

SELECTMEN'S MEETING - TUESDAY, APRIL 18, 2023

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Steve Giannetti - Energy Advisory Committee, Alternate
- Andrew Case - Harbor Advisory Committee, Alternate
- Clifford Libby - Recreation Commission Board, Alternate

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

Present: Chairman John MacLeod, Selectmen Kathy Chase, Tim Roche, Scott DeFelice and Bob Foley, Town Manager Mike Pardue, Volunteer and Events Coordinator Rebekah Kelley, Meeting Recorder Cindi Davidson

Mr. MacLeod noted that this was the first weekend with the new Transfer Station policy in place. The Selectmen will schedule a public hearing for people to discuss their concerns.

1. Public Hearing to review annual Lodging License applications. Also present Police Chief Jo-Ann Putnam, Fire Chief Mark Dupuis, CEO Jodine Adams

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing. Passed unanimously.

2. Discussion and action to approve annual Lodging License applications.

Mr. Foley noted the amount of work and expense of preparing the whole packet for the Selectmen. Next time the Lodging Committee could submit just their recommendations with comments from Police, Fire and the Code Office. Selectman DeFelice will abstain from voting on the Elmwood Resort Hotel because of his employment.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Lodging License applications as recommended by the Lodging Facility Advisory Committee with the exception of Barefoot Cottages #1, The Beaches and Elmwood Resort Hotel. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. Foley, to approve the Lodging License application for Elmwood Resort Hotel. Passed 4-0-1 with Mr. DeFelice abstaining.

3. Public Hearing on a Lodging License application for Carriage House Motel, Cottages & Suites, LLC. Also present Fire Chief mark Dupuis and CEO Jodine Adams
There were no public comments.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to close the public hearing. Passed unanimously.

4. Discussion and action to approve a Lodging License application for Carriage House Motel, Cottages & Suites, LLC.

Ms. Adams reported on today's inspection. Cottages 1-7 can open, while 2 others still need some work. The motel units have no smoke detectors. The 4 units in the Carriage House are pending the approval of the State Fire Marshall. A single family and residence are attached. One or the other can be used, but not both because of the fire rating. Mr. Foley asked about granting conditional approval for the units as smoke detectors are installed. Ms. Adams said that because of the workload, they need to inspect blocks of units at a time. Chief Dupuis said the Carriage House has a lot of issues, including the availability of building materials.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the following conditions for the Lodging License application for Carriage House Motel, Cottages & Suites, LLC.:

~Units 1-7 may open now.

~Conditional approval may be granted by the Code Office and Fire Department as repairs are completed in the other units.

~The office can operate and register guests.

~The owner has the choice of either using the laundry or having the single-family unit occupied, but not both until the fire rating is upgraded.

The motion passed unanimously.

5. Campfire Restaurant Group LLC, dba: Merriland Farm Café, 557 Coles Hill Road, Wells, application for a full-time, Malt and Wine Liquor License. (R)

There were no public comments.

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

6. Congdon's Donuts, Inc., dba: Congdon's Doughnuts, 1090 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. DeFelice, to close the public hearing and grant the license. Passed unanimously.

7. Congdon's Donuts, Inc., dba: Congdon's Doughnuts, 1090 Post Road, Wells, application for a Special Entertainment Permit. (R)

There were no public comments.

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

8. Maple Leaves Garden, Inc., dba: Maple Leaves Garden Restaurant, 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. DeFelice, to close the public hearing and grant the license. Passed unanimously.

9. Pointer Hospitality, LLC, dba: Spinnakers, 139 Post Road, Wells, application for a full-time, Malt and Wine Liquor License. (R)

There were no public comments.

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

10. Good News

~The library has reopened after 9 weeks repairing the flood damage.

~Rebekah Kelley is coordinating a recruiting video featuring various staff members.

~Chief Putnam has hired three police officers: Christopher Caldeira, Avery Hubbard and Nicholas Slater. K-9 Atlas joins the department from Hungary and a training facility in Tennessee. Nick Cousins is his handler.

~A rabies vaccination clinic was held last Saturday at YCCC. 80 pets were vaccinated and no one was bitten. The money raised goes to the Vet Tech Club.

~Drug Take Back Day will be Saturday, April 22 from 10-2 at the Public Safety Building.

~The Beach Clean-up will be this Saturday from 10-12 noon. Dispatcher Sondra is organizing the event and 215 people have signed up.

~Mr. Roche thanked WEMS and the Police and Fire Departments for outstanding service during a medical emergency.

11. Open to the Public

~There was a request for better beach parking during the season. The road from Barefoot Cottages to the College is available and the College has an extensive parking lot. The trolley could shuttle between the parking area and the beaches. The water retention ponds along that road have never been full and could be used for snow storage.

~There was a question about Blue Horizon Motel. Their license was renewed. The list of approved businesses is on the web site.

12. Department Updates: Jodine Adams and Keeley Lambert

Mr. Pardue would like two department heads at each Selectmen's meeting to give an overview of their departments' activities.

Jim Moulton recently joined the Code Office and is going through a long training process. That position experiences a lot of turn over, and one CEO may retire at the end of this year. Building permits are at an all-time high with 411 issued so far this year, plus inspections and investigations of violations. Staff is responding to homeowners' questions via e-mail so people can review the information at their convenience. One plan is to close the Code and Planning Offices to the public at 3 PM. Hopefully the voters will approve the new position on the June ballot. The growth ordinance sunset in 2008. The fee structure can be reviewed in relation to the pay scale for the department. The web site lists what projects do and don't require a permit, and the department is looking into issuing permits online. Mr. Roche asked when the busy times are in the office and when is a convenient time to be closed to the public.

The Assessors' office is currently involved with the revaluation in addition to the regular workload inspecting 2,424 campground units and 336 mobile home park units, and processing deeds and transfers. Building permits are compared to the physical inspections. The department also handles personal property accounts, veterans exemptions and stabilization applications. The department needs another full-time person to supplement the 3 ½ employees.

Mr. Pardue said we have good people working very hard, and we are working on recruitment, retention and workplace culture.

CURRENT AGENDA ITEMS

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

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve and sign the Accounts Payable Warrant dated April 18, 2023 in the amount of \$2,842,394.38. There is no General Assistance Warrant. Passed unanimously.

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

- a) Discussion and action to accept conveyance of a Fire Hydrant Easement from Wesley by the Sea (Preachers Aid) Subdivision.

Town Engineer/Planner Mike Livingston described the conditions of approval for Phase 4 of this subdivision. Another fire hydrant was required to meet the Town ordinance, and the easement for the Town to access and use it for fire protection is a condition of granting occupancy permits. The owner or a future HOA is required to maintain access to the hydrant.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept conveyance of a Fire Hydrant Easement from Wesley by the Sea (Preachers Aid) Subdivision. Passed unanimously.

- b) Discussion and action to approve the purchase of a used Backhoe for the Transfer Station.

PWD Carol Murray discussed the supply chain issues with obtaining new or used equipment. A used backhoe with the desired features is available from United Construction and Forestry in Westbrook for \$55,000, with a trade in value of \$15,000 for our old one. The Public Works CIP line can provide the additional \$5,000. The new backhoe has 4,961 hours on it, compared to 10,196 hours on the old one.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the purchase of a used Backhoe for the Transfer Station. Passed unanimously.

c) Discussion and action to schedule Informational Public Hearings on the Annual Town Meeting Warrant Articles and Referendum.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule informational public hearings on the Annual Town Meeting Warrant Articles and Referendum on May 2, May 16 and June 6. Passed unanimously.

d) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues:

i. Resignation of Scott Worthing from the Harbor Advisory Committee.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the resignation and write a letter thanking him for his service. Passed unanimously.

ii. Appointment of Eric Sprague as regular member to Harbor Advisory Committee.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Eric Sprague as a regular member to the Harbor Advisory Committee. Passed unanimously.

e) Discussion and action to accept Donations and Bequests.

1. \$400.00 donation from Hidden Cove LLC to the Wells Fire Department for recognition of three Call Force Members who received training from the Fire Academy and will be graduating soon.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the generous donation and write a letter of thanks to the donor. Passed unanimously.

f) Discussion and action on approving minutes of the April 4, 2023 Selectmen's Special and Regular meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the April 4, 2023 Selectmen's meeting minutes. Passed 4-0-1 with M. Roche abstaining.

NEW BUSINESS

1. Open to the Public

~Finance Director Jodie Sanborn reported that 142 people used the online portal for beach stickers. Transfer Station stickers can be purchased in person or by mail. The second installment of real estate tax bills will be mailed soon. People can pay in person, by mail or online.

2. Town Manager's Report

- ~Mr. Pardue is working with Charlie Agnew on selling our solar credits.
- ~An agreement with WEMS should be finalized soon.
- ~We are interviewing for a Deputy Tax Collector and Deputy Public Works Director.
- ~We are working with Amtrak on a “safe harbor site” for passengers in case an emergency evacuation of a train is necessary.
- ~Tax bills are being mailed. Beach stickers and transfer station stickers are available.
- ~The new Fire Department truck has arrived and additional equipment is being installed. Another member of the department has obtained the advanced EMT license.
- ~The lifeguards will be starting their program soon.
- ~The Fire Chief and York County EMA are working on sheltering plans for severe weather events.
- ~PWD and the Recreation Department are working on the installation of new playgrounds.

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

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

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

4. Appointment of members to various boards & committees.

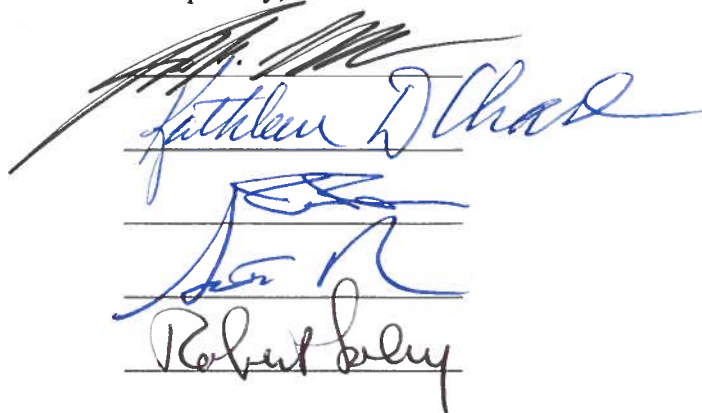
Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Andrew Case as an alternate member to the Harbor Advisory Committee and Clifford Libby as an alternate member to the Recreation Committee Board. Passed unanimously.

5. Adjournment

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

Respectfully submitted,

Accepted by,



The block contains three handwritten signatures in blue ink. The top signature is 'Kathleen D. Chase', the middle one is 'Ben R.', and the bottom one is 'Robert Selby'. Each signature is written over a horizontal line.

Cinndi Davidson,
Meeting Recorder