

SELECTMEN'S MEETING - TUESDAY, AUGUST 7, 2018

Present: Vice Chairman Tim Roche, Selectmen Kathy Chase and Daniel Hobbs, Town Manager Jon Carter

Excused: Chairman Karl Ekstedt, Selectman John Howarth

6:15 p.m. Workshops

1. *Proposed Town of Wells Wayfinder Program*

The Wayfinder Program is a method of helping new visitors find area attractions such as restaurants, shops and recreational activities. We issued an RFP for a consultant and received 9 proposals. The proposed project team would include members from: Chamber of Commerce, tourist industry, Police Department, BOS member, Planning Office/CEO. The program would consolidate the Town's directional signs and the signs at the Turnpike exit. Team members will be appointed at the next BOS meeting.

2. *Public Easement Granted to the Town from Stonewood Enterprises LLC for the Granite Ridge Subdivision*

The Planning Board granted a density bonus based on an easement allowing the public to use the open space trail. The Board required the developer to present an easement deed to the BOS. Once the deed is accepted the subdivision can close on several parcels.

7:00 p.m. – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. *Public Hearing for the purpose of releasing funds from the Inland Golf Reserve Fund to conduct an alternative Fire Substation Site Analysis (Site Design, Permitting and Geotechnical) at the Public Works Town Parcel off Route 9 in the amount up to \$69,000.*

The present approved site on Route 109 for the Fire Substation has some ledge, wet areas and other problems. Another site may be preferable and the Selectmen asked if the public works garage could be more suitable. If it is a better location, the question would go to the voters at Town Meeting next June. There is \$600,000 in a fund from proceeds of lot sales at the Old Marsh development. The funds are available for this type of analysis.

Public comment was solicited.

~ Why don't we wait for the vote before we spend the money on testing an alternate site?

The original site has already been permitted and approved. If Route 9 proves to be a better site it would have to go back to the voters in June and the question would have to be finalized by March. With inflation and tariffs, building costs are rising. We want to construct the building as soon as possible. If the second site is not a go, we could start construction in May at the first site. The public works site has 3 phase power, but we don't know about water quality and volume. Route 109 has natural gas.

~ The Route 9 site is a better location and has better coverage for the Town.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to close the public hearing and authorize the Town Manager to sign the agreement to undertake the work necessary to study an alternative site for the Fire Substation. Passed unanimously.

2. *Public Hearing for the purpose of releasing funds from the Facility Maintenance and Repair Fund to purchase a new 40 YD Compactor Receiver Box for the Transfer Station Solid Waste Operations in the amount of \$8,200.*

There is an overflow of the orange pay-per-throw bags on weekends and the staff has a hard time keeping up. The recommendation is to purchase a third receiver box so two will always be available while the third is being emptied.

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to close the public hearing and release \$8,200 from the Facility Maintenance and Repair Fund to purchase a new compactor receiver box. Passed unanimously.

3. *Francesco Di Gangi, dba: Seacoast Pizza & Pasta, 901 Post 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. Hobbs, to close the public hearing and grant the license. Passed unanimously.

4. *Wells Reserve at Laudholm, 342 Laudholm Farm Road, Wells, application for a Mass Gathering Permit for the Fine Arts & Crafts Festival to be held on September 8 & 9, 2018 from 10AM to 4PM at Laudholm Farm.*

Public comment was solicited and there was none.

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

5. *Wells Reserve at Laudholm, 342 Laudholm Farm Road, Wells, application for a Mass Gathering Permit for the Fall Family Festival to be held on September 29, 2018 at Laudholm Farm.*

AND

6. *Wells Reserve at Laudholm, 342 Laudholm Farm Road, Wells, application for a Special Entertainment Permit for the Fall Family Festival to be held on September 29, 2018 at Laudholm Farm.*

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to close the public hearings and grant the permits. Passed unanimously.

7. ***Good News:***

1) The Northern New England Cystic Fibrosis Foundation sent a letter thanking the Town for participating in the Cycle for Life. There were 105 registered cyclists and over \$104,000 was raised.

2) Apology Letter to Police Department. A driver who was arrested for OUI thanked the police officers who arrested her before she caused an accident and apologized for her behavior and language during the arrest.

2) ***Open to the Public***

~Better signage is needed for drivers turning from Route One left into Cumberland Farms.

Mr. Roche said it is also bad turning in from Route 109. Mr. Hobbs said it is bad for traffic exiting there that has to cross two lanes of traffic. The Town will review the site and make a recommendation.

~The containers at the Transfer Station are often contaminated.

Mr. Carter said contamination is a huge problem because the vendors reject it and it is burned. We are trying to educate people to do a better job of sorting their recycling.

CURRENT AGENDA ITEMS

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

There is a Warrant dated August 7, 2018 with expenses of \$856,112.52, no school payment, net payroll for the week ending 7/26/18 in the amount of \$100,395.44, net payroll for the week ending 8/2/18 in the amount of \$109,744.86, and state and federal withholding taxes, plus FICA, Medicare and federal taxes filed electronically in the amount of \$85,109.49 for total expenses of \$1,151,362.31.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to approve and sign the Warrant dated August 7, 2018 in the amount of \$1,151,362.31. Passed unanimously.

There is a General Assistance Warrant dated August 7, 2018 in the amount of \$824.90 including \$500.00 of General Assistance and \$324.90 from the Special Fuel Fund.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to approve and sign the General Assistance Warrant dated August 7, 2018 in the amount of \$824.90. Passed unanimously.

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

a) ***Discussion and action to accept the Stonewood Enterprises, LLC Public Easement to the Town.***

The easement was workshopped earlier this evening. It creates a one mile trail through the subdivision for a pedestrian walkway. The Town has no liability.

Motion by Mrs. Chase, seconded by Mr. Hobbs, to accept the public easement from Stonewood Enterprises LLC to the Town of Wells for the Granite Ridge Subdivision. Passed unanimously.

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

1. ***Town Manager***

- i. Sean Remick, Patrol Officer, was sworn in today.
- ii. Police Officer Stephanie Guillemette has been appointed by Chief Putnam to be our SRO at the Junior High. Ogunquit Police Officer Scott Long will be the SRO at the Elementary School. All three SRO's are being trained for various school incidents and will be familiar with all the schools so they can support each other.
- iii. Resignation of Custodian Shaun Rowe

2. ***Selectmen***

- i. Motion by Mrs. Chase, seconded by Mr. Hobbs, to reappoint Frank Parillo as a regular member to the Harbor Advisory Committee with term to expire August 2021. Passed unanimously.
- ii. Motion by Mrs. Chase, seconded by Mr. Hobbs, to reappoint Ryan Liberty as a regular member to the Harbor Advisory Committee with term to expire August 2021. Passed unanimously.

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

1. ***\$1,026.94 donation from Lafayette Oceanfront Resort for the purchase of a bicycle and accessories for the Wells Police Department.***

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

2. ***\$54.00 donation from various Library users to the Wells Public Library.***

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

d) ***Discussion and action on approving minutes of the July 24, 2018 Selectmen's meeting.***

Motion by Mrs. Chase, seconded by Mr. Hobbs, to accept 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***

~For a small town we have an amazing number of scouts who earn the Eagle Scout rank. There will be an award ceremony this Sunday at 4 PM at St. Mary’s Church for Brendan Dean. Mrs. Chase and Mr. Hobbs will attend the ceremony and present a certificate from the Town.

~Public Safety Complex: The fiber line was cut and respliced. Some other lines were hit and had to be repaired. The workers started pouring concrete today. There are photos from a time lapse camera posted on Facebook.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,

Cinndi Davidson,
Meeting Recorder