



TOWN OF WELLS, MAINE

LODGING FACILITY ADVISORY COMMITTEE

Meeting Minutes
Wednesday, March 8, 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, Katy Kelly, Jim MacNeill and Sharon Meyers. VIA ZOOM were members Jackie Simonds, Pam McDonough, Nate Mayo and Police Chief JoAnn Putnam. Also present were Jodine Adams, Code Enforcement, Mark Dupuis Chief of Fire, Mike Livingston, Planning Engineer, Scott DeFelice, Selectboard Liaison and Kerri VanSchaak, Deputy Town Clerk. Absent were Jill Robi, Michael Beausoleil, and Michael Pardue, Town Manager.

I. OPEN TO THE PUBLIC

MaryEllen Theriault present. No comments from the public.

II. CLOSED TO THE PUBLIC

Motion made by Ron Avery. Seconded by Jim MacNeill. All in favor. PASSED.

III. APPROVAL OF MINUTES

March 1, 2023 were not available.

IV. REVIEW OF LODGING APPLICATIONS

1. *Harborview Cottages*: A motion was made by Ron Avery and seconded by Jim MacNeill to HOLD for further clarification on the smoke and fire detections. All in favor. PASSED
2. *Cappy's Cottages*: A motion was made by Jim MacNeill and seconded by Katy Kelly to HOLD for clarification on conflicting information regarding the registry.
3. *Coastal Condominium*: A motion was made by Jim MacNeill and seconded by Katy Kelly to recommend RENEWAL. All in favor. PASSED
4. *Tallwood Motel*: A motion was made by Ron Avery to recommend RENEWAL. Seconded by Jim MacNeill. All in favor. PASSED
5. *Seal Harbor*: A motion was made to HOLD by Ron Avery and seconded by Jim MacNeill for the need of Co Detectors and office need questions. All in favor. PASSED
6. *New Harborview*: Jim MacNeill made a motion and seconded by Ron Avery to HOLD for registry questions. All in favor. PASSED
7. *Ocean Dunes Condo Association*: Jim MacNeill made a motion and seconded by Ron Avery to HOLD for clarifications on questionnaire regarding Life Safety (fire alarm) and questions on the office location. All in favor. PASSED

- 43 8. *The Garrison*: Jim MacNeill made a motion to recommend RENEWAL and seconded by Ron
44 Avery with a recommendation for installation of a Knox box. All in favor. PASSED
45 9. *Elmwood Resort Hotel*: Jim MacNeill made a motion to recommend RENEWAL seconded by
46 Katy Kelly. All in favor. PASSED
47 10. *Primrose Lane Condo Association*: A motion was made by Ron Avery and seconded by Jim
48 MacNeill to HOLD for clarification on the office, registry (follows 28 day rule) and CO
49 detectors. All in favor. PASSED
50 11. *Haven by the Sea*: A motion was made by Jim MacNeill and seconded by Ron Avery to HOLD
51 for clarification on Life Safety/Fire Safety. All in favor. PASSED
52 12. *Nautical Mile*: A motion was made by Ron Avery and seconded by Jim MacNeill to
53 recommend RENEWAL with clarification on office hours which does not meet the
54 requirements of the site plan. All in favor. PASSED
55 13. *Bellevue by the Sea*: Jim MacNeill made a motion to recommend RENEWAL and seconded by
56 Ron Avery with recommendation for verification on the Knox box. All in favor. PASSED
57 14. *Drakes Island Resort*: Ron Avery made a motion to recommend RENEWAL seconded by Jim
58 MacNeill. Planning Dept will notify the owners of the parking space issue. All in favor. PASSED
59 15. *Belle of Maine*: A motion was made by Jim MacNeill and seconded by Pam McDonough to
60 recommend RENEWAL. All in favor. PASSED
61 16. *Blue Horizon Motel*: A motion was made by Ron Avery and seconded by Jim MacNeill to
62 reopen OPEN TO THE PUBLIC. All in favor. PASSED
63

64 Mary Ellen Theriault present to answer questions on her application regarding the registry, and
65 site plan issues which are not in the jurisdiction of the lodging committee.
66 A motion was made by Ron Avery and seconded by Jim MacNeill to CLOSE TO THE PUBLIC. All in
67 favor. PASSED
68

69 Pam McDonough made a motion and seconded by Jim MacNeill to recommend RENEWAL. All in
70 favor. PASSED

71 17. *Elmere House*: Ron Avery made a motion and seconded by Jim MacNeill to recommend
72 RENEWAL. All in favor. PASSED

73 18. *Lafayette – Wells*

74 *Map 122 Lot 154*: Ron Avery made a motion and seconded by Jim MacNeill to recommend
75 RENEWAL. All in favor. PASSED

76 *Map 122 Lot 144*: Jim MacNeill made a motion and seconded by Pam McDonough to
77 recommend RENEWAL: All in favor. PASSED

78 *Map 122 Lot 91*: Jim MacNeill made a motion and seconded by Pam McDonough to
79 recommend RENEWAL. All in favor. PASSED

80 *Map 122 Lot 055*: Pam McDonough made a motion and seconded by Jim MacNeill to
81 recommend RENEWAL. All in favor. PASSED

82 *Map 122 Lot 145-152A*: Jim MacNeill made a motion and seconded by Pam McDonough to
83 recommend RENEWAL. All in favor. PASSED
84

85 Discussion took place for the Selectboard as to the logistics of meetings.

86 Katy Kelly offered to attend the "workshop" with the Selectboard on March 21, 2023, Agenda for
87 any applications and public hearing on April 11, 2023.

88 Note for lodging application moving forward:

- 89 a. Questionnaire Line 5: reword to say "Does your facility have an approved site plan"
- 90 b. Need another box on page 1 for "Total due" to include Liquor license fee.
- 91 c. Chief Mark Dupuis explained the use of Knox box/ and keys. It is recommended that a
92 *description of what a Knox box is* forwarded to the facilities.

93

94 **V. ADJOURNMENT**

95 Jim MacNeill made a motion to adjourn the meeting at 3:50pm. Seconded by Katy Kelly. All in
96 favor. PASSED

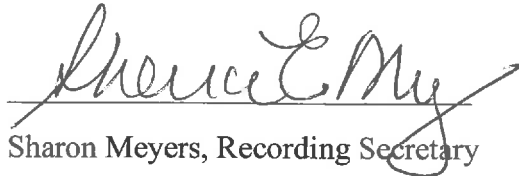
97 **MINUTES APPROVED** March 1, 2023

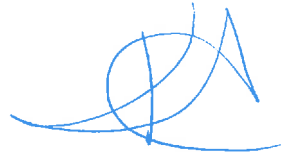
98 **ACCEPTED BY:**

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Sharon Meyers, Recording Secretary


Katy Kelly, Chair