

SELECTMEN'S MEETING (ZOOM) - TUESDAY, JANUARY 19, 2021

5:00 PM – EXECUTIVE SESSION to discuss Personnel Objectives per M.R.S. 405(6)(A)

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

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

6:00 PM – SELECTMEN'S MEETING

Present via ZOOM: Chairman Karl Ekstedt, Selectmen Kathy Chase, Tim Roche, John MacLeod, Sean Roche, Town Manager Larissa Crockett, Meeting Recorder Cinndi Davidson

Present: Police Chief Jo-Ann Putnam, WEMS Director Jim Lapolla

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Brian Marraffa, dba: B At Your Disposal, 20 Pierce Avenue, Sanford, application for a Solid Waste Disposal License. (R)

There were no public comments.

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

2. Casella Waste Services, dba: Pine Tree Waste/BBI/Oceanside, 87 Pleasant Hill Road, Scarborough, application for a Solid Waste Disposal License. (R)

There were no public comments.

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

3. Richard M. Varano, dba: Varano's, 60 Mile Road, Wells, application for a full-time Malt, Wine and Spirituous Liquor License. (R)

There were no public comments.

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

4. Good News

~WEMS and the Police Department received thank you notes from grateful residents.

~The Harbor Master met a woman who picks up trash at the Harbor and along Harbor Road each day when she walks her dog.

~Thank you to the Fire Department and Public Works for cleaning up after the big storm over the weekend. The waves are magnificent but also powerful and dangerous. A car was pushed to the other side of the road during the storm.

~Thank you to Paula Green for doing a great job at the Highway Department while Director Carol Murray was away.

CURRENT AGENDA ITEMS

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

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Warrant dated January 19, 2021 in the amount of \$2,301,395.46. Passed 4-0-1 with Mr. MacLeod abstaining.

There is a General Assistance Warrant dated January 19, 2021 in the amount of \$907.07 consisting of \$165.90 Special Fuel Fund and \$741.17 We Are Wells Fund.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated January 19, 2021 in the amount of \$907.07. Passed unanimously.

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

a) Discussion, update and action on Budget Review Process.

A major item in the capital budget will be technology. The meeting room needs upgrading to handle the increased number of board and committee meetings held remotely. MUNIS has modules to help residents do more on-line without a credit card fee. An Employee Self-Serve module is also available. A module for the Code Office can handle permitting and business licensing. There is \$500,000 in the Capital Improvement Fund for items that are tied to residential growth. Our population has grown and we are serving more residents with the current staff. The consensus was that the Selectmen would like Ms. Crockett to submit a detailed proposal.

Mr. S. Roche asked about the property tax system. Finance Director Jodie Sanborn explained that there were problems with the billing company and many new property owners did not receive bills. That service has been discontinued because of the problems. Tax bills will still be mailed.

A revaluation is scheduled for the next few years and the cost will be approximately \$600,000. To start it in the spring of 2023 and complete it by 2024 we would need \$520,000 by early 2023. Rather than budget \$260,000 per year for the next 2 years, we could postpone the revaluation by one year and budget \$175,000 annually. The third year cost can be covered by surplus. Mr. Ekstedt recommended holding this item for the budget reconciliation.

b) Discussion and action on memorial donations to Forbes Park.

Several individuals who are not Forbes family members would like to make memorial donations. Mr. T. Roche felt that the Forbes family would welcome other contributions.

c) *Discussion and action on proposed Ordinance Amendment to Chapter 145-52, Lodging Facilities, regarding sprinkler system and landscape buffer requirements. Present via ZOOM: Town Planner/Engineer Mike Livingston.*

All buildings at a hotel/motel facility are required to have sprinklers. The recommendation is to remove this requirement for detached accessory buildings such as sheds and gazebos. The second proposal would allow a path to cross a landscape buffer, and authorize the Planning Board to determine the composition of the buffer.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to forward the proposed Ordinance Amendment to the Planning Board for review and recommendations. Passed unanimously.

d) *Discussion and action on proposed Ordinance Amendment to Chapter 145-24, Residential-Commercial District, regarding Restrictions in the RC Zone. Also present via ZOOM: Town Planner/Engineer Mike Livingston.*

A property owner would like to establish a home day care facility in the RC Zone. State regulations require an outdoor play area. The Town ordinance prohibits outdoor business uses in RC except for the sale of fruits, vegetables, plants and Christmas trees. Three options are proposed:

#1 Allow outside uses everywhere in RC with screening and a 5,000 square foot limit.

#2 Limit the change to RC between I-95 and Route One.

#3 Limit the change to day care/nursery school uses. The elementary school is allowed as a municipal use.

#4 No change.

Mr. MacLeod favored #1 since the current ordinance is prohibitive to small businesses, and this change would allow a car repair business to put a for sale sign in the windshield of an abandoned car. Mrs. Chase preferred #3 because of earlier neighborhood opposition to having cars for sale and people eating at outdoor picnic tables. Mr. S. Roche felt that #2 is a reasonable accommodation for residences and businesses. Mr. Livingston said that the parking area is an accessory to the car repair business, while allowing car sales would be a change of use. Outdoor seating at the catering business/small restaurant is allowed.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to forward the proposed Ordinance Amendment with all options to the Planning Board for review and recommendations. Passed unanimously.

Mr. S. Roche received a question from a resident who asked about a wall and partial house foundation. How much of the foundation has to remain for it to be grandfathered? DEP and the Town allow a complete demolition/rebuild if there is an active building permit; the permit has a 2 year life.

e) *Northern New England Telephone Operations LLC, application for a Pole Location Permit, for one pole to be located 115' North from Pole #26 on Meetinghouse Road.*

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the Pole Location Permit. Passed unanimously.

f) *Northern New England Telephone Operations LLC, application for an Underground Location Permit for 5 pads to be located 700' North from Pole #16 on Island Beach Road.*

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the Underground Location Permit. Passed unanimously.

g) ***Discussion and action on accepting donations and bequests:***

1. \$100.00 from Susan DeLeo to the Wells Fire Department in appreciation for their assistance in replacing her smoke detectors.
2. \$100.00 from Joanne Tomao to the Wells Police Department in appreciation for all that they do.
3. \$500.00 from William and Alison Smyth to the Town of Wells for the Fuel Assistance Program Fund.
4. \$27.00 from Various Library Users to the Wells Public Library.
5. \$500.00 from Walter and Susan Goettlich to the Town of Wells for the We Are Wells Fund.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the above generous donations and to write letters of thanks to the donors. Passed unanimously.

h) ***Discussion and action on approving minutes of January 5, 2021 Selectmen’s meeting.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the January 5, 2021 Selectmen’s meeting minutes. Passed unanimously.

NEW BUSINESS

1. ***Open to the Public:*** None
2. ***Town Manager’s Report***

~Two new pages on the Town web site: one will have information about the COVID vaccination process when it becomes available. One will explain the budget process, calendar, public hearings and the vote.

~The documents for the Matthews and Bragdon parcels have been signed. Many thanks to the Conservation Commission for their hard work.

~The neighborhood meeting on Swamp John Road will be on ZOOM next Wednesday.

~2,958 people liked our Face Book page. Can we get this up to 3,000?

~SMHC in Biddeford is vaccinating people 70 and over. Call for an appointment. This is the only facility in York County with the vaccine.

~The goal is to reopen our schools next Wednesday.

3. ***Adjournment***

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

Respectfully submitted,

Accepted by,

Handwritten signatures on a line. The signatures are written in black ink and appear to be cursive. There are three distinct signatures stacked vertically on a single horizontal line.

Cinndi Davidson,
Meeting Recorder

