Town Meeting and School Referendum Election on June 14, 2016. Passed unanimously.

***ii. Town Manager***

1. Linda Rizzo, Fire Chief's new secretary
2. Deedee Zaitlin, Code Enforcement Office secretary

- 3. Sarah Hamlin, Seasonal Library Assistant
- 4. Motion by Mr. Clark, seconded by Mr. Chase, to appoint Sally Parker and Susan Ellery as Election Clerks. Passed unanimously.

***j. Discussion and action to accept donations and bequests:***

***i. \$1,000.00 from Stuart Miller to the Wells Fire Department for the Fire Department Donation Account.***

Motion by Mr. Clark, seconded by Mr. Roche, to accept the generous donation and send the donor a letter of thanks. Passed unanimously.

***k. Discussion and action on approving the minutes of the April 26, 2016 Selectmen’s meeting.***

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the minutes as presented. Passed unanimously.

***NEW BUSINESS***

***1. Open to the Public***

Mr. Roche announced a benefit at Forbes Restaurant on Wednesday, May 11 to benefit a Wells High School graduate who has some health problems and heavy medical expenses. The fish fry will begin at 5:30.

***2. Town Manager’s Report***

~Permits issued by the CEO have increased this quarter. Building permits are up 26% (290 permits since January), internal plumbing 103 permits (up 23%), subsurface permits 31, up 61% over the same period last year.

***3. Executive Session: Consultation with the Town Attorney pursuant to 1 M.R.S.A. §405(6)(E) consultation between legal counsel and the Board of Selectmen regarding legal rights and duties of the municipality following the Moore litigation settlement.***

Motion by Mr. Clark, seconded by Mrs. Chase, to go into Executive Session. Passed unanimously.

Motion by Mr. Clark, seconded by Mrs. Chase, to come out of Executive Session. Passed unanimously.

***4. Adjournment***

Motion by Mr. Roche, seconded by Mr. Chase, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

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Cinndi Davidson,  
Meeting Recorder

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