



# TOWN OF WELLS, MAINE

## LODGING FACILITY ADVISORY COMMITTEE

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Meeting Minutes  
Wednesday, March 1, 2023, 1:00 P.M.  
Town Hall  
208 Sanford Road

### 1:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

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

#### I. OPEN TO THE PUBLIC

No public present

#### II. CLOSED TO THE PUBLIC

#### III. APPROVAL OF MINUTES

*February 22, 2023* minutes were reviewed. A motion was made to approve the minutes with corrections. Jim MacNeill made a motion to approve the minutes with corrections. Jackie Simonds seconded motion. All in favor. **PASSED**

#### IV. REVIEW OF LODGING APPLICATIONS

1. *Ocean View*: A motion was made to recommend *renewal*. There is a discrepancy between the number of units applied for vs actual units.
2. *Village by the Sea*: A motion was made to recommend *renewal* by Jackie Simonds. Seconded by Jim MacNeill. All in favor. **PASSED**. The Code and Planning Offices are working with the Village by the Sea on a few issues.
3. *Seagull Inn*: A motion was made to recommend renewal by Jackie Simonds. Seconded by Pam McDonough. All in favor. **PASSED**
4. *Water Crest Cottages*: A motion was made to recommend *renewal* by Ron Avery. Jackie Simonds seconded motion. All in favor. **PASSED**
5. *Misty Harbor Resort*. A motion was made to recommend *renewal* by Jackie Simonds and seconded by Ron Avery. Jodine Adams will review registration records to verify guest are signing in and out. As well, if there are seasonal employees staying in the residence, it will need to be inspected for Life Safety. All in favor. **PASSED**
6. *Holiday Inn Express*: A motion was made by Jim MacNeill and seconded by Nate Mayo to

- 43 recommend *renewal*. Will need to verify how often smoke detectors are tested. All in favor.  
44 **PASSED**
- 45 7. *Ocean Haven EAST*: A motion was made by Nate Mayo and seconded by Jim MacNeill to  
46 recommend *renewal*. A discussion took place regarding changes to Condo Association  
47 documents by Ron Avery (condo President) for registration of guests (Town Attorney will need  
48 to be conferred with), plowing, and smoke detectors testing. All in favor. **PASSED**
- 49 8. *Lafayette Wells: Map 122 Lot 92*. A motion was made by Jim MacNeill and seconded by Pam  
50 McDonough to recommend *renewal*. All in favor. **PASSED**
- 51 9. *The Beaches*: A motion was made to *HOLD* by Jodine Adams. This is a new owner application  
52 and is waiting for inspection.
- 53 10. *Barefoot Cottage Homes (6 units) at 10 Barefoot Cottage Road: Lot 0043003-2*. A motion  
54 was made by Nate Mayo and seconded by Jackie Simonds to recommend *renewal*. All in favor.  
55 **PASSED**
- 56 11. *Webhanett by the Sea*: A motion was made by Jackie Simonds and seconded by Jim MacNeill  
57 to *HOLD*. Questions regarding registry, CO detectors, 8 vs 10 units applied for and opening  
58 date is incorrect per site plan. All in favor. **PASSED**
- 59 12. *Summerscape Cottages*: A motion was made by Jim MacNeill and seconded by Jackie  
60 Simonds to recommend *HOLD*. Questions regarding knox box, office hours and detectors. All in  
61 favor. **PASSED**.
- 62 13. *Barefoot Cottage Homes (56 units) at 35 Barefoot Cottage Road: Lot 0043003-2*. A motion  
63 was made by Jackie Simonds and seconded by Jim MacNeill to recommend a *HOLD*. Questions  
64 regarding the "year round", (28 day rule applies), office hours and how often are detectors  
65 tested and by whom. All in favor. **PASSED**

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67 **Next meeting scheduled for march 8, 2023**

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69 V. **ADJOURNMENT**  
70 Pam McDonough made a motion to adjourn the meeting. Seconded by Jim MacNeill. All in favor.  
71 **PASSED**

72 **Meeting adjourned at 3:50PM**

73 **MINUTES APPROVED** March 1, \_\_\_\_\_, 2023

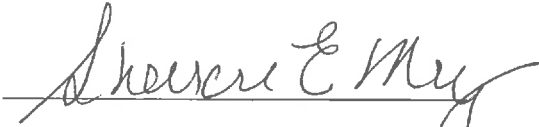
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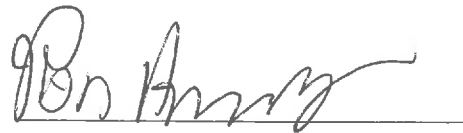
75 **ACCEPTED BY:**

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Sharon Meyers, Recording Secretary

  
Ron Avery, Vice-Chair