

# TOWN OF WELLS, MAINE

## LODGING FACILITY ADVISORY COMMITTEE

Meeting Minutes  
Wednesday, February 22, 2023, 2:00 P.M.  
Town Hall  
208 Sanford Road

### **2:00 PM CALL TO ORDER & DETERMINATION OF QUORUM**

Those present were committee members Ron Avery, Sharon Meyers. VIA ZOOM were committee members Nate Mayo, Pam McDonough, Jackie Simonds and Police Chief JoAnn Putnam. Also in attendance were Mike Livingston Town Engineer, Jodine Adams Code Enforcement Officer, Fire Chief Mark Dupuis, Scott DeFelice Selectboard Liaison and Kerri VanSchaack Deputy Town Clerk. Absent were Jill Robie and Michael Beausoleil and Katy Kelly.

#### **I. OPEN TO THE PUBLIC**

No public in attendance.

#### **II. APPROVAL OF MINUTES**

*January 11, 2023, minutes.*

##### **MOTION**

Pam McDonough made a motion to accept the minutes. Ron Avery seconded motion. All in favor. Passed.

*February 1, 2023, minutes.*

##### **MOTION**

Pam McDonough made a motion to accept minutes as amended. (Page 2, line 25 change wording from "concur" to "confer") and "Board of Select" to "Select Board"). Ron Avery seconded motion. All in favor. Passed.

#### **III. REVIEW LODGING LICENSE RENEWS**

The following applications have been reviewed and recommendations made to the Selectboard:

- \*Beach Dreams Condo Association: HOLD (Code Office working with Attorney)
- \*Aarna Hospitality LLC DBA Seacoast Motel: RENEW
- \*Blue Diamond Management DBA Majestic Regency Resort: HOLD (for more information)
- \*Wells Moody Motel: RENEW

- 1 \*Compass Pointe Club: RENEW
- 2 \*Sea Mist Resort Motel Condominium DBA Sea Mist Motel: RENEW
- 3 \*Wells Hotel LLC DBA Hampton Inn and suites Wells: HOLD (for more information)
- 4 \*The Cottages at Summer Village: RENEW
- 5 \*Lighthouse Condominium Association DBA Lighthouse: HOLD (with a change from 23 units
- 6 to 22)
- 7 \*Wellington Manor Condo Owners Association: DO NOT RENEW (Code Office working with
- 8 Owners).

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10 **MOTION**

11 Ron Avery made a motion to extend the meeting for 15 minutes to 4:15PM. Pam McDonough

12 seconded motion. All in favor. Passed.

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14 Jodine Adams brought to the attention of the committee an issue with the Wellington Manor

15 Management having changed their legal documents which go against Town of Wells ordinance

16 and the condo owners' rights. The Association adopted on February 1, 2022, that effective that

17 day, all unit purchasers will be subjected to a two (2) year owner occupancy requirement prior to

18 having the opportunity to rent out their units. The two-year rule will begin on the day of the unit

19 closing. Failure to comply with this, will result in a \$200.00 fine payable to the association every

20 day the unit is rented.

21

22 145-52 D. states "All lodging unit, other than the unit occupied by the resident manager shall be

23 available to the traveling public and reserved for the exclusive use of the owner, his friends and

24 family must be available to the traveling public.

25

26 *A complaint has been filed with the Code Office from a unit owner that she was sent a **violation***

27 ***notice** from the management that changed their bylaws February 1, 2022, to state that owners*

28 *will be charged \$200.00 per day for each day she rents out her condo prior to the two years of*

29 *ownership. At least two (2) owners have been sent the violation notice.*

30

31 Code office has copies of all documents. Jodine Adams will bring this issue to the Selectboard.

32 The lodging application *will not be renewed* until this issue is resolved and not allow a business

33 license.

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35 **MOTION**

36 Ron Avery made a motion to extend the meeting by 15 minutes to 4:30PM. Jackie Simonds

37 seconded the motion. All in favor. Passed.

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39 Jodine Adams questions whether the committee should think about in the future if giving a

40 "temporary license" is a good thing. She proceeded to discuss a current issue where giving a

41 temporary license would not work.

42

43 Jodine Adams and Fire Chief Mark Dupuis brought another issue to the committee regarding a

44 "older hotel" that sold this past year that has "extensive violations" and plans to open May 1,

45 2023 under new ownership. The new owners feel that they do not have to upgrade based on the

46 fact the hotel has been operating for the past 30 years as is. The new owner forwarded the

47 "home inspection report" of 132-page document" to Jodine Adams. The Code Office and Fire

48 Department inspected. The issues were very overwhelming and led the Code Office to write a

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1 letter suggesting to the owner to hire a Design Engineering Firm who specializes in NFPA  
2 regulations. The owners are not willing. Jodine Adams mentioned a meeting tomorrow with them  
3 that might be postponed based on the impending weather. The owners have completed the  
4 application. Pam McDonough asked if this could go through the application process. Jodine  
5 Adams has suggested to the new owners to hire a design professional, to go through NFPA and  
6 existing code, and write a Plan of Correction (POC). The Code Office would review the POC  
7 and give a conditional license. *The owners are NOT interested.*

8  
9 The owners have hired a local contractor.

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11 **MOTION**

12 Ron Avery made a motion to extend the meeting by 15 minutes to 4:45 PM. Pam McDonough  
13 seconded motion. All in favor. Passed.

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16 **Meeting Date Updates:**

17 A suggestion was made to have weekly meetings to enable the meetings to go quicker. Fire Chief  
18 Mark Dupuis suggested that if the applications were forwarded prior to the meeting the  
19 committee could review prior to the meeting and come together for any discussion. Jodine  
20 Adams will forward all applications prior to the next meeting.

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22 **Meeting dates and time change.**

23 March 1, 2023, 1:00PM Jodine Adams will invite Mike Sullivan (State of Maine Inspector).

24 March 8, 2023, 1:00PM (note time change)

25 March 22, 2023, 1:00PM

26 March 29, 2023, 1:00PM (note time change)

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28 **IV. ADJOURNMENT**


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30 **MOTION**

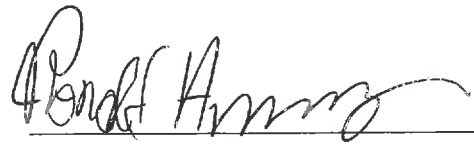
31 Ron Avery made a motion to Adjourn the meeting at 4:45PM. Pam McDonough seconded the  
32 motion. All in favor. Passed.

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34 Meeting adjourned at 4:45PM

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36 **MINUTES APPROVED** March 1, 2023

37 **ACCEPTED BY:**

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39   
40 Sharon Meyers, Recording Secretary

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42   
43 Ronald Avery, Vice Chairperson

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