

SELECTMEN'S MEETING - TUESDAY, JANUARY 4, 2022

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

6:00 PM – SELECTMEN'S MEETING

Present: Chairman Sean Roche, Selectmen Kathy Chase, Tim Roche, Bob Foley, Town Manager Larissa Crockett, Meeting Recorder Cinni Davidson.

Present via ZOOM: Selectman John MacLeod

SPECIAL PRESENTATION – Pinning of new Police Supervisors by Chairman S. Roche

- ***Christopher Baez***
- ***William Jepson***
- ***Jeffrey Galasyn***
- ***Karl Roy***

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public Hearing on short-term License Agreement with Fisherman's Catch.

Town Planner/Engineer Mike Livingston discussed the restaurant's encroachments into the Town's ROW. The land owner requested a temporary license for outdoor seating and a food truck in that space until November 1, 2022. There may be a land swap in the future between the Town and restaurant.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing, approve the License Agreement and authorize the Town Manager to sign the Agreement after final review by the Town Attorney. Passed unanimously.

2. Brian Marraffa, dba: B At Your Disposal, 20 Pierce Ave., Sanford, application for a Solid Waste Disposal License. (R)

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

3. Jeffrey A. Simpson, dba: Jeffrey A. Simpson Inc., 281 Jagger Mill Road, Sanford, application for a Solid Waste Disposal License. (R)

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

4. Nathan Gay, dba: A-1 Environmental Service Inc., 107 Crediford Road, Wells, application for a Solid Waste Disposal License. (R)

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

5. Nicholas Baker, dba: Jayco Disposal, 82 Cider Hill Road, York, application for a Solid Waste Disposal License. (R)

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

6. The Steak Co., Inc., dba: The Steakhouse, 1205 Post Road, Wells, application for a full-time Malt, Wine and Spirits Liquor License. (R)

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and grant the license. Passed unanimously.

7. Good News/Town Manager's Report

~Ms. Crockett has discussed the increase in property crime along Route One with Chief Putnam. People who receive a summons for property crimes are issued a court date, rather than being arrested. The owner of the hotel where some of the individuals are staying is working with the police on evictions.

There are rumors associating the people charged with crimes and people receiving General Assistance. Emergency Rent Relief is a State program, not a Town program. Chief Putnam provided a list of people involved in calls for service at the motels. The GA Coordinator confirmed that one person on the police list is also receiving GA. There are fewer than 12 households in Town currently receiving GA. There is a Work Fare Service Program in place and we are starting to implement it next week at \$12 per hour. An authority on GA law will attend the next BOS meeting to answer questions.

The public was urged to keep their property locked, especially along Route One. Many of the car break-ins are crimes of opportunity when cars are not locked.

~There is a new story walk at the Harbor. Please lock your car while you are at the park.

8. Open to the Public

The president of the Grand Trail HOA thanked the Board for considering accepting their road as a public way.

CURRENT AGENDA ITEMS

1. ***Review and action on Accounts Payable and Payroll Warrants.***

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve and sign the Accounts Payable Warrant dated January 4, 2022 in the amount of \$817,639.24, and the General Assistance Warrant dated January 4, 2022 in the amount of \$3,527.08. Passed unanimously.

2. ***Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel***

a) ***Discussion on Grand Trail Drive. Also present: Town Planner/Engineer Mike Livingston, PWD Director Carol Murray, Town Attorney Rick Shinay***

The Town Code outlines a 7-step process for a road to be accepted as a public way. Ms. Murray confirmed that the road was built to Town standards and connects to two existing public roads, as required. Instead of a maintenance bond, the Town will accept a letter of credit before the question is put before the Town Meeting. The Budget Committee will review this during April and make a recommendation for the warrant. The ultimate decision will be the vote at Town Meeting.

Ms. Murray said the road was designed and built well, but the Town would be responsible for summer and winter maintenance and she would need more equipment and staff. This winter we have hired every available plow driver from the private sector. This season's storms were challenging because of the ice. Mr. MacLeod said the Town isn't paying the private drivers enough to attract them. Mr. Foley said it's a question of paying the private contractors more vs. buying more equipment and hiring more staff. Mrs. Chase asked the HOA how their road is getting plowed. They hired a private contractor, and were told when they bought their homes that the Town was going to accept the road. The Town uses the road for school buses, and traffic is rerouted there around accidents. Mr. Livingston said that when the Planning Board approves a subdivision, there is a note on the plan that the roads are required to be private. Prospective buyers need to read the notes on the plan or call the Planning Office.

The Board is taking no action tonight.

b) ***Discussion on Newhall Road Bridge project.***

This is a public way serving one house, and the bridge over Green Brook is failing. A structural engineer and contractor estimated \$750,000 for a temporary fix. This is a complicated area to work in with utilities, heavily wooded areas and a trout stream. The family will have to be moved out for a few days during construction. Construction would be easier if a temporary bridge could be installed on the side, but permits would not be issued for that much environmental disturbance. Staging a fire truck and police car across the bridge during construction would be cost prohibitive and very disruptive to the property owners in the area. Mr. Foley thought the DEP would approve the new bridge with improved flow and decreased risk of flooding.

Ms. Crockett said the project will be in the budget and the estimate is now up to \$850,000. After approval from the residents we can hire an engineering firm to do the design. A precast bridge would be least invasive to the environment and the electrical lines wouldn't have to be relocated. One option is a plastic bridge that would be cheaper than concrete and just as durable. Staff is currently reviewing engineering services and costs for a safe, durable and permissible bridge.

c) ***Discussion and action on Solar Lease Amendment request for Crediford Road.***

Mr. Livingston discussed the proposed reduction of the leased area. The developer wishes to cap the size of the leased area or reduce the rent. An additional 14 acres were cut to the tree line. Board members had no interest in changing the terms of the project.

d) ***Discussion and action on Waiver of application fee for the Activity Center playground project.***

The Town Meeting vote changed the zoning and now allows playground equipment at the Center. The project is going through the Planning Board process, and a vote of the BOS is needed to waive the application fee.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to waive the application fee for the Activity Center Playground Project. Passed unanimously.

e) ***Discussion and action on Forbes Pocket Park RFP.***

Two proposals were submitted. Both were well designed, but the Ramsdell proposal has a more open and inviting feeling with lower vegetation.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to accept the Ramsdell proposal. Passed unanimously.

A public hearing will be scheduled to release the reserve funds.

f) ***Discussion and action to approve donations and bequests:***

1. ***\$200.00 from William and Eleanor Andrews to the Town of Wells for the Fuel Assistance Program Fund.***
2. ***\$100.00 from Mary Jane Quake to the Wells Fire Department.***
3. ***\$100.00 from Douglas and Sharyn Rice to the Wells Fire Department.***
4. ***\$20.00 from Sarah Windle to the Town of Wells for the Fuel Assistance Program Fund.***
5. ***\$20.00 from Marylee Maldonis to the Wells Fire Department for the Fuel Assistance Program Fund.***

Motion by Mrs. Chase, seconded by Mr. MacLeod, to accept the generous donations and write letters of thanks to the donors. Passed unanimously.

g) ***Discussion and action on approving minutes of the December 21, 2021 Selectmen’s meeting.***

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the December 21, 2021 Selectmen’s meeting minutes. Passed unanimously

NEW BUSINESS

1. Open to the Public

Thank you to Ms. Murray and Mr. Livingston from the residents of Grand Trail Drive for their hard work.

2. Town Manager’s Report

~Happy New Year.

~The Budget Review Committee will be meeting through February and March, with a reconciliation meeting in April.

~GA is a State funded program. The Special Fuel Fund and We Are Wells Fund are not connected to GA. We are grateful for people’s generosity, and their money is being used for the purpose they intended.

~Mr. T. Roche said there are a lot of rumors on social media and people shouldn’t believe everything they read. To stay informed, watch the board meetings on cable or the Internet. Feel free to call any of the Selectmen or call Town Hall and talk with our staff about how our funds are being spent. The “Town of Wells Maine” is our official Facebook site.

3. EXECUTIVE SESSION: To discuss the applicants to various committees, pursuant to 1 M.R.S. § 405(6)(A).

Motion by Mrs. Chase, seconded by Mr. MacLeod, to go into Executive Session to discuss the applicants to various committees, pursuant to 1 M.R.S. § 405(6)(A). Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to come out of Executive Session. Passed unanimously.

4. Appointment of members to various committees.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to reappoint James Smith, Hunter Edwards and Christopher Chase to the Comprehensive Plan Update Committee. Passed unanimously.


Mr. Koeninger's reappointment is postponed until his interview.



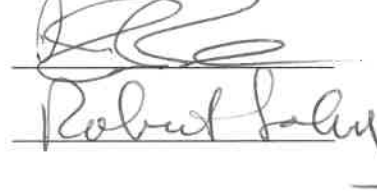
5. *Adjournment*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by,


Cindi Davidson,
Meeting Recorder



Kathleen D. Chase

Robert Selby