



# 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, September 19, 2023

**5:00 PM – EXECUTIVE SESSION** - To hold an Executive Session, pursuant to 1 M.R.S. §405(6)(C) with the Town Manager, Town Attorney, and attorney Scott Edmunds to discuss the condition, acquisition or the use of real property or interests therein or the disposition of publicly held property where premature disclosure of the information would prejudice the competitive or bargaining position of the Town.

### **5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES**

- **Shane Maxon:** Lodging Facility Advisory Committee

### **6:00 PM – SELECTMEN'S MEETING**

Pledge of Allegiance

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

1. 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".
2. Michael McDermott, dba: Mike's Clam Shack, Inc., 1150 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
3. Michael McDermott, dba: Mike's Clam Shack, Inc., 1150 Post Road, Wells, application for a Special Entertainment Permit. (R)
4. Seaglass Village Homeowner's Association, 1 Old County Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
5. Seaglass Village Homeowner's Association, 1 Old County Road, Wells, application for a Special Entertainment Permit. (R)

6. Good News
7. Open to the Public (10 minutes)
8. 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 the conveyance of two parcels of Town owned land to Cardinali's Real Estate, LLC (d/b/a Fisherman's Catch Restaurant) and conveyance of a long-term lease to Cardinali's Real Estate, LLC for non-exclusive parking use of 4,011 sf of Town-owned land along Harbor Road in exchange for 15,587 sf of land owned by Cardinali's Real Estate, LLC to be conveyed to the Town for access to the old wharf and marsh as approved at the June 13, 2023 Annual Town Meeting.**
  - b) **Discussion and Action on an Estoppel Certificate for Wells Solar, LLC relating to the Crediford Road Solar Project.**
  - c) **Discussion and action on the proposed revisions to building permit fees and development application fees.**
  - d) **Discussion and action on the proposed ordinance to establish an enterprise fund for the application fees and direct expenses of the Code Enforcement and Planning & Development Departments.**
  - e) **Discussion and action to schedule a public hearing on updates to the Transfer Station Sticker Policy.**
  - 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 September 5, 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 Police Benevolent Association.
7. Adjournment