

## ***SELECTMEN'S MEETING –TUESDAY, MAY 17, 2016***

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

### ***Special Presentation: Police Department Promotion Pinning***

Police Chief Jo-Ann Putnam introduced Officers Tim Cetrano, Scott Peron and Chad Arrowsmith who are being promoted to Sergeant. Selectman Ekstedt, Lt. Congdon and family members pinned on their badges and collar brass.

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

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

Mr. Carter said that, with the new meeting room and studio now available, we will create an informational video to inform the public about the Town Meeting and warrant articles. The video will be on Channel 3 and the Town web site. The budget process involves about 6 months of work by the Budget Committee, department heads and Finance Director. Once the budget and CIP are developed they are reviewed by the Selectmen and any necessary reconciliations are done.

Three land purchases are proposed. 1) A piece of conservation land off Route 109 to connect the trails from the Fenderson parcel to the recreation area. 2) A parcel next to the site of the proposed fire substation at the corner of Meetinghouse Road and Route 109. 3) The current Cumberland Farms property at Routes 1 & 109, which will become part of the public safety complex.

Town Planner/Engineer Mike Livingston discussed the four articles regarding zoning changes. 1) Allows municipal facilities and public schools in the GB district to have a maximum height of 54' with a sloped roof. 2) Updates references in the Code where changes have been made. 3) Changes the cluster residential subdivision standards. It eliminates the requirement to do a standard subdivision plan. Smaller lots would have an increase in lot coverage. 4) Changes the reviewing authority chart to allow the Code Office and Town Planner to approve minor changes. Public comment was solicited and there was none.

#### ***2. Public Hearing for the release of up to \$60,000 from the Seawall Repair Account 0708 to undertake repairs to the Casino Square Apron Wall and steps and sections of seawall along Webhannet Drive from the former Beach Fire Station to Eldridge Road damaged by storms this past winter.***

The wall has experienced extensive cracking due to the winter storms and has been inspected by an engineering firm. The rebar is exposed in many places. Some emergency repairs have been done in the worst areas. We are about ready to go out to bid, and tourist season is quickly approaching. The recommendation is to do the bidding now and have the work done after Labor Day. Mr. Livingston said that some areas can be patched, while others have to be cut out entirely and replaced. Mr. Chase said that covering the rebar should be a priority. Mr. Ekstedt asked if any of the work can be done this spring. Mr. Livingston said some patching can be done now without inconveniencing the public.

Public comment was solicited and there was none.

Motion by Mr. Clark, seconded by Mr. Roche, to close the public hearing and authorize the release of up to \$60,000 from the Seawall Repair Account. Passed unanimously.

**3. *Mekhong Thai Wells, Inc., dba: Mekhong Thai Restaurant, 162 Route One, Wells, application for a full-time Malt, Spirituous and Vinous Liquor 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.

**4. *Anthony Coleman, dba: The Ice Cream Trap, 118 Lindsey Road, Wells, application for a Lunch Wagon 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. *Good News***

- 1) Meetings are now being held in the new room and we have a new cable studio. The General Office has relocated to the ground floor.
- 2) Our School Resource Officer reported that Selectman Roche did the Heimlich maneuver 7 times and saved a student who was choking.
- 3) A den mother for the local Cub Scout troop thanked the Library and Conservation Commission for helping with the scouts.

**6. *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 17, 2016.***

There is a Warrant dated May 17, 2016 for expenses of \$393,855.13, school payment of \$1,511,461.24, net payroll for the week ending 5/5/16 in the amount of \$68,922.38, net payroll for the week ending 5/12/16 in the amount of \$72,028.51, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$56,327.56 for total expenses of \$2,102,594.83.

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Warrant dated May 17, 2016 in the amount of \$2,102,594.83. Passed unanimously.

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

**a. Discussion and action on approving 2016 Explorer Trolley Route Schedule and use of the old Town garage for storage and fueling.**

Deb Paradis and Dot Morin from YCCAC are responsible for the Blue Line Trolley which serves Wells. They are asking permission to store and fuel the trolleys at the Town garage. Public Works Commissioner Terry Oliver has approved continuing the arrangement. There are no route changes in Wells this year. The Blue Line connects with Greyhound and the Downeaster at the train station.

Motion by Mr. Clark, seconded by Mr. Roche, to approve the route and the continued use of the Town property for trolley storage and fueling. Passed 4-1 with Mr. Chase opposed.

**b. Discussion and action on certifying the Warrant and Notice of Election calling for Wells-Ogunquit Community School District #18 Budget Validation Referendum.**

Motion by Mr. Clark, seconded by Mrs. Chase, to certify the Warrant for the school budget. Passed unanimously.

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

Finance Director Jodie Sanborn reviewed the status of the four properties that have not been redeemed.

~Smith, Annie et al. There is someone in the home and staff is continuing to work with the tenant. The Board authorized staff to continue working with the family.

~Fingleton, Richard. The trailer has been removed from the property. Ms. Sanborn will bring this back for abatement.

~Gray, Robert. The trailer was moved but is still on the property. The owner is willing to make payments. Alternatively, the campground owner will let us tow the trailer out and it can be auctioned. The consensus was that staff should continue to work with the co-owner.

~Martell, Robert B. Sr. Mr. Martell has not been located. This is a small parcel of land only that could be auctioned or attached to an adjacent parcel of Town land.

Motion by Mr. Chase, seconded by Mrs. Chase, to authorize the Finance Director to continue working to collect the back taxes. Passed unanimously.

Motion by Mr. Chase, seconded by Mrs. Chase, to attach the vacant parcel to the abutting parcel of Town-owned land. Passed unanimously.

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

***~Allen, Thyra E. Property is known as parcel number 0115/063-00L. Payment was received to pay FY 13 taxes on May 9, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16693, Page 860. Passed unanimously.

***~Allen, Thyra E. Property is known as parcel number 0115/063-00L. Payment was received to pay FY 14, FY 15 and FY 16 taxes on May 9, 2016.***

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16886, Page 962. Passed unanimously.

***~Banks, Denis & Banks, Marjie. Property is known as parcel number 0050/023-01.32 Payment was received to pay FY 14 taxes on May 4, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16886, Page 964. Passed unanimously.

***~Banks, Donna. Property is known as parcel number 0114/038-00E.8. Payment was received to pay FY 14 taxes on April 29, 2016.***

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16886, Page 965. Passed unanimously.

***~Devellis, Stephen F. Property is known as parcel number 0115/074-000. Payment was received to pay FY 14 and FY 15 taxes on May 2, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 47. Passed unanimously.

***~Greene, Donald M. Property is known as parcel number 0036/008-00. Payment was received to pay FY 13 taxes on May 9, 2016.***

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16693, Page 988. Passed unanimously.

***~~Greene, Donald M. Property is known as parcel number 0036/008-00. Payment was received to pay FY 14, FY15 and FY 16 taxes on May 9, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 83. Passed unanimously.

***~Joyner, Gail & O'Donnell, Debra. Property is known as parcel number 0060/028-028.T. Payment was received to pay FY 14 taxes on April 29, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 118. Passed unanimously.

***~Langill, Clayton G. Jr. Property is known as parcel number 0026/015-00D. Payment was received to pay FY 14 and FY 15 taxes on May 5, 2016.***

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16687, Page 131. Passed unanimously.

***~Langill, Clayton G. Jr. Property is known as parcel number 0026/015-00E. Payment was received to pay FY 14 and FY 15 taxes on May 5, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16687, Page 132. Passed unanimously.

***~Mcevoy, Dennis J. & Mcevoy, Christine R. Property is known as parcel number 0103/040-000. Payment was received to pay FY 14 taxes on April 29, 2016.***

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 162. Passed unanimously.

***~Pellegrino, Nicole & Pellegrino, Anthony. Property is known as parcel number 0114/062-SUM.53. Payment was received to pay FY 14, FY 15 and FY 16 taxes on May 9, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 191. Passed unanimously.

***~Piechota, Katherine D. Property is known as parcel number 0082/013-004. Payment was received to pay FY 14, FY 15 and FY 16 taxes on May 2, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 195. Passed unanimously.

***~Shackford, Dennis. Property is known as parcel number 0139/005-000. Payment was received to pay FY 14 and FY 15 taxes on May 5, 2016.***

Motion by Mr. Clark, seconded by Mrs. Chase, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 233. Passed unanimously.

***~Snook, Walter A. III. Property is known as parcel number 0113/063-000. Payment was received to pay FY 14 taxes on May 9, 2016.***

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien recorded in YCRD Book 16887, Page 242. Passed unanimously.

***e. Discussion and action to approve two Quitclaim Deeds for Sea Tern Condominiums.***

The Condominium Association was interested in buying back the timeshares that had been foreclosed.

Motion by Mr. Clark, seconded by Mr. Roche, to approve and sign the Quitclaim Deeds to Sea Tern Condominium Association to release the liens recorded at YCRD in Book 16887, Page 24, Book 16693, Page 921, Book 16412, Page 305, Book 16887, Page 283, Book 16694, Page 189 and Book 16412, Page 571. Passed unanimously.

***f. Discussion and action on accepting a section of land from the Preachers' Aid Society of New England as required by the Planning Board on the Jesse Lee Subdivision on Willow Way and Harriseckett Road to assist in the squaring off of that intersection.***

Mr. Livingston said this is a small triangular parcel of land at the intersection. As part of the Planning Board's approval of the Preachers' Aid Society Subdivision, the developer was required to reconstruct the intersection and square it off as much as possible.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the parcel of land. Passed unanimously.

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

This may be on the November ballot for voters to approve a bond. A question about increasing building height is on the June ballot. The brochure has been mailed to all the homes and is on the Town's web site with the video. Mr. Clark stressed the need to update our public safety facilities. The proposed height increase would make the building more efficient, accommodate the mechanicals safely and allow a sloped roof. The public has already approved the purchase of the Cole property and the Meetinghouse Road property. Voters were urged to support the purchase of the Cumberland Farm property.

***h. Discussion and action on accepting a water service connection easement from the Lafayette Hotel to service the Casino Square restrooms.***

The service connection broke again when the water was turned on this spring. Instead of digging up the parking lot, Lafayette Hotels will grant us an easement through their land from Island Ledge Street to a new connection into the restrooms. Because timing is critical, Mr. Livingston drafted the easement for the Town Attorney to review. The Board will be asked to accept the easement after Katie Kelly, VP of Lafayette Hotels, signs it.

Motion by Mr. Clark, seconded by Mrs. Chase, to accept the easement and send a letter of thanks to Ms. Kelly and the Lafayette Corporation. Passed unanimously.

***i. Discussion and interest in a Selectman to be on the MMA Legislative Policy Committee.***

This Committee meets during the legislative season and makes recommendations about proposed legislation. Perry Ellsworth, South Berwick Town Manager, is the current representative from our region. The consensus was that our Selectmen support Mr. Ellsworth.

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

**Town Manager:**

***1. Fire Chief Retirement Notice***

Chief Moore is retiring effective June 30, 2016.

***2. Patrick Daoust, new Patrol Officer starting May 24***

***3. Justin Titcomb, Resignation from the Police Department effective May 23, 2016.***

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

***1. Donation of hydro-seed from Stillman Bradish for the Buffum Hill Cemetery project. Mr. Bradish serves on the Cemetery Committee.***

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

***2. \$500.00 from Lillian Stevens to the Town of Wells.***

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

***l. Discussion and action on approving the minutes of the May 3, 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***

Public comment was solicited and there was none.

***2. Town Manager's Report***

***a) Memorial Day Parade***

Marchers will line up in the high school parking lot at 8:30 and proceed to Ocean View Cemetery for the ceremony.

**b) Drakes Island brochure**

The Drakes Island Association has concerns about overcrowding at the beach and lack of respect for private property. This is a Town-wide brochure, including beach regulations and parking fees, and has been customized for Drakes Island. The reference to parking at Ogunquit Beach will be deleted. The brochure will be available at Town Hall when people buy their beach parking stickers, posted at the entrance to Drakes Island, and on-line.

c) Mr. Roche reported on the May 11 fundraiser at Forbes Restaurant to benefit a Wells High School graduate who has some health problems and heavy medical expenses. Over \$20,000 was raised.

**3. Adjournment**

Motion by Mr. Clark, seconded by Mrs. Chase, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,

\_\_\_\_\_  
Cinndi Davidson,  
Meeting Recorder

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_