

SELECTMEN'S MEETING - TUESDAY, FEBRUARY 15, 2022

6:00 PM – SELECTMEN'S MEETING

Present: Chairman Sean Roche, Selectmen Kathy Chase, John MacLeod, Bob Foley, Town Manager Larissa Crockett, Meeting Recorder Cinndi Davidson.

Excused: Selectman Tim Roche

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Continuation of Public Hearing on eliminating sprinkler requirement from Marijuana Production Facilities.

Mr. MacLeod recused himself.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. Foley, to close the public hearing and accept the changes. Passed 3-0-1.

2. Public Hearing on the Spring Thaw Road Policy.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to close the public hearing and post the roads listed in the hearing materials from March 1 thru to April 15, 2022. Passed unanimously.

3. Sean D. Brown, dba: Brown's Clam Shanty, 198 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.

4. Lafayette Wells, Inc., dba: Forbes Seafood Restaurant, 427 Mile 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.

5. MapleLeaves Garden, Inc., dba: MapleLeaves Garden, Inc., 2063 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.

6. Christopher Farley, dba: Christopher Farley, 16 Pine Ledge Drive, 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.

7. Town Manager's report

~The public forum will be held March 1st at 7 PM. The Selectmen's meeting will begin at 5 that evening. The Town Attorney, the executive director of YCCA and Town staff will participate. The topic is the increase in crime in Wells. Residents are invited to submit questions in advance. There is a Q & A link on the web site. The forum will be held in the Littlefield Meeting Room and people who attend will be able to speak.

~Mr. MacLeod asked to include the parking committee as a future agenda item.

~The Parks & Recreation Department needs camp counselors for the summer programs. Information about the weeks of camp and prices will be available soon.

~The Town Clerk is looking for people to work at the polls for the June election. This is a combination Town Meeting and primary, and will be very busy.

~The Library has a series of events planned for school vacation week

8. Open to the Public

An e-mail was submitted supporting the proposed cluster development standards.

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 February 15, 2022 in the amount of \$2,719,772.70 and the General Assistance Warrant dated February 15, 2022 in the amount of \$465.20. Passed unanimously.

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

a) Discussion and action on Centenarian Recognition and Award for Helen B. Wood.

The Boston Cane is awarded to the oldest resident in the community. Mrs. Wood is 100 years old, but we have 4 older residents who are candidates for the cane. The Town chose to honor her with a Centenarian Award.

b) *Discussion and possible action to schedule a public hearing on the 2022 Beach Parking Pass Policy.*

The definitions have been revised to clarify proof of ownership and identification forms. The \$20 fee for veterans also includes their spouses. The rate will be \$5 per hour for all lots, with no charge after 6 PM. Signage will be added to designate mooring holder parking spaces. There is no charge to park at the Harbor Park by the gazebo.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 1, 2022 at 5 PM, 208 Sanford Road to review the 2022 Beach Parking Pass Policy. Passed unanimously.

c) *Discussion and action to schedule a public hearing on release of funds for aerials.*

Mr. Livingston discussed our work with the Maine GIS office to obtain updated aerial imagery of the Town. The last set we have is from 2016 and this is the last year of the State's contract. The project has been acquired by Woolpert Inc. and we have budgeted \$12,850 for the 2022 update.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 1, 2022 at 5 PM, 208 Sanford Road for release of funds for aerials. Passed unanimously.

d) *Discussion and action on Cluster Subdivision Ordinance amendments.*

Mr. Livingston discussed the proposed ordinance changes which the Planning Board approved: increasing minimum lot size, increasing street frontage, buffers along Town streets, density standards, density in the AP District, comprehensive plan map references and vested rights in applications.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 1, 2022 at 5 PM, 208 Sanford Road on the proposed cluster subdivision ordinance amendments. Passed unanimously.

e) *Discussion and action to schedule a public hearing on release of \$3,100 from Library Beautification Funds for painting the staff work area.*

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 1, 2022 at 5 PM, 208 Sanford Road for release of Library Beautification funds for painting the staff work area. Passed unanimously.

f) *Discussion and possible action on Save Our Shores – Saco Bay dredge proposal. Also present: Kevin Roche, David Flavin, Saco Mayor Bill Doyle.*

SOS-Saco was founded to address beach erosion at Camp Ellis and has broadened their scope to include dredging in the Saco Bay region. They propose for the Southern Maine communities to buy and share a dredge rather than depending on ACOE availability. Saco is willing to host the dredge. Mr. Foley has been involved

with beaches and ACOE dredges for 35 years and said we can do the work cheaper and better on our own. When we have a federal dredge, only the center of the channel is cleared and we are left with sand at either side that could be moved to replenish the beach. Once the State issues a dredge permit it is good for 20 years. We are on the dredge schedule for November 2023-April 2024. The estimate is that by owning the dredge we can save 40-60%.

If the York County Commissioners approve the \$1.8 million purchase of the dredge in April that will start the process. Saco will host the dredge initially while the 14 coastal communities form an agency to manage the operations. Harbor Master Mike Yorke said that most harbor masters are professional captains and can be trained to run the dredge. He questioned what our yearly cost would be and how often we could schedule a dredge. Having the dredge available would permit more frequent dredges, less material being removed each time, and each dredging would be faster. Mayor Doyle said that if the communities don't want to share in the dredge, Saco would still host it, lease it to other communities and staff it with their employees.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to authorize the Town Manager to sign the letter of support. Passed unanimously.

g) Discussion and possible action on assigning two members to the initial review of the Emergency Services Study.

The draft report has been submitted and a task force is being formed to review it. There are 2 members from WEMS and 2 from the Budget Committee. Mrs. Chase and Mr. MacLeod will represent the Board of Selectmen. Feedback will be given to MRI for the final report.

h) Discussion and possible action on electricity sourcing for the Library and Public Safety building.

The public safety building, library and 6 small accounts are not included in our current contract and can't be added until November. Our standard electric rate has almost tripled since January. CES is soliciting bids for these accounts through November, then will solicit bids for all accounts starting in November.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to authorize the Town Manager to select the best bid for the 8 accounts and sign the necessary documents. Passed unanimously. Mr. Foley asked to have the Board notified of the final amount.

i) Discussion and possible action on adjustment to the mileage rate. Current rate \$0.56 new federal rate, \$0.585.

Our policy is to accept the federal rate as the Town's rate. A policy will be drafted that our rate will increase automatically with the federal rate.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to accept the new federal rate. Passed unanimously.

j) Discussion and possible action on bequest to the Wells Public Library.

Dr. Pat Prendergast bequeathed \$192,930.28 to the Library. Library Director Cindy Appleby and the Library trustees recommend depositing the funds in the Wells Library Foundation account. The trustees could manage the funds in the best interest of the Library.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to have the bequest deposited in the Foundation account. Passed unanimously.

k) Discussion and possible action to schedule a public hearing on the release of funds, estimate \$4,290, for rental of two ballot processing machines. Monies to come from fund 0736 with a balance of \$21,272.78.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to schedule a public hearing on March 1, 2022 at 5 PM, 208 Sanford Road for release of funds for two ballot processing machines. Passed unanimously.

l) Discussion and action to accept donations and bequests:

1. \$20,122.00 grant from Fidelity Charitable and Forbes Family Foundation to the Town of Wells for General Assistance for Food and Fuel.
2. \$10,122.00 grant from Fidelity Charitable and Forbes Family Foundation to the Wells Parks and Recreation for equipment and sports programs.
3. \$75.00 from Kennebunk Savings Bank Volunteer Investment to the Wells Public Library in recognition of KSB employee Patrick Theriault.

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

m) Discussion and action on approving minutes of the February 1, 2022 Selectmen's meeting (5 mins.).

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the February 1, 2022 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

~Election workers need to be Wells residents and at least 18 years old. Poll watchers need to be enrolled in a party. Ms. Crockett will find out if the election workers also need to be enrolled.

2. Good News

~The \$10,000 grant to Parks & Recreation will let them move forward with equipment for the new playground.

~Firefighter Zach Litvinchyk has returned from his 9 months' deployment in Kuwait. He will be back with us on March 8.

~Thank you to the firefighters who helped a family with their smoke detectors.

~Our intern in the Code Office Shannon Chisholm has accepted the full time HR Generalist position. Christina Robinson was hired to fill the Admin. position in the Code Office formerly held by Elaine Finch. She will also support the Planning Office. Interviews are scheduled for the Communications and Volunteer Coordinator positions. We have open positions for a police officer and DPW.

~If anyone is interested in running for the Select Board, Sanitary Trustee or Library Trustee positions on the June ballot, papers will be available on March 4.

~Wells wrestling came in second despite a lot of injuries. Next week will be States at Morse in Bath.

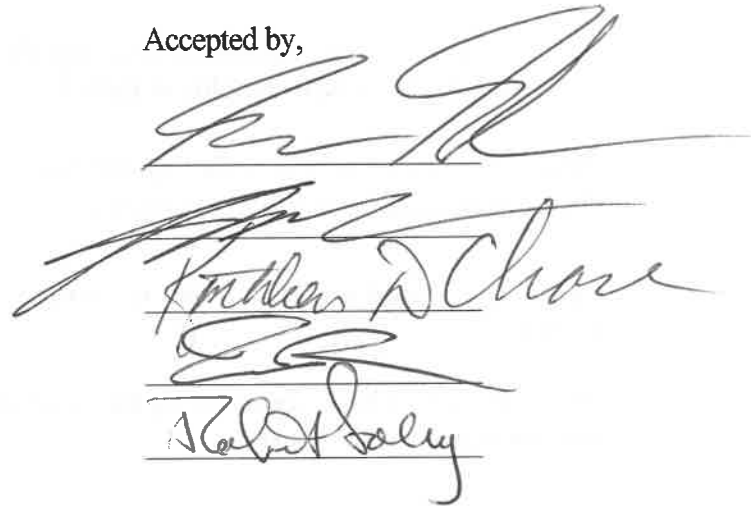
~Chief Putnam gave an update on activities at the motels. The owners are cooperating and there are fewer police calls. One facility may be empty by the end of the month. Mr. MacLeod asked if we can review our land use ordinances and lodging license fees and inspections.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,



Andrew D. Chase
Robert Selvy

Cinndi Davidson,
Meeting Recorder