

TOWN OF WELLS

208 Sanford Road
Wells, Maine 04090

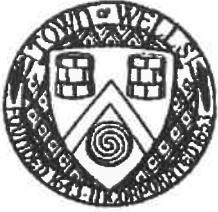
Offices of the
Town Manager and
Board of Selectmen

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AMENDED AGENDA SPECIAL SELECTMEN'S MEETING Tuesday, March 21, 2023

3:30 PM – SELECTMEN'S MEETING

1. **EXECUTIVE SESSION** – Consultation between the Board and its attorney concerning the legal rights and duties of the Board, pending or contemplated litigation, settlement offers and matters where the duties of the Town Attorney to the Board pursuant to the code of professional responsibility clearly conflict with the Freedom of Access Act or where premature general public knowledge would clearly place the Town at a substantial disadvantage, pursuant to 1 M.R.S.A. Sec. 405(6)(E).
2. Pledge of Allegiance
3. Joint Budget Reconciliation Meeting with the Budget Review Committee on the proposed FY'24 Budget and Financial Warrant Articles.
4. Adjournment



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AGENDA SELECTMEN'S MEETING Tuesday, March 21, 2023

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Keith Fletcher: Conservation Commission Term Renewal
- Charles Brown Jr.: Shellfish Conservation Committee Term Renewal

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing on “A Retroactive Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Update the definition of a Registered Medical Marijuana Dispensary, Restrict the number and location of Registered Medical Marijuana Dispensaries, and Change the Performance Standards Requirements for a Registered Medical Marijuana Dispensary”.
2. Public Hearing on “An Ordinance to Amend Chapter 53 (Planning Board) of the Code of the Town of Wells to Change the Quorum Requirements of the Planning Board and to Eliminate References to Historical Planning Board”.
3. Public Hearing on a Land Swap and Lease Agreement between the Town and Fisherman's Catch (Cardinali's Real Estate, LLC).
4. Mike Dinardo, dba: The New England House Seafood & Sports Bar, 124 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
5. Jacob Condon, dba: Battery Steele Brewing, 60 Mile Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (N)
6. Jacob Condon, dba: Battery Steele Brewing, 60 Mile Road, Wells, application for a Special Entertainment Permit. (N)

7. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Pow-Wow to be held on July 22 and 23, 2023 at Wells Harbor Community Park.
8. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Chili-Fest to be held on August 26, 2023 at Wells Junior High School.
9. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for a Family Jamboree to be held on September 30, 2023 at Wells Harbor Community Park.
10. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for the Veteran's Day 5K Road Race to be held on November 11, 2023 at the Wells Elks Lodge.
11. Wells Chamber of Commerce, 136 Post Road, Wells, application for a Mass Gathering Permit for the Christmas Parade to be held on December 10, 2023 on Route One from Wells Plaza to the Junior High School.
12. Good News
13. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.
2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
 - a) Discussion and action on approval of an Assignment and Assumption of Lease Agreement for Webhannet River Boatyard, Inc. and KPT Maine LLC.
 - b) Discussion and action on acceptance of an Easement Deed from Highpine Properties, LLC.
 - c) Discussion and action on acceptance of a Fire Hydrant Easement Deed for the Topsail Subdivision from Seal Harbor, LLC.
 - d) Discussion and action on Seasonal Landscaping bid award.
 - e) Discussion and action on bid award for Extrication Equipment for the Fire Department.
 - f) Discussion and action to schedule a public hearing on the 2023 Beach Parking Pass Policy.
 - g) Discuss the Financial Security of the Town's Deposits and Investments.
 - h) Discussion and action to approve a Corrective Release Deed.

- i) Discussion and action on an “An Ordinance to Amend the Charter of the Town of Wells to Convert the Position of the Town Clerk From an Elected to an Appointed Position” and to schedule a public hearing regarding same.
- j) Discussion and action to accept donations and bequests.
- k) Discussion and action on approving minutes of the March 7, and March 9, 2023 Selectmen’s meeting (5 mins.).

NEW BUSINESS

- 1. Open to the Public (10 minutes)
- 2. Town Manager’s Report
- 3. Discussion regarding vacancy on York County Budget Committee.
- 4. **EXECUTIVE SESSION** - To hold an executive session, pursuant to 1 M.R.S. section 405(6)(E), to consult with the Town Attorney regarding the Board’s legal rights and duties relating to a proposed Consent Agreement with York Builders & Design, Inc. regarding property located on Fieldside Drive and more particularly described as Tax Map 032, Lot 13.
- 5. Discussion and action to schedule a public hearing on April 4, 2023 at 6PM, 208 Sanford Road, in the Littlefield Meeting Room, on a proposed Consent Agreement with York Builders & Design, Inc. regarding property located on Fieldside Drive and more particularly described as Tax Map 032, Lot 13.
- 6. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).
- 7. Appointment of members to various boards & committees.
- 8. Adjournment