

SELECTMEN'S MEETING - TUESDAY, MAY 21, 2019

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

5:00 PM MEETINGS AND WORKSHOPS:

Workshop #1: Review and discussion on suggested changes by Police Department on Chapter 212 - Vehicles and Traffic on parking restrictions. Also present Police Chief Jo-Ann Putnam.

The Police Department has received complaints about parking near the beaches: residents unable to back out of their driveways, people sleeping in cars and camping out, large pick-up trucks parked making it difficult for busses and larger trucks to navigate around them. The Board reviewed and approved the latest update of parking restrictions. A public hearing will be scheduled.

Workshop #2: Update on the Public Safety Complex and Fire Substation Discussion and Presentation. Also present Police Chief Jo-Ann Putnam.

The cost estimates keep increasing for the fire substation. The current estimate is \$1.2 million, but there are issues with add-ons and contingencies. Jon recommends waiting until we have the final cost (around August) before starting on the substation. The landscaping is the last part of the project and will be provided by a benefactor.

Workshop #3: Wayfinder Presentation. Also present consultant Mark Faverman.

Mark reviewed the proposed various sizes and shapes for the signs according to their function. The intent of the Wayfinder program is to standardize the appearance of informational and regulatory signage.

7:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. June 11th Town Meeting and FY'20 Municipal Budget Informational Hearing

Mr. Carter reviewed the budget process, budget line items and warrant articles that will be on the June 11 ballot. The voting site is at the Ward Gym on Route One. Town Planner/Engineer Mike Livingston discussed the proposed zoning changes to the Land Use Ordinance that were developed by the Planning Board and Selectmen. Definitions were clarified to ease the permitting process for residents and the Code Enforcement Office. Article 26 is an emergency ordinance drafted by staff and the Town Attorney when an adult entertainment business applied to rent space on Route One. Our attorney advised that an outright ban on such businesses would be difficult to defend against a legal challenge. The recommendation was to define a limited area of Town where these businesses could be located. A yes vote restricts these businesses to the Light Industrial District.

Public comment was solicited and there was none.

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

2. Public hearing on the release of up to \$13,000 from the Emergency Facility Repair Fund and Energy Efficiency Improvement Fund to replace the internal incandescent lighting at Town Hall with LED lights with partial reimbursement from the State Fuel Efficiency Fund.

The \$13,000 would pay for an electrician to replace the kits in each light. We are working with a Maine State program to share the cost of the equipment because it will save the Town money for energy. We expect to get about \$4,000 back. The Code Enforcement Officer is our point person for the project.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and approve the release of up to \$13,000 from the Emergency Facility Repair Fund and Energy Efficiency Improvement Fund to replace the internal incandescent lighting at Town Hall with LED lights with partial reimbursement from the State Fuel Efficiency Fund. Passed unanimously.

3. Mekhong Thai Wells, Inc., dba: Mekhong Thai Restaurant, 162 Route One, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)

Public comment was solicited and there was none.

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

4. DCS Inc., dba: Stutesy's Pub & Grille, 52 Post Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)

Public comment was solicited and there was none.

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

5. Old Marsh LLC, dba: Old Marsh Country Club, 445 Clubhouse Road, Wells, application for a full-time Malt, Vinous & Spirituous Liquor License. (R)

AND

6. Old Marsh LLC, dba: Old Marsh Country Club, 445 Clubhouse Road, Wells, application for a Special Entertainment Permit. (R)

Public comment was solicited and there was none.

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

7. ***Old Marsh LLC, dba: Old Marsh Country Club, 445 Clubhouse Road, Wells, application for a Mobile Auxiliary License. (N)***

Public comment was solicited and there was none.

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

8. ***Rebecca Upham-Davis, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Therapist License. (R)***

Public comment was solicited and there was none.

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

9. ***Cheryl and Robert Banfield, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Therapist Establishment License. (R)***

Public comment was solicited and there was none.

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

10. ***Cori Michele Goff, dba: Lovelight Illuminations, 2089 Post Road, Wells, application for a Massage Therapist License. (R)***

Public comment was solicited and there was none.

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

11. ***Brooks Dyer, dba: Grillin Brazilian, 1100 Post Road, Wells, application for a Food Truck License. (N)***

Public comment was solicited and there was none.

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

12. ***Paul and Hannah Baldacci, dba: Momma Baldacci's, 1100 Post Road, Wells, application for a Food Truck License. (N)***

Public comment was solicited and there was none.

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

13. ***Nicholas McIntyre, dba: Palms to Pines Empanadas, 1100 Post Road, Wells, application for a Food Truck License. (N)***

Public comment was solicited and there was none.

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

14. ***Dennis Legere, dba: Reel Brothers Charters, PO Box 313, Moody, application for a Commercial Recreation Business License. (R)***

Public comment was solicited and there was none.

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

15. ***Good News***

~WEMS was recognized in a magazine supplement of the Portland Press Herald for EMS Week. There is a photo of Director Jim Lapolla and the happy family whose baby was delivered this year by WEMS personnel.

~WEMS received a thank you letter and donation for their assistance with a call.

~The Animal Welfare Society sent a thank you note for our donation of \$80 in memory of Amy Chadbourne.

~Superintendent Jim Daly sent a thank you note to the Fire and Police Departments for their assistance when the gym at the Junior High School was flooded. The incident caused significant damage to the floor.

~Prom Night was wonderful and the students had a great time.

~Last weekend the food trucks at Congdon's raised money for the Animal Welfare Society. On June 2 there will be a fundraiser for Sanfilippo Syndrome. Thanks to Congdon's and the food truck operators for their generosity.

~The Police and Fire Departments helped the students put flags on the roadside poles.

~The Memorial Day parade will be on Monday starting at the high school at 8:30. Police Lt. Chabot will be the M.C. of the program. Volunteer Coordinator Cindy Adamsky is also working with Ogunquit to participate in their parade.

16. ***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.***

There is a Warrant dated May 21, 2019 with expenses of \$1,723,511.06, school payment of \$1,652,752.40, net payroll for the week ending 5/9/19 in the amount of \$77,749.92, net payroll for the

week ending 5/16/19 in the amount of \$74,812.50, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$62,001.20 for total expenses of \$3,590,827.08.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Warrant dated May 21, 2019 in the amount of \$3,590,827.08. Passed unanimously.

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

a) Discussion and action to approve a Quitclaim Deed for the following property that had a foreclosure date of March 1, 2019. The 60 day buy back period for the properties ended April 30 2019.

~Charbonneau, Marion R. Property is known as parcel number 0140/002-000. Payment was received to pay FY 17, FY 18 and FY 19 taxes on May 3, 2019.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Quitclaim Deed to release the lien on the property listed above. Passed unanimously.

b) Discussion and action on scheduling a public hearing on an Ordinance Amendment to Chapter 212, Vehicles and Traffic, of the Code of the Town of Wells regarding parking restrictions, violations and penalties.

At an earlier workshop the Police Chief presented recommendations for parking restrictions on our coastal roads to make the roads more efficient.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on an Ordinance Amendment to Chapter 212, Vehicles and Traffic, of the Code of the Town of Wells regarding parking restrictions, violations and penalties for June 4, 2019 in the Littlefield Meeting Room, 208 Sanford Road. Passed unanimously.

c) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.

1. Town Manager

a) Appointment of John Campbell as Equipment Operator for PWD.

b) Library Director Devin Burritt has resigned to care for his young family. His last day will be June 14 and he will be missed.

d) Discussion and action to accept donations and bequests.

1. \$100.00 donation from Gary Wulf to the Town of Wells for the Summer Concert Series.

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

e) **Discussion and action on approving minutes of May 7, 2019 Selectmen’s meeting.**

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

NEW BUSINESS

1. **Open to the Public**

Public comment was solicited and there was none.

2. **Town Manager’s Report**

~SMPDC is holding their annual meeting June 5 in Sanford. Mr. Carter is attending and the Selectmen are invited.

~A shout out to our Finance Director and her staff for opening on Saturday from 8 AM to noon to sell beach stickers. When they arrived at 7:30 to set up there was already a line in the parking lot. By 8, the line was halfway around the building. On Friday they sold 240 beach stickers.


~This is Mr. Hobbs’ last meeting before the election. He thanked Chairman Ekstedt, his fellow Selectmen and the Town Manager for an interesting and enjoyable 3 years. Thank you to Mr. Hobbs for his service and contributions.

3. **Adjournment**

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

Respectfully submitted,

Accepted by,


Cindi Davidson,
Meeting Recorder

