



# TOWN OF WELLS

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Offices of the  
Town Manager and  
Board of Selectmen

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## AGENDA SELECTMEN'S MEETING Tuesday, May 2, 2023

### 5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **Shawn Dumas:** Harbor Advisory Committee Alternate
- **Mathew LeFebvre:** Shellfish Conservation Commission Alternate

### 6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

**SPECIAL ANNOUNCEMENT** - Introduction of Atlas as the newest member of the Police Department.

### MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Informational Public Hearing on the FY'24 Municipal Budget and Warrant Articles.
2. Cardinali's Restaurant Inc., dba: Fisherman's Catch, 134 Harbor Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
3. Cardinali's Restaurant Inc., dba: Fisherman's Catch, 134 Harbor Road, Wells, application for a Special Entertainment Permit. (R)
4. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
5. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 Post Road, Wells, application for a Special Entertainment Permit. (R)
6. HuiruYao, dba: Zhen Massage & Foot Bath, 166 Post Road, Wells, application for a Massage Establishment/Therapist License. (R)

7. Sue Ramatowski, dba: Stress Escapes, 331 Loop Road, Wells, application for a Massage Establishment/Therapist License. (R)
8. Jason Hludik, dba: Captain Hludik Charters, 226 Atlantic Ave., Wells, application for a Commercial Recreation Business License. (R)
9. Phil Herron, dba: L&B Charters, 18 Shamrock Lane, Wells, application for a Commercial Recreation Business License. (R)
10. Dennis Legere, dba: Reel Brothers Charters, 311 Valencia Street, Sebastian, Florida, application for a Commercial Recreation Business License. (R)
11. Nicholas Boudreau, dba: Captain Nick Fishing Charters, 115 W. Grand Ave., Old Orchard Beach, application for a Commercial Recreation Business License. (R)
12. Peter Sage, dba: Sage Fishing, 69 Ox Cart Lane, Wells, application for a Commercial Recreation Business License. (R)
13. Wells Elks Lodge 2738, 356 Bald Hill Road, Wells, application for a Blanket Letter of Approval for a license to operate a Game of Chance. (R)
14. Odd By Nature Brewing, 1400 U.S. Route One, Cape Neddick, Maine, application for a Mass Gathering Permit for an Oddity By The Ocean 2 event to be held on May 20, 2023 at Merriland Farm Golf Course. (N)
15. Odd By Nature Brewing, 1400 U.S. Route One, Cape Neddick, Maine, application for a Special Taste Testing Event License to be held on May 20, 2023 at Merriland Farm Golf Course. (N)
16. Good News
17. Open to the Public (10 minutes)
18. Department Updates

## **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 to approve the Wells Emergency Medical Services Agreement for ambulance service in the Town of Wells.
  - b) Discussion and action to approve the Emergency Vehicles Return Agreement for Wells Emergency Medical Services.

- c) Discussion and action on a proposed Zoning District Map change per Section 145-6 of the Town Code as applied for by the Manuel Martinez Real Estate Trust to change 14.8 acres of land currently located in the Residential A District to become part of the adjacent General Business Zoning District, Tax Map 120, Lots 2A, 3A and 3B.
- d) Discussion and action on the Transfer Station Sticker Policy.
- e) Discussion and action to approve the expenditure of additional funds from the Library Expansion Fund to pay for the Library Circulation Desk.
- f) Discussion and action to schedule a public hearing on Lodging License Applications.
- g) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
- h) Discussion and action to accept Donations and Bequests.
- i) Discussion and action to approve minutes of the April 18, 2023, Selectmen's meeting.

## **NEW BUSINESS**

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).
4. Appointment of members to various boards & committees.
5. **EXECUTIVE SESSION** – To hold an executive session, pursuant to 1 M.R.S. §405(6)(D) to discuss with the Town's Negotiators the Status of the Ongoing Negotiations of the Labor Contract between the Town of Wells and the Professional Firefighters of Wells, IAFF Local 4652, Teamsters Union Local 340 for the Public Works Unit and Teamsters Union Local 340 for the General Government Unit.
6. Adjournment