

1:00 PM CALL MEETING TO ORDER & DETERMINATIONS OF QUORUM

APPROVAL OF MINUTES

I. MAY 10, 2023 DRAFT MEETING MINUTES

Documents:

[LFAC MIN 05-10-23 DRAFT.PDF](#)

REVIEW LODGING LICENSE RENEWALS

- A. Review lodging licenses that have been submitted for renewal and make recommendations to the Selectboard.

ADJOURNMENT



TOWN OF WELLS, MAINE

LODGING FACILITY ADVISORY COMMITTEE

Meeting Minutes
Wednesday, May 10, 2023, 1:00 P.M.
Town Hall
208 Sanford Road

1:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Those present for the meeting were committee members Jim MacNeil, Ron Avery, Nate Mayo, Pam McDonough, Sharon Meyers, Katy Kelly. Also in attendance were Jodine Adams, Code Enforcement Officer, Mike Pardue, Town Manager, Mark Dupuis, Chief of Fire, Scott DeFelice, Selectboard Liaison Officer, Kerry VanSchaack, Deputy Town Clerk, Mike Livingston, Town Engineer.

Via ZOOM JoAnn Putnam, Chief of Police. Absent was committee member Jackie Simonds.

I. OPEN TO THE PUBLIC

No public in attendance.

II. APPROVAL OF MINUTES

MOTION

A motion was made by Ron Avery to approve the minutes of April 5, 2023. Seconded by Jim MacNeil. All in favor. **PASSED.**

III. REVIEW OF LODGING LICENSE RENEWALS

Carriage House update: Katy Kelly asked for an update. Jodine Adams updated the committee on the ability of Carriage House to open part of the lodging units. Units 1-7, 8 and 9 will be able to open to the public. The owner has had several telephone conversations with the Town of Wells and is moving forward.

MOTION

Anchor Inn: Ron Avery made a motion to *HOLD* for further information regarding Life Safety. Is a KNOX box needed? Jim MacNeil seconded motion. All in favor. **PASSED**

1 **MOTION**

2 *Barefoot Cottages Lot 003-2.* Being that Barefoot Cottage has satisfied the information needed to
3 recommend renewal, Ron Avery made a motion to recommend renewal of Barefoot Cottage003-
4 2. Jim MacNeil seconded motion. All in favor. **PASSED.**

5
6 **MOTION**

7 *Barefoot Cottage Lot 003-3.* Being that Barefoot Cottage has satisfied the information needed to
8 recommend renewal, Ron Avery made a motion to recommend renewal of Barefoot Cottage 003-
9 3. Jim MacNeil seconded the motion. All in favor. **PASSED.**

10
11 *Beach Dreams Cottages:* Smoke Detectors, Carbon Monoxide Detectors and Gas Detectors
12 “will be done”. Katy Kelly has asked if work has been completed. Sharon Meyers suggested a
13 date of completion. Jodine Adams will contact the lodging facility for the completion date.

14
15 **MOTION**

16 Ron Avery made a motion to continue *HOLD*. Jim MacNeil seconded the motion. All in favor.
17 **PASSED.**

18
19 *The Beaches Guest Rooms and Cottages:* Mike Livingston stated this facility has begun a new
20 site plan. Katy Kelly asked about the pool certification. Jodine Adams stated this is a new owner
21 and may have some confusion. They may be waiting on the local inspector.

22
23 **MOTION**

24 Ron Avery made a motion to recommend approval of the NEW application for The Beaches
25 Guest Rooms and Cottages. Jim MacNeil seconded the motion. All in favor. **PASSED.**

26
27 *Cappy’s Cottages:* Continue *HOLD* by Jodine Adams.

28
29 *Coast Village Inn and Cottages:* Jim MacNeil stated this lodging facility will be doing a new site
30 plan in the future regarding setback questions.

31
32 **MOTION**

33 Ron Avery made a motion to recommend approval of the NEW application for Coast Village Inn
34 and Cottages. Pam McDonough seconded the motion. All in favor. **PASSED.** *Jim MacNeil*
35 *abstained from the vote.*

36
37 *Cottage in the Lane.*

38
39 **MOTION**

40 Ron Avery made a motion to recommend approval of the NEW application for Cottage in the
41 Lane. Jim MacNeil seconded the motion. All in favor. **PASSED.**

42
43 *Eastwind Condo Association.* There is some confusion on whether this application is a renewal
44 or new application and the number of rooms being applied for.

45
46 **MOTION**

47 Ron Avery made a motion to *HOLD* based on questions on Life Safety, off-site office, and
48 number of rooms. Jim MacNeil seconded the motion. All in favor. **PASSED.**

1
2 *Harborside Condominium Motel.*

3 **MOTION**

4 Ron Avery made a motion to recommend renewal. Jim MacNeil seconded the motion. All in
5 favor. **PASSED.**

6
7 **MOTION**

8 *Harborview Cottages & Condo:* Being that Harborview Cottages and Condo has satisfied
9 information needed, Ron Avery made a motion to recommend renewal for Harborview Cottages
10 and Condo. Jim MacNeil seconded the motion. All in favor. **PASSED.**

11
12 *Haven by the Seas:* The owner had a question on what the “white discs” on the ceiling were used
13 for. Jodine Adams asked the Fire Department to review. The owner had Seacoast Security review.

14
15 **MOTION**

16 Ron Avery made the motion to recommend renewal of Haven by the Sea. Jim MacNeil seconded
17 the motion. All in favor. **PASSED.**

18
19 *Holiday Guest House:* Questions on the number of units and site plan violations. Continue
20 *HOLD.*

21
22 *Holiday House Condo:* There continues to be issues on where the office is. There are also site
23 plan violations. Continue *HOLD.*

24
25 *Lighthouse Condominium:* Continue *HOLD.* There continues to be questions on the registry and
26 units.

27
28 *Lindsey Greene:*

29 **MOTION**

30 Ron Avery made a motion to recommend continue *HOLD.* Jim MacNeil seconded the motion.
31 All in favor. **PASSED.**

32
33 **MOTION**

34 *Majesic Regency:* Being that Majestic Regency has satisfied the information needed, Ron Avery
35 made a motion to recommend renewal. Jim MacNeil seconded the motion. All in favor.
36 **PASSED.**

37
38 **MOTION**

39 *Ne’r Beach Motel:* Jodine Adams will review this application with the Board to update them.
40 Being that Ne’r Beach Motel has satisfied information needed, Ron Avery made a motion to
41 recommend renewal. Jim MacNeil seconded the motion. All in favor. **PASSED.**

42
43 *New Harbor View Cottages:* Jodine Adams continues to attempt communication. Continue
44 *HOLD.*

45
46 *Ocean Dunes Condo Association.* Jodine Adams continues to work with them. Continue *HOLD.*

1 *Ocean Haven Condominiums*: Jodine Adams asked for documentation on Life Safety and the
2 number of units. Continue *HOLD*.

3
4 *Ogunquit River Inn*: There continues to be questions on office hours that differ from their site
5 plan, deck construction performed without approval and number of units. Continue *HOLD*.

6
7 **MOTION**

8 *Point East Condominiums*: Ron Avery made a motion to continue *HOLD* based on office issues.
9 Jim MacNeil seconded the motion. All in favor. **PASSED**.

10
11 *Primrose Lane Condo Association*: Jodine Adams stated the owners continue to not understand
12 the issues. Continue *HOLD*.

13
14 *Seaglass Village Condo Association*: Mike Livingston stated they are working on a new site plan.

15
16 **MOTION**

17 Ron Avery made a motion to recommend renewal. Jim MacNeil seconded the motion. All in
18 favor. **PASSED**.

19
20 **MOTION**

21 *Seal Harbor Resort*: Ron Avery made a motion to recommend renewal. Jim MacNeil seconded
22 the motion. All in favor. **PASSED**.

23
24 **MOTION**

25 *Seaside Cottages*: Based on satisfaction of issues, Ron Avery made a motion to recommend
26 renewal. Jim MacNeil seconded the motion. All in favor. **PASSED**.

27
28 *Summerscape Cottages*: Continue *HOLD*.

29
30 **MOTION**

31 *USA INN*: Based on the satisfaction of resolved issues, Ron Avery made a motion to recommend
32 renewal. Jim MacNeil seconded the motion. All in favor. **PASSED**.

33
34 *Webhannet t by the Sea*: Continue *HOLD*

35
36 **MOTION**

37 *Wellington Manor*: Based on satisfaction of issues, Ron Avery made a motion to recommend
38 renewal. Jim MacNeil seconded the motion. All in favor. **PASSED**.

39
40 *Hampton Inn*: Fire Department will need to inspect, based on the question if there are Carbon
41 Monoxide detectors.

42
43 **MOTION**

44 Ron Avery made a recommendation to renew based upon Fire Department inspection or Jodine
45 Adams speaking with Management. Jim MacNeil seconded the motion. All in favor. **PASSED**.

46
47 Lodging meeting scheduled for May 24, 2023, at 1:00PM

1 Discussion took place on “*Workforce Housing*” issues. If the Selectboard is interested in having
2 the Lodging Committee be involved, the committee will need to have a meeting prior to
3 September.

4
5 Pam McDonough asked if there has been any movement on short term rentals. Mike Livingston
6 stated he has worked on it; however, the Workforce Housing has taken up his time. He stated that
7 the College is looking at an ordinance change for the ability to rent to college students to be able
8 to stay longer than 28 days. Also, they are considering building on their property. Discussion
9 took place on ADU’s. The state will need to review the information as it relates to the towns.

10
11 **IV. ADJOURNMENT**

12
13 **MOTION**

14 Ron Avery made a motion to adjourn the meeting at 3:23PM. Jim MacNeil seconded the motion.
15 All in favor. **PASSED.**

16
17 **ACCEPTED BY:**

18
19 _____
20 Sharon E. Meyers, Recording Secretary

Katy Kelly, Chair

21
22
23 **MINUTES APPROVED** _____, 2023.
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