



TOWN OF WELLS

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Wells, Maine 04090

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Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, June 6, 2023

5:00 PM – WORKSHOP – Route One Corridor Study Update

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **Nick Tricarico** - Comprehensive Plan Update Committee
- **Karla Bergeron -Wilcox** – Personnel Advisory Board

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Informational Public Hearing on the FY'24 Municipal Budget and Warrant Articles.
2. Lucky Dog Tasting Room LLC, dba: Batson River Fish Camp, 73 Mile Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
3. Lucky Dog Tasting Room LLC, dba: Batson River Fish Camp, 73 Mile Road, Wells, application for a Special Entertainment Permit. (R)
4. Joseph Ryan, dba: Feile Irish Pub, 1619 Post Road, Wells, application for a full-time Malt, Wine, and Spirits Liquor License. (R)
5. Joseph Ryan, dba: Feile Irish Pub, 1619 Post Road, Wells, application for a Special Entertainment Permit. (R)
6. Dennis Nolette, dba: Home Town Pizza, 1517 Post Road, application for a full-time Malt Liquor License. (R)

7. Gerald Sterritt, dba: North East Ice Cream LLC, 44 Rigby Road, So. Portland, application for an Ice Cream Truck License. (R)
8. Dennis and Whitney McMahon, dba: Captain Satch, 793 Morrils Mills Road, North Berwick, application for a Commercial Recreation Business License. (R)
9. Good News
10. Open to the Public (10 minutes)
11. 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) FY'23 Third Quarter Financial Report.
 - b) Discussion and action on 1) a proposed Zoning Text Change to allow student housing in hotels and; 2) a Zoning Map Change proposal to create a new Dormitory Housing Overlay Zoning District to be Established for Map 43, Lot 3A.
 - c) Discuss an Amendment to Credit Purchase and Sale Agreement by and between Rumford Solar, LLC, and the Town of Wells.
 - d) To hear an update from Chief Code Enforcement Officer, Jodine Adams, on the status of Lodging Licenses.
 - e) Discussion and action to Consider the Appointment of Harbormaster Michael Yorke to the Southern Maine Dredge Authority Board of Directors.
 - f) Discussion and action on Updates, Personnel and Committee Assignments, Resignations, and Issues.
 - g) Discussion and action to accept Donations and Bequests.
 - h) Discussion and action to approve minutes of the May 16, 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. Adjournment