

SELECTMEN'S MEETING –TUESDAY, JANUARY 17, 2017

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, Daniel Hobbs and John Howarth, Town Manager Jon Carter.

SELECTMEN'S MEETING

Chairman's Update:

Mr. Ekstedt reminded everyone that workshops begin at 5 PM before the regular Selectmen's meetings and members of the public are welcome to attend. Tonight's workshops included the expansion of the harbor to include private moorings, harbor fees for the upcoming boating season, the beach parking policy, a moratorium on new commercial construction along Route One north of Route 109, and a discussion of a retroactive moratorium on the location of medical marijuana facilities. The dedication of the Town Report was discussed and two candidates for boards were interviewed.

Anyone with questions or comments can contact the Selectmen directly or through the Town Manager.

MUNICIPAL OFFICERS BUSINESS/PUBLIC HEARINGS

1. Public Hearing to Amend Chapter 10 of the Code of Ordinance regarding adding a third alternate member to the Budget Committee.

There were two qualified candidates for a vacancy on the Budget Committee and the Selectmen chose to appoint a third alternate member.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and amend Chapter 10 of the Code of Ordinance regarding adding a third alternate member to the Budget Committee. Passed unanimously.

2. Village by the Sea Amendment to a Special Entertainment Permit.

Village by the Sea has received a request for a late Valentine Event on February 25, 2017. They are requesting a change in their Special Entertainment Permit to extend their hours from 11 PM to 1 AM on February 26, 2017. The Elmwood Hotel next door has no objection to the change.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and amend the Village by the Sea Special Entertainment Permit to extend the hours for February 25, 2017 from 11 PM to 1 AM on February 26, 2017. Passed unanimously.

3. Good News

~Fire Chief Wayne Vetre has obtained a donation of a Jaws of Life set from the Madison CT Fire Department.

4. Open to the Public

~One speaker asked for more information about the retroactive moratorium on medical marijuana growing facilities. He is a direct abutter to a proposed grow facility.

We have received inquiries from people all over the country who want to establish grow houses. Under the current ordinance it is difficult to limit agricultural uses in residential zones. The moratorium is in place now. Next Monday the Planning Board will discuss a retroactive amendment to the ordinance. The applicant has a permit for a single family dwelling, with a use planned for marijuana in the future. The CEO requirements for a use permit haven't been met yet. Necessary items include a fence, property survey and security system.

It appears that the application is for a collective, which is illegal under Maine law. The Code Office requires a use and description from the applicant. CEO Jodine Adams said the only approved work is to retrofit the interior of the house, not to establish the growing facility. If all the criteria are met, she will have to issue a use permit. The neighbors could appeal the granting of a use permit to the ZBA. The Town has been in touch with DHHS and will be meeting to discuss whether the application is for an illegal collective.

CURRENT AGENDA ITEMS

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

There is a Warrant dated January 17, 2017 with expenses of \$445,253.01, school payment of \$1,564,966.83, net payroll for the week ending 1/5/17 in the amount of \$72,756.00, net payroll for the week ending 1/12/17 in the amount of \$71,849.65, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$64,962.45 for total expenses of \$2,219,787.94.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated January 17, 2017 in the amount of \$2,219,787.94. Passed unanimously.

There is a General Assistance Warrant dated January 17, 2017 in the amount of \$1,339.21, consisting of \$734.73 General Assistance and \$604.48 Special Fuel Fund. The balance in the Special Fuel Fund Account is \$41,728.06.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the General Assistance Warrant dated January 17, 2017 in the amount of \$1,339.21. Passed unanimously.

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

a. Discussion and action on scheduling a Public Hearing to Amend Chapter 124 (Harbor) of the Code of Ordinance regarding Public and Private Mooring changes.

The Harbor Advisory Committee has been considering additional moorings that would be privately owned but managed by the Town. This would amend the ordinance to allow a pilot program of up to one dozen private moorings upriver from the public mooring basin. The boat owners would purchase the equipment and be told where to place the moorings. Inspections would be conducted every two years. The suggested fee is \$100 per season. This amendment

incorporates private moorings into the ordinance. This was discussed at a workshop with the Harbor Master earlier this evening.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on February 7, 2017 on amending Chapter 124 (Harbor). Passed unanimously.

b. Discussion and action on scheduling a Public Hearing on the proposed adjustments to the 2017 Harbor Fees.

The Harbor Advisory Committee has recommended fee changes to the Board. Private moorings would be \$100 per season. The parking lot for the boat launch would charge \$12 for a launch and parking of the vehicle and trailer, or a \$100 pass for the summer. The boat launch parking lot would be upgraded. This was discussed at a workshop earlier this evening.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on February 7, 2017 regarding amending the harbor fees for 2017. Passed unanimously.

c. Discussion and action on scheduling a Public Hearing on accepting the proposed 2017 Beach Parking Pass Policy.

Each year the Beach Parking Pass Policy is updated to reflect the dates for that season. The fee structure will remain the same.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on February 7, 2017 regarding accepting the 2017 Beach Parking Pass Policy. Passed unanimously.

d. Discussion and action on issuing a Corrective Municipal Quitclaim Deed.

Some Quitclaim Deeds and/or Discharges previously recorded named the wrong party. This corrects the past releases.

Motion by Mrs. Chase, seconded by Mr. Roche, to have the Board of Selectmen sign the Corrective Municipal Quitclaim Deed to Dennis Shackford. Passed unanimously.

e. Discussion and action on signing a Municipal Quitclaim Deed.

This releases any and all claims the Town may have had in some land that was purchased from the Town at a tax foreclosure auction. The last two units in the subdivision are being sold, and this will clear the title.

Motion by Mrs. Chase, seconded by Mr. Roche, to have the Board of Selectmen sign the Corrective Municipal Quitclaim Deed to Walter Wormwood and Susan Forley. Passed unanimously.

f. Discussion and action on scheduling a 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.

There are development pressures along Route One, and this moratorium would stop any new commercial construction or major rehab that does not meet the general design standards of the

RC District. The Planning Board will work on an amendment to Chapter 145 to include design standards for commercial buildings in that zone. If this goes forward, residents will vote on it at the June Town Meeting.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing for 7 PM on February 7, 2017 on a proposed moratorium on the construction of new commercial buildings along the Route One corridor north of Route 109 which do not meet the requirements of the Town of Wells Land Use Ordinances. Passed unanimously.

g. Discussion and action on accepting the OUI Police Department Grant.

The Police Department receives an annual OUI grant from the State to help with overtime and equipment for stops and testing for drunk driving. The grant is for \$10,000 with a \$2,500 match from the Police Department.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the Bureau of Highway Safety OUI Grant and to have the Police Department provide the local match through their department. Passed unanimously.

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

Selectmen:

1. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Laura Barra as a regular member of the Recreation Commission, term to expire April, 2020. Passed unanimously.

2. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Gene Sledzieski as an alternate member of the Recreation Commission, term to expire April, 2017. Passed unanimously.

3. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Carol Kingston as a regular member of the Zoning Board of Appeals, term to expire November, 2020. Passed unanimously.

4. Motion by Mrs. Chase, seconded by Mr. Roche, to accept Walter Leffler's resignation from the Library Board of Trustees. Passed unanimously.

5. Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Jaqueline Boyko to the Library Board of Trustees, term to expire June, 2017. Passed unanimously.

i. Discussion and action to accept donations and bequests:

1. \$9,548.00 from the MMA Unemployment Insurance Self-funded Program as an end of year distribution based on good experience.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the MMA unemployment distribution. Passed unanimously.

2. \$225.00 from St. Francis of Assisi to the Town of Wells for the Fuel Assistance Program Fund.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the generous donation and write a letter of appreciation to the donor. Passed unanimously.

3. Donation from the Town of Madison CT of Hurst Jaws of Life extrication set values at over \$30,000 to the Town of Wells.

Chief Vetre went to Connecticut and picked up the equipment this weekend. The Town of Madison purchased a new truck and equipment, and donated the surplus to us. We are removing this equipment from our CIP account.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the generous donation to the Wells Fire Department and write a letter of appreciation to the donor. Passed unanimously.

a. Discussion and action on approving the minutes of the January 3, 2017 Selectmen’s meeting.

Motion by Mrs. Chase, seconded by Mr. Roche, to accept the minutes as written. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Mr. Ekstedt reminded members of the public that most of tonight’s agenda items were discussed at workshops before the meeting from 5 PM -7 PM. Workshops are open to the public.

2. Town Manager’s Report

~The Safety Committee is working hard in anticipation of a planned Department of Labor practice inspection in February. The next inspection will be a surprise.

~Update on the dog park. The landscape architect and Town Planner walked the proposed site and found it too wet for a dog park. Other sites are being considered, and the Burnt Mill gravel pit is one possibility. Mr. Ekstedt suggested choosing 2 or 3 top sites for the next inspection.

~MDOT, the Turnpike Authority and the Town will present the Route 109 corridor study (from Route 9A to Chapel Road) at a public meeting, February 6 at 6 PM in the High School auditorium.

3. Adjournment

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder

