



# TOWN OF WELLS

208 Sanford Road  
Wells, Maine 04090

Offices of the  
Town Manager and  
Board of Selectmen

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## AGENDA SELECT BOARD MEETING Tuesday, April 5, 2022

### 6:00 PM – SELECT BOARD MEETING

#### Interviews for WEMS Board

Donald P. Gonynor  
Timothy Wheeler  
Caleb Chase  
Chris Mooney  
Carlo Laserna

**EXECUTIVE SESSION:** Pursuant to 405 6(A) to discuss applicants to the WEMS Board

Appointment of members to the WEMS Board

#### MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

- A. Public Hearing for the Joint Budget Committee and Board of Selectmen FY'23 Budget and Warrant Articles.
- B. Public Hearing on cluster subdivision ordinance amendments.
- C. Public Hearing on acceptance of Grand Trail Dr.
- D. Public Hearing on 2022 lodging licenses.
- E. Public Hearing on a lease for the Town-owned property at 136 Post Rd., Wells, Maine.
- F. Public Hearing on a lease for the Town owned property at 762 Burnt Mill Rd.
- G. Public Hearing on a lease for the Town owned property, the Wells Harbor Marina on Harbor Rd.

- H. Pointer Hospitality, LLC, dba: Spinnakers, 139 Post Rd, Wells, application for a full-time Malt Liquor and Wine License (R)
- I. Public Hearing on Blanket Letter of Approval for the Senior Needs Committee located at 300 Post Rd, Wells, ME, 04090 (R)
- J. Beano/Bingo License for the Senior Needs Committee located at 300 Post Rd, Wells, ME, 04090 (R)
- K. Mass Gathering Permit for the annual Christmas Parade, by the Wells Chamber of Commerce, located at 136 Post Rd, Wells, ME, 04090 (R)
- L. Mass Gathering Permit for the annual Veterans Day 5K, by the Wells Chamber of Commerce, located at 136 Post Rd, Wells, ME, 04090 (R)
- M. Mass Gathering Permit for the annual Family Jamboree, by the Wells Chamber of Commerce, located at 136 Post Rd, Wells, ME, 04090 (R)
- N. Mass Gathering Permit for the annual Chili Fest, by the Wells Chamber of Commerce, located at 136 Post Rd, Wells, ME, 04090 (R)
- O. Mass Gathering Permit for the annual Pow Wow, by the Wells Chamber of Commerce, located at 136 Post Rd, Wells, ME, 04090 (R)
- P. Phil Herron, dba: L&B Charters, 18 Shamrock Ln, Wells, application for a Commercial Recreation Business License (R)
- Q. Wells Beach Lobster Pound, Inc., located at 321 Webhannet Dr, Wells, ME, 04090, for a full time Malt Liquor and Wine License (R)
- R. Congdon's Donuts, Inc, located at 1090 Post Rd, Wells, ME, 04090, for a fulltime Malt Liquor, Wine, and Spirits license & Special Entertainment License (R)
- S. Las Olas Maine, LLC, located at 1517 Post Rd, Wells, ME, 04090, for a fulltime Malt Liquor, Wine, and Spirits License (R)
- T. Nathan McLean, DBA: Win Waste Innovations, located at 434 Harold Dow Highway, Eliot, ME, 03903, for a Solid Waste Disposal License
- U. Nicholas Boudreau, DBA Captain Nick Fishing Charters, located at 115 W. Grand Ave. Old Orchard Beach, ME, 04064, for a Commercial Recreation Business License (R)
- V. Huiru Yao, DBA: Zhen Massage & Foot Bath, located at 166 Post Rd, Wells ME, 04090, for a Massage Establishment license (R)
- W. Sue Ramatowski, DBA: Stress Escapes, located at 331 Loop Rd, Wells ME, 04090, for a Massage Establishment license (R)

- X. Town Manager's report
- Y. 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 signing 2022 Annual Town Meeting warrant (FY'23 Municipal Budget, Financial and Non-Financial Articles) and finalize the Town Meeting Warrant Book for mailing.
  - b) Discussion and action on setting Public Informational Hearings on the FY'23 Municipal Budget and Warrant Articles.
  - c) Discussion and possible action on the appointment of election clerks
  - d) Discussion and possible action to direct the Town Manager to implement elements of the MRI, Inc. Emergency Services Study
  - e) Discussion on emergency radio communications
  - f) Discussion on lease of Engine 3
  - g) Discussion on nuisance ordinances
  - h) Discussion on 24-hour staffing requirement at lodging facilities
  - i) Discussion of composition and scope of work for reconvened Lodging Committee
  - j) Discussion and possible action to sign a letter of support for federal funding of the Wells Harbor dredge in FY23 or FY24
  - k) Discussion and action to approve Quitclaim Deed for the following property that had a foreclosure date of February 22, 2021. The 60 day buy back period for the property ended April 23, 2021.

MHC Moody Beach, LLC. Property is known as parcel number 0019/008-100.T. Payment was received to pay FY 19, FY 20, FY 21 and FY 22 on March 15, 2022. Quitclaim deed releases lien filed in book/page 18026/406.

- l) Discussion and action to approve Quitclaim Deeds for the following properties that had a foreclosure date of March 16, 2022. The 60 day buy back period for the property ends May 16, 2022.

Keirstead, Tara and Keirstead, Gail. Property is known as parcel number 0153/019-00A.3T. Payment was received to pay FY 20 on March 17, 2022. Quitclaim deed releases lien filed in book/page 18378/389.vA

Vazquez, Ramon and Vazquez, Theresa. Property is known as parcel 0139/035-00F.2. Payment was received to pay FY 20, FY 21 and FY 22 on March 18, 2022. Quitclaim deed releases lien filed in book/page 18378/490.

m) Discussion and action to accept donations and bequests:

**\$53.00** from Various Library Users to the Wells Public Library.

**\$2,375** from the Friends Supporting Wells Public Library to the Wells Public Library

**\$500.00** from the Wells Winter Warriors to the We are Wells fund

**\$500.00** from For the Love of Food and Drink to the We are Wells fund

**\$15.00 gift card to Hannaford** from an anonymous donor for use as part of the We are Wells fund

**\$40,000** from Velux for construction of the shellfish lab at Wells Harbor

n) Discussion and action on approving minutes of the March 15, 2022, Select Board meeting.

o) Discussion and action on approving the minutes of the March 28, 2022, Select Board meeting

## **NEW BUSINESS**

1. Open to the Public (10 minutes)

2. Good News

3. **EXECUTIVE SESSION:** Pursuant to 405 6(E) to discuss the recent MRI, Inc Emergency Services Study with the WEMS Board

4. Adjournment