



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AMENDED AGENDA SELECTMEN'S MEETING Tuesday, August 1, 2023

4:30PM – EXECUTIVE SESSION - To hold an Executive Session, pursuant to 1 M.R.S. § 405(6)(A)(1), to discuss or consider the appointment, assignment, duties, demotion, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person where public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated.

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **Maryanna Arsenault**, Chair: Personnel Advisory Board Term Renewal
- **Katy Kelly**: Lodging Facility Advisory Committee Term Renewal
- **Jacquelyn Simonds**: Lodging Facility Advisory Committee Term Renewal

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

SPECIAL PRESENTATION – Tim Roche Recognition

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing 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 a portion 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.
2. Amin Hotels Inc., dba: Ogunquit River Inn, Ascend Hotel Collection, 17 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License (R)

3. Ezzo Enterprises Inc., dba: Haven By The Sea, 59 Church Street, Wells, application for a full-time Malt, Wine and Spirits Liquor License (R)
4. Ezzo Enterprises Inc., dba: Haven By The Sea, 59 Church Street, Wells, application for a Special Entertainment Permit. (R)
5. Ri Teng Li, dba: East Restaurant, 636 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License (R)
6. TKT, LLC, dba: Mekhong Thai Restaurant, 162 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License (R)
7. Old Marsh LLC, dba: Old Marsh Country Club, 445 Clubhouse Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License (R)
8. Old Marsh LLC, dba: Old Marsh Country Club, 445 Clubhouse Road, Wells, application for a Special Entertainment Permit. (R)
9. Old Marsh LLC, dba: Old Marsh Country Club, 445 Clubhouse Road, Wells, application for an Auxiliary Liquor License for a Mobile Service Bar. (R)
10. Wells-Ogunquit Senior Center, 300 Post Road, Wells, application for a Games of Chance License. (R)
11. Wells Fire Department / Wells Ocean Rescue, 1563B Post Road, Wells, application for a Mass Gathering Permit for a Lifeguard Competition to be held on Wells Beach on August 15th and 16th, 2023 from 5:00-8:00PM.
12. Good News
13. Open to the Public (10 minutes)
14. 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 on bid award for construction and repairs of the North and South Seawall along Webhannet Drive.

- b) Discussion and possible acceptance of three (3) Efficiency Maine EV Charging Station grant awards.
- c) Discussion and action to schedule public hearings to discuss changing the current Town Clerk position from elected to appointed.
- d) Discussion and action to approve a request from Wells Ocean Rescue to hold a Lifeguard Competition on Wells Beach on August 15th and 16th, 2023, from 5:00-8:00PM and to waive the parking fee for lifeguards participating in the competition.
- e) Discussion and action on Updates, Personnel and Committee Assignments, Resignations, and Issues.
- f) Discussion and action to accept Donations and Bequests.
- g) Discussion and action to approve minutes of the July 18, 2023, Selectmen's meeting.

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Select Board Comments
 - a. Subcommittee Reports
 - b. Individual Select Board Member Comments
4. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).
5. Appointment of members to various boards & committees.
6. **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 Labor Contracts between the Town of Wells and the Wells Professional Firefighters IAFF Local 4652.
7. Adjournment