



Code Enforcement and Planning & Development

208 Sanford Road, Wells, Maine 04090

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**Wells Lodging Facility Advisory Committee Meeting
Wednesday April 5, 2023, 1:00 P.M.
Littlefield Meeting Room, Town Hall
208 Sanford Road**

1:00 P.M. CALL MEETING TO ORDER & DETERMINATIONS OF QUORUM

- I. OPEN TO THE PUBLIC
- II. APPROVAL OF THE MINUTES
 - A. Minutes from March 29, 2023
- III. REVIEW LODGING LICENSE RENEWALS
 - A. Review lodging licenses that have been submitted for renewal and make recommendations to the Selectboard.
- IV. ADJOURNMENT



TOWN OF WELLS, MAINE

LODGING FACILITY ADVISORY COMMITTEE

Meeting Minutes
Wednesday, March 29, 2023, 1:00 P.M.
Town Hall
208 Sanford Road

1:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Those present were committee members Ron Avery, Katy Kelly, Sharon Meyers and Jim MacNeill. Present via Zoom were Jackie Simonds. Also in attendance were Jodine Adams Code Enforcement Officer, Mike Livingston Town Engineer, Scott DeFelice Selectboard Liaison and Kerri VanSchaack Deputy Town Clerk. Absent were members Michael Beausoleil, Pam McDonough, Nate Mayo, Jill Robi, JoAnn Putnam Chief of Police, Mark Dupuis Chief of Fire and Michael Pardue Town Manager.

I. OPEN TO THE PUBLIC

II. APPROVAL OF MINUTES

MOTION

A motion was made by Jim MacNeil to approve minutes of *March 1, 2023*, seconded by Jackie Simonds. All in favor. **PASSED**

MOTION

A motion was made by Jim MacNeill to approve minutes of *March 8, 2023*, seconded by Ron Avery. All in favor. **PASSED**

III. REVIEW LODGING LICENSE RENEWALS AND NEW APPLICATIONS

1. *The Beaches Guest Rooms and Cottages*: NEW APPLICATION . They are currently going through a site plan. Ron Avery made a motion to recommend approval of new application, seconded by Jim MacNeill. All in favor. **PASSED**
2. *Footbridge North Hotel LLC*: A motion was made to recommend renewal with classifications of on site office hours and how often the smoke detectors are tested. Seconded by Jim MacNeil. All in favor. **PASSED**
3. *Carriage House Motel and Cottages*: NEW APPLICATION. A motion was made by Jackie Simonds to recommend **NOT APPROVAL** of new application as presented. Seconded by Ron Avery. All in favor. **PASSED**. Presented on the application appears concerns on Life Safety Code, Electrical

40 issues, Pool Certification, number of units, egress issues, laundry room concerns, office
41 placement. The main house is not able to be used for lodging, however, could be used for
42 residential and the office. The Code Office continues to work with the owner of this property.
43 The owner would like to be present at the public hearing for April 18, 2023 with the Selectboard.
44 The Lodging Committee is recommending that the owner revise the application based on the
45 number of units being applied.

- 46 4. *Beach Farm Inn*: This facility is a B & B. Jim MacNeill made a motion to recommend renewal with
47 clarification of registry. Seconded by Ron Avery. All in favor. **PASSED**
- 48 5. *Moody's Cottages*: A motion was made by Ron Avery to recommend renewal with a request to
49 submit the plan showing the building location, seconded by Jim MacNeill. All in favor. **PASSED**
- 50 6. *Ne'r Beach Motel*: **HOLD** for April 5, 2023 lodging meeting. There continues to be questions on if
51 the facility is in compliance with 2022 conditions set by Selectboard.
- 52 7. *Cottage in the Lane*: **NEW APPLICATION**. Clarification needed on dwelling units and a cottage,
53 Life Safety Code issues. Pool structure and shed also in question by planning. New inspections
54 by Fire Department are required. This application is on hold until after inspection.
- 55 8. *Ocean Haven Condo Association*. A motion was made to recommend **HOLD** on this application
56 for clarification regarding Life Safety Code and number of units by Jim MacNeil and seconded by
57 Ron Avery. All in favor. **PASSED**
- 58 9. *Atlantic Motor Inn*: A motion was made to recommend renewal by Ron Avery and seconded by
59 Katy Kelly. All in favor. **PASSED**
- 60 10. *Harborside Condo Association*: A motion was made to recommend **HOLD** on the application for
61 clarification of office requirement and emergency contact information by Ron Avery and
62 seconded by Jackie Simonds. All in favor. **PASSED**
- 63 11. *Holiday House Condo*: A motion was made to recommend **HOLD** on the application for
64 clarification and the need for more information regarding Life Safety Code, office, number of
65 units by Ron Avery and seconded by Jackie Simonds. All in favor. **PASSED**

66 **IV. REVIEW OF PROCEDURE FOR REVIEWING THE APPLICATION**

67 A motion was made by Ron Avery to approve the “*procedure for Selectboard review*” of
68 new and renewal applications. Seconded by Jim MacNeill. All in favor. **PASSED**

69 Future meetings:

70 April 4, 2023 4:30PM Workshop with Selectboard

71 April 5, 2023 at 1:00PM Lodging Committee

72 April 18, 2023 Public hearing

73 April 19, 2023 at 1:00PM Lodging Committee

74 75 **V. ADJOURNMENT**

76 A motion was made by Katy Kelly and seconded by Ron Avery to adjourn the meeting.

77 **MEETING ADJOURNED** at 3:45PM. All in favor. **PASSED**

78 **ACCEPTED BY:**

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82 Sharon E. Meyers, Recording Secretary

Katy Kelly, Chair

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86 **MINUTES APPROVED** _____, 2023

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DRAFT