

SELECTMEN'S MEETING - TUESDAY, JUNE 18, 2019

Present: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, Sean Roche, John MacLeod, Town Manager Jon Carter

5:00PM MEETINGS AND WORKSHOPS:

- 1. Reception for New Selectmen***
- 2. Selectmen Orientation – Q & A***
- 3. Town Attorney and Staff Discussion with BOS***

Followed by:

Workshop #1: Grant Application Review to Undertake a Maine Flood Resilience Checklist:

Antonia Sohns of FB Environmental discussed her grant application to the Island Institute to fund coastal flooding projects. We have identified the intersection of Eldridge and Webhannet as a weak spot in our infrastructure. A number of studies have been done and it seems that a type of seawall would help, but environmental agencies are opposed. Antonia will conduct a workshop for us based on the checklist.

Workshop #2: Discussion with Public Works Director on a purchasing cooperative of a roadside mower. Also present Carol Murray and Paula Green of PWD.

- a) Mowing. Doing it by hand is labor-intensive and not efficient. A new mower would be an FY '20 CIP purchase, and the salesman is holding one for us at a cost of \$151,865. Carol and Paula have talked with Kittery about the SourceWell purchasing co-op which has contracts with vendors. We may be able to have it as a demo for 2 weeks, to be invoiced after July 1.
- b) Swamp John Road. The engineering firm is starting to work on the information. There may be enough gravel to offset the price of road construction. It can't be completed this year. Carol's plan is to mill and compact it this year and pave it next year.
- c) Drainage project for Pine Ledge. CMA has come up with a design. We are close to holding a neighborhood meeting.
- d) Cheney Woods Road. This is on tonight's agenda to set a public hearing. The residents are divided on paving vs. a 4% gravel road. A gravel road can work well with the right gravel and pitch and built to federal highway standards. The recommendation is to build the road this way now and wait a few years before paving. The entire road is in the Mt. A to the Sea environmental tract.

7:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

- 1. Election of Board of Selectmen Officers.***

Mr. Carter welcomed new Selectmen Sean Roche and John MacLeod.

Nominations were taken for Selectmen Officers.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to nominate Karl Ekstedt for Chairman. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to nominate Tim Roche for Vice Chairman. Passed unanimously.

Mr. Ekstedt thanked Tricia Hazlett for making the effort to run and giving the voters a choice of candidates.

2. Continuation of Public hearing on an amendment to Chapter 212-14, Vehicles and Traffic, of the Code of the Town of Wells regarding parking restrictions, violations and penalties.

This is a continuation of the public hearing regarding parking violation fines, handling the intersection of Drakes Island Road and Island Beach Road, parking on Mile Road near the Arcade, and parking on Webhannet Drive. The recommendation for Drakes Island is one handicap space, two 30 minute spaces and one 15 minute space. Most of the discussion was about parking on Webhannet Drive in areas that are safe for passing vehicles.

Public comment was solicited.

~The changes would create a problem on Webhannet Drive where there is none. High fines will turn visitors away.

~Thank you to the Town Manager and Police Chief for your efforts to improve the situation.

~It is hard to get out of driveways on Webhannet Drive when vehicles are parked directly across the street, especially RV's and large trucks. Parking should be prohibited next to the poles.

~ Setting a time limit wouldn't help the driveways. Can we make the time limit seasonal for other sections of the road?

~The time limit was intended to give more people access to the beach. Can we have more parking where the poles are farther apart?

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and enact the amendments as written:

- a) Intersection of Drakes Island Road and Island Beach Road: one handicap space, two 30 minute spaces and one 15 minute space. Passenger cars only.
- b) Webhannet Drive: Between CMP pole J27 to J39, two hour parking from 9 AM to 3 PM along the seawall between the poles only.
- c) Mile Road: The entire length to Webhannet Drive. One hour parking on Mile Road, both sides between Webhannet Drive and Church Street in designated spaces.
- d) The parking violation fines as outlined in §212-14.

The motion passed unanimously.

3. Daniel Crook, dba: Coast to Coast Caterers Inc., 835 Sanford Road, Wells, application for a full time Malt, Vinous and Spirituous Liquor License. (R)

Public comment was solicited and there was none.

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

4. ***Deborah L. Leech, dba: Richard's Take-Out, 1732 North Berwick Road, Wells, application for a full-time Malt and Vinous Liquor License. (R)***

Public comment was solicited and there was none.

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

5. ***Varano's Inc., dba: Varano's Italian Restaurant, 60 Mile Road, Wells, application for a Special Entertainment Permit. (N)***

Public comment was solicited and there was none.

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

6. ***Gerald Sterritt, dba: North East Ice Cream LLC, 44 Rigby Road, So. Portland, application for an Ice Cream Truck License. (R)***

Public comment was solicited and there was none.

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

The same rules apply: lower the volume of the music and there is a 15 minute time limit.

7. ***Jordan Rubin, dba: Mr. Tuna, 29 Evans Street, So. Portland, application for a Food Truck License. (N)***

Public comment was solicited and there was none.

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

8. ***Daniel Crook, dba: Coast to Coast, 157 Clearview Drive, Arundel, application for a Food Truck License. (N)***

Public comment was solicited and there was none.

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

9. ***Stephen Dyer and Natalia Dyer, dba: Grillin Brazilian, 538 Main St., #18, Springvale, application for a Food Truck License. (R)***

Public comment was solicited and there was none.

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

10. ***Jason Hludik, dba: Capt. Hludik Charters, 226 Atlantic Avenue, application for a Commercial Recreation Business License. (N)***

Public comment was solicited and there was none.

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

11. ***Edward Flood, dba: Salon By The Sea Spa & Wellness Center, 913 Post Road, Suite 3B, Wells, application for a Massage Therapist and Establishment License. (R)***

Public comment was solicited and there was none.

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

12. ***Todd Karry, dba: Techniques Massage & Spa, 952 Post Road, Units 14 & 15, Wells, application for a Massage Establishment License. (R)***

Public comment was solicited and there was none.

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

13. ***Ying Xian Qiu, dba: Techniques Massage & Spa, 952 Post Road, Units 14 & 15, Wells, application for a Massage Therapist License. (R)***

Public comment was solicited and there was none.

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

14. ***Sue Ramatowski, dba: Stress Escapes, 331 Loop Road, Wells, application for a Massage Establishment & Therapist License. (R)***

Public comment was solicited and there was none.

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

15. ***Huiru Yao, dba: Zhen Massage & Foot Bath, 166 Post Road, Wells, application for a Massage Establishment & Therapist License. (R)***

Public comment was solicited and there was none.

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

16. ***Good News***

~Attorney Joe Carleton has been elected a Hall of Famer for the Condo Media Association.

~Rick Clark and Bob Froncko wrote letters of appreciation for the recognition they received for their years of service with the Fire Department.

17. ***Open to the Public***

~There was a question about eliminating Fire Department response to some medical emergencies. Mr. Ekstedt has met with Mr. Carter and Mr. Lapolla. Our chiefs have met to discuss the protocol and are going back to the 2018 memo. The 2018 memo and 2014 agreement will be brought up to today's standards.

~There was a fatal accident in 1999 which resulted in adding emergency personnel. Apparently WEMS is no longer providing firefighters. Was there an agreement and why did it end? Mr. T. Roche said that WEMS is a separate entity owned by the Town, unlike the Police and Fire Departments.

~The full force should respond to all calls.

~We should maintain force redundancy to shorten response times.

The Selectmen previously asked the Police Chief, Fire Chief and WEMS Director to review the calls and decide what the best response is. Services have not been diminished and the chiefs are the experts in this area. Chief Putnam said there has been no compromise of patient care or response time. Mr. T. Roche noted that the EMT's were getting minimum wages and the Board approved a pay increase. The Police and Fire Departments are unionized and pay is set at contract negotiations.

~At the Town Meeting last week, many young children were playing on the bleachers while their parents marked their ballots. Voting took a while, as there were 5 ballots, some double-sided. Parents were trying to mark the ballots and watch their children. Could we arrange for volunteer baby-sitting at the polls, perhaps a scout troop or high school students, to watch the children for a short time while their parents vote? The bleachers are not a safe place for young children to be running and jumping.

CURRENT AGENDA ITEMS

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

There is a Warrant dated June 18, 2019 with expenses of \$1,375,505.29, school payment of \$1,652,752.40, net payroll for the week ending 6/6/19 in the amount of \$83,114.13, net payroll for the week ending 6/13/19 in the amount of \$80,149.89, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$64,915.09 for total expenses of \$3,256,436.80.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated June 18, 2019 in the amount of \$3,256,436.80. Passed unanimously.

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

a) ***Discussion and action to adopt the annual Disbursement Warrant Policy.***

This is done annually for efficiency by allowing the Chair and Vice Chair to sign the payroll warrant.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to adopt the FY'20 Disbursement Warrant Policy. Passed unanimously.

b) *Discussion and action on scheduling a public hearing for determination of road treatment for Cheney Woods Road.*

This is the longest unpaved road in Town and the residents have petitioned to have it paved. Some environmental groups are opposed to paving. The parties should come together and discuss alternatives to paving.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to schedule a public hearing regarding the determination of road treatment for Cheney Woods Road for July 16, 2019 at 7 PM in the Littlefield Meeting Room, 208 Sanford Road. Passed unanimously.

c) *Discussion and action on approval the submittal of a grant application to the Island Institute to undertake and conduct the Maine Flood Resilience Checklist.*

The checklist was developed by State agencies to look at ordinances, plans and preparations for floods and natural disasters. The grant is for about \$8,900 and a consultant from Portland will work with Town staff and SMPDC on our preparedness. There is a 30 page checklist to review.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to authorize the Town Manager to submit to the Island Institute a grant application to undertake and conduct the Maine Flood Resilience Checklist with the consultant EB Environmental and the SMPDC. Passed unanimously.

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

~Martin, Paul E. & Martin, Suzanne. Property is known as parcel number 0108/001-004. Payment was received to pay FY '17 taxes on May 31, 2019.

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

e) *Discussion and action to approve a request for a tax abatement.*

The Finance Director is requesting the abatement of \$269.12 for 2018 and 2019 taxes for a travel trailer that has been removed from Beach Acres.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the request for a tax abatement for the total amount of \$269.12. Passed unanimously.

f) *Discussion and action on purchasing a roadside Mower for the Public Works Department.*

During the budget process the PWD prioritized the list of needed equipment. The roadside tractor is at the top of the list. Our mower is down and too expensive to repair. The PWD reviewed and approved the equipment Kittery is using. We are obtaining the unit through a purchasing co-op.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the purchase of mowing equipment with tractor for \$151,865, with the purchase after July 1. Passed unanimously.

g) *Discussion and action to authorize the Town Clerk to grant an extension for a liquor license which has expired and is scheduled for a public hearing at the next Selectmen's meeting.*

Motion by Mrs. Chase, seconded by Mr. T. Roche, to authorize the Town Clerk to grant an extension for a liquor license which has expired and is scheduled for a public hearing at the next Selectmen's meeting. Passed unanimously

h) *Discussion and action to authorize the Town Clerk to sign applications for Special Permits for Catering Privileges.*

Motion by Mrs. Chase, seconded by Mr. T. Roche, to authorize the Town Clerk to sign applications for Special Permits for Catering Privileges. Passed unanimously.

i) *Private Power Services, Saco, Maine, application for Pole Location Permit for two poles to be located on Cheney Woods Road, Southerly from Pole #16.*

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the pole location permit. Passed unanimously.

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

1) \$50.00 donation from Kennebunk Savings Bank to the Wells Public Library in honor of their employee Patrick Theriault for his volunteer services.

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

2) \$38.00 from Various Library Users to the Wells Public Library.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the generous donation. Passed unanimously.

3) \$2,475.00 donation from Friends Supporting Wells Public Library to the Wells Public Library.

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

4) \$2,500 received for Town of Wells share of the 2018 Wildfire reimbursement of Firefighter cost from the State of Maine.

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

k) ***Discussion and action on approving minutes of May 21, 2019 Selectmen's meeting***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the minutes as written. Passed 3-0-2 with Mr. S. Roche and Mr. MacLeod abstaining.

NEW BUSINESS

1. Open to the Public

~How are vacancies on boards and committees filled? We have an application form and when there is a vacancy a candidate is interviewed and appointed. How many directors are on the WEMS Board? That information was not available at the meeting.

~Why isn't WEMS self-sustaining? Medicare and insurance reimbursements don't cover the costs, so less money is coming in. There are many older residents with complex medical issues.

~Why don't we clean the beach? We just bought a new tractor and surf rake. Issues with beach cleaning include not disturbing the piping plover nests and hiring an additional person to protect the nests during raking. State law restricts us from moving seaweed from the beach. PWD Carol Murray said that Ogunquit used to replenish their dunes with seaweed or dispose of it at the land fill. DEP now requires them to take the seaweed to the water's edge. People are commenting that the beaches look better this year. Once the birds fledge the cleaning can be more thorough. We have added new stairs and ramps to make the beaches more accessible. People are being warned to stay 100 ft. from the rocks because of strong currents. Wells and Ogunquit beaches are different with different tidal action, sand quality and habitats. Environmentalists are in favor of leaving the seaweed on the beach as part of the natural habitat.

~Thank you to two PWD employees who helped a woman who fell out of her beach chair.

~School closed on Friday and the baseball and softball tournaments are underway. The football team is up at 6 AM each day for their workouts. There are 420 students in the school and 56 signed up for football.

~Hurtful comments are showing up on social media. Mr. T. Roche corrected some errors he found recently. He urged people to come to meetings and vote. Our turnout was 10% for Town Meeting last week.

~Selectmen's workshops are open to the public and we are considering televising them.

~Thank you to Mr. Hobbs and Mr. Howarth for their service on the Board.

2. Town Manager's Report

~Traffic light at Chapel Road/Route 109. The camera system failed and it is on manual now. ADL Electric is coming to check it. We are working with the vendor and State to replace it. Mrs. Chase asked if we could paint a right turn lane or fill in the dip at the corner to keep the traffic flowing on 109. Ms. Murray will check with MDOT.

~The DOT is beginning their pavement project for Routes 109 and 9, 109 to exit 19 and 9 from 109 to the North Berwick line.


~State Strategic Plan. DECD is holding a meeting at YCCC on Monday June 24 from 4-6 PM. Members of the public are welcome.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,


Cindi Davidson,
Meeting Recorder



