



# TOWN OF WELLS

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Wells, Maine 04090

Offices of the  
Town Manager and  
Board of Selectmen

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## AMENDED AGENDA SELECTMEN'S MEETING Tuesday, August 15, 2023

**4:15 PM – EXECUTIVE SESSION -** To hold an Executive Session, pursuant to 1 M.R.S. § 405(6)(C), with the Town Manager, Town Attorney and Keith Fletcher, Conservation Commission, to discuss the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosure of the information would prejudice the competitive or bargaining position of the body or agency.

**4:45 PM – EXECUTIVE SESSION –** To hold an Executive Session, pursuant to 1 M.R.S. section 405(6)(E), to consult with the Town Attorney regarding the Town's legal rights and responsibilities regarding beach use.

**5:00 PM – EXECUTIVE SESSION –** To hold an Executive Session, pursuant to 1 M.R.S. section 405 (6)(E), to consult with the Town Attorney regarding the Board's legal rights and responsibilities concerning general enforcement and licensing issues regarding lodging facilities.

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

- Pamela McDonough: Lodging Facility Advisory Committee Term Renewal
- Jim MacNeill: Lodging Facility Advisory Committee Term Renewal
- David Quist: Lodging Facility Advisory Committee
- Susan Finnell: Budget Review Committee and Board of Assessment Review
- Phillip Breton: Harbor Advisory Committee Term Renewal

### **6:00 PM – SELECTMEN'S MEETING**

Pledge of Allegiance

### **MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS**

1. Continuation of 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. Public Hearing on a proposed Zoning District Map and Text Change for Tax Map 43, Lot 3A to create a new College District.
3. Public Hearing on “An Ordinance to Amend the Charter of the Town of Wells to Convert the Position of the Town Clerk from an Elected to an Appointed Position”.
4. Wells Reserve at Laudholm, 342 Laudholm Farm Road, Wells, application for a Mass Gathering Permit for a Crafts Festival to be held on September 9 and 10, 2023 at Laudholm Farm.
5. Good News
6. Open to the Public (10 minutes)
7. 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 2023 Fourth Quarter Financial Report**
  - b) **Discussion and action to schedule a public hearing on the release of funds up to \$4,600 from Fund 0201 (TC Animal Control Fund) to purchase a Dog Licensing program for the Town Clerk’s office.**
  - c) **Discussion and action to consider entering into a Purchase and Sale Agreement for the purchase of approximately a 23-acre parcel on Perry Oliver Road.**
  - d) **Discussion and action on Updates, Personnel and Committee Assignments, Resignations, and Issues.**
  - e) **Discussion and action to accept Donations and Bequests.**
  - f) **Discussion and action to approve minutes of the August 1, 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