



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AGENDA SELECT BOARD MEETING Tuesday, March 15, 2022

5:00 PM - EXECUTIVE SESSION: To discuss goals for the Town Manager, pursuant to 1 M.R.S. § 405(6)(A).

6:00 PM – SELECT BOARD MEETING

INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Brenda Durand interview for Planning Board

MUNICIPAL OFFICERS WORKSHOP/BUSINESS/PUBLIC HEARINGS

1. Public Hearing on Charter change regarding carryover of funds.
2. Public Hearing on Charter change regarding appointed vs. elected Town Clerk.
3. Public Hearing on a conveyance of a portion of Town land on map and lot 34-5E in exchange for an easement for an easement over a section of private property at map and lot 34-5 on Ridgetop Ln.
4. Public Hearing on article to convey a permanent utility easement and a temporary construction easement to the Wells Sanitary District across Town owned land at Tax Map 132, Lot 67.EXE.
5. Public Hearing on article to convey a permanent utility easement and a temporary construction easement to the Wells Sanitary District across Town owned land at Tax Map 137, Lot 1.EXE
6. Ezzo Enterprises Inc, dba: Haven by the Sea, 59 Church St. Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)
7. Campfire Restaurant Group LLC, dba: Mariland Farm Cafe, 557 Coleshill Rd. Wells, application for a full-time Malt Liquor and Wine License. (R)
8. Gary Leach, dba: Congdons After Dark, event “Trucks and Pups”, 1090 Post Rd, Wells, application for Mass Gathering Permit. (N)

9. Ashley Potvin-Fulford, dba: A Running Passion, 123 Graham Street, Biddeford, application for a Liquor License for a one-day event for the Maine Coast Half Marathon & 5K to be held at Wells Harbor Community Park on May 7th, 2022. (R)
10. Ashley Potvin-Fulford, dba: A Running Passion, 123 Graham Street, Biddeford, event for the Maine Coast Half Marathon & 5K to be held at Wells Harbor Community Park Mass Gathering Permit. (R)
11. Erik Boucher, dba: Ventures Endurance LLC, 331 Harbor Rd. Wells, application for Mass Gathering Permit. (R)
12. Town Manager's report
13. Open to the Public (10 minutes)

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) School budget presentation
 - b) Discussion and possible action to schedule a public hearing on cluster subdivision ordinance amendments.
 - c) Discussion and possible action to schedule a public hearing on acceptance of Grand Trail Dr.
 - d) Discussion and possible action to schedule a public hearing on 2022 lodging licenses.
 - e) Discussion and possible action to schedule a public hearing on a lease for the Town owned property at 136 Post Rd., Wells, Maine.
 - f) Discussion and possible action to schedule a public hearing on a lease for the Town owned property at 762 Burnt Mill Rd.
 - g) Discussion and possible action to schedule a public hearing on a lease for the Town owned property, the Wells Harbor Marina on Harbor Rd.
 - h) Discussion of proposed uses for ARPA funds.
 - i) Discussion and possible action to accept easements and property conveyance as part of the Ramsdell Estates subdivision.

- j) Discussion and possible action on reconsideration of direction to extend GA housing maximums.
- k) Discussion on lodging ordinance changes.
- l) Discussion and possible action to add Cindy Appleby, Mark Dupuis, Keeley Lambert, and Mike Livingston as posting agents.
- m) Discussion and possible action to award brush, leaves, and grass removal bid.
- n) Discussion and action to approve Release Deed for the following:

Bourassa, Brandy. Property is known as parcel number 0138/019-00D. Tax lien was filed on September 10, 2009. A discharge or quit claim deed was never filed at the Registry of Deeds. Tax records show that there are no outstanding taxes due on the property. Release deed releases lien filed in book/page 15720/811.
- o) Discussion and action on approving minutes of the March 1, 2022 Selectmen’s meeting.

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Good News
3. **EXECUTIVE SESSION:** To discuss the applicants to various committees, pursuant to 1 M.R.S. § 405(6)(A).
4. Appointment of members to various committees.
5. Adjournment