

## SELECTMEN'S MEETING - TUESDAY, MAY 2, 2023

### 5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- **Shawn Dumas:** Harbor Advisory Committee Alternate
- **Mathew LeFebvre:** Shellfish Conservation Commission Alternate
- **Jonathan Moody:** Comprehensive Plan Update Committee – Reappointment
- **Carol DesJardins:** Comprehensive Plan Update Committee – Reappointment

### 6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

**SPECIAL ANNOUNCEMENT** - Introduction of Atlas as the newest member of the Police Department.

K-9 Atlas enthusiastically met the Selectmen and members of the public. He has started his training program in New Hampshire. Atlas will learn tracking, apprehension, evidence recovery, building clearing and eventually share narcotics work with Bacchus.

### 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 Cinndi Davidson

1. Informational Public Hearing on the FY'24 Municipal Budget and Warrant Articles.

Mr. Pardue reviewed the proposed budget summary for Town Meeting. The warrant articles include a FT assistant code officer, a FT assistant fire chief, 4 FT firefighters/paramedics, 2 FT dispatchers, 2 FT patrol officers and additional hours at the Library.

State Representative Gerry Runte (District 146, part of Wells, Ogunquit and part of York) introduced himself. This is his first term in the Legislature and he serves on the Energy Committee.

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

2. Cardinali's Restaurant Inc., dba: Fisherman's Catch, 134 Harbor 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.

3. Cardinali's Restaurant Inc., dba: Fisherman's Catch, 134 Harbor 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.

4. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 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.

5. Robert D. Callioras, dba: Litchfield's Bar and Grill, 2135 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.

6. HuiruYao, dba: Zhen Massage & Foot Bath, 166 Post Road, Wells, application for a Massage Establishment/Therapist 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. Sue Ramatowski, dba: Stress Escapes, 331 Loop Road, Wells, application for a Massage Establishment/Therapist 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.

8. Jason Hludik, dba: Captain Hludik Charters, 226 Atlantic Ave., Wells, application for a Commercial Recreation Business 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. Phil Herron, dba: L&B Charters, 18 Shamrock Lane, Wells, application for a Commercial Recreation Business 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. Dennis Legere, dba: Reel Brothers Charters, 311 Valencia Street, Sebastian, Florida, application for a Commercial Recreation Business 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.

11. Nicholas Boudreau, dba: Captain Nick Fishing Charters, 115 W. Grand Ave., Old Orchard Beach, application for a Commercial Recreation Business 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.

12. Peter Sage, dba: Sage Fishing, 69 Ox Cart Lane, Wells, application for a Commercial Recreation Business 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.

13. Wells Elks Lodge 2738, 356 Bald Hill Road, Wells, application for a Blanket Letter of Approval for a license to operate a Game of Chance. (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.

14. Odd By Nature Brewing, 1400 U.S. Route One, Cape Neddick, Maine, application for a Mass Gathering Permit for an Oddity By The Ocean 2 event to be held on May 20, 2023 at Merriland Farm Golf Course. (N)

There were no public comments.

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

15. Odd By Nature Brewing, 1400 U.S. Route One, Cape Neddick, Maine, application for a Special Taste Testing Event License to be held on May 20, 2023 at Merriland Farm Golf Course. (N)

There were no public comments.

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

#### 16. Good News

~Finance Director Jodie Sanborn asked the Board to schedule a public hearing to allow the Town to go to the Bond Bank and negotiate an infrastructure bond. The bond was already approved by the voters.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing for 6 PM on May 16, 2023 in the Littlefield Meeting Room of the Municipal Building, 208 Sanford Road, Wells. Passed unanimously.

~Dredge Update: 52 requests for easements have been mailed to Drakes Island property owners and 43 have been returned. For Wells Beach, we mailed 164 and received 47. We received 21 of the 112 for the wildlife habitat. Our attorney is looking into taking so the dredge pipeline can be run.

~The Code Office now closes at 3 PM so staff can do internal work.

~Over 1,400 beach stickers have been sold on line.

~Our offer for the Assistant Tax Collector position has been accepted.

~The lab is now growing ½ million clams.

~The piping plovers returned early this year. As soon as the chicks are mature we will be able to reopen that portion of the beach. Educational programs have been held at the elementary school and Library, and bookmarks are being distributed.

~There will be a public meeting on May 23 on the Drakes Island bridge project.

~Farmers Market begins June 15 at the Library.

~The Memorial Day parade is scheduled for Monday, May 29.

~Harborfest will be July 29.

~The staff is working on our workplace culture and mission statement.

#### 17. Open to the Public

Jay Grey, owner of Odd by Nature Brewing thanked the Board for approving his license and permit applications.

#### 18. Department Updates: Public Safety

Chief Dupuis discussed the variety of calls they respond to, 50 types of incidents in addition to fighting fires. Since 2019 calls have increased by 70%. Overlapping calls and mutual aid also increased. Because of our location on the coast, only 3 abutting towns are available for mutual aid. Our population of 12,000 swells to 50,000 in summer. Health issues, overtime and burnout among the firefighters are a concern. The Budget Committee recommends that at Town Meeting, the voters approve hiring additional personnel.

Chief Putnam congratulated Sgt. Adam Shaw who just graduated with a Master's degree in Finance. This afternoon 3 new officers were sworn in. Of the 36 officers, 14 are residents of Wells, 9 are Wells High School graduates and 2 are veterans. The staff conducts a number of public safety programs and participates in a variety of community activities. At least 10 reserve officers are hired each summer and many eventually join the force. In 2022 the dispatchers handled 330,000 transactions. Calls for service, medical calls and crisis intervention calls have increased dramatically in recent years. The department is looking to add 2 new dispatchers and 2 new officers at the Town Meeting vote. Chief Putnam's priority is having enough personnel to ensure the safety of her officers.

## **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 May 2, 2023 in the amount of \$665,105.47. 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 approve the Wells Emergency Medical Services Agreement for ambulance service in the Town of Wells.

There has never been a formal agreement with WEMS and the Town. WEMS will now hold the title to all the emergency vehicles. If the agreement terminates, the vehicles will be returned to the Town.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Wells Emergency Medical Services Agreement for ambulance service in the Town of Wells and authorize the Town Manager to sign the Agreement. Passed unanimously.

- b) Discussion and action to approve the Emergency Vehicles Return Agreement for Wells Emergency Medical Services.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the Emergency Vehicles Return Agreement for Wells Emergency Medical Services and authorize the Town Manager to sign the Agreement. Passed unanimously.

- c) Discussion and action on a proposed Zoning District Map change per Section 145-6 of the Town Code as applied for by the Manuel Martinez Real Estate Trust to change 14.8 acres of land currently located in the Residential A District to become part of the adjacent General Business Zoning

District, Tax Map 120, Lots 2A, 3A and 3B. Also present: Town Planner/Engineer Mike Livingston and Robert Sorley of Sebago Technics representing the Trust.

Property owners who wish to change their zoning can petition the Selectmen and Planning Board. If approved, the applicant's property would change from RA to GB and consolidate land for their RV park. The application meets the 6 criteria listed in the ordinance. The Planning Board will be asked to comment. If the Comprehensive Plan Committee is asked to comment, their remarks should be based on the existing plan and not the proposed changes. Public hearings will be scheduled.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to receive the proposed Zoning District Boundary Zone application as presented. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to place this matter on the Planning Board's May 15, 2023 agenda for their review. Passed unanimously.

d) Discussion and action on the Transfer Station Sticker Policy.

There have been several situations recently that the sticker policy doesn't cover. If an elderly resident no longer drives and someone else, a non-resident, brings their trash, that person would not have a sticker. People who lease property short term don't have a permanent address here. People with demo to drop off may need to rent or borrow a larger vehicle for one day. Some residents drive company cars rather than personal vehicles.

Mrs. Chase suggested a one-time "free pass" if someone arrives at the Transfer Station without a sticker. They could drop off their trash, and their license/registration/tax bill address would be noted. They would then have to purchase a sticker in person or by mail.

If a sticker is in the wrong place, staff will replace it. New stickers will be issued for new car purchases and replacement of broken windshields.

The consensus was that staff can address exceptions and hardships and will track them. Mr. Pardue and Ms. Sanborn will coordinate with Jack Russell at the Transfer Station.

e) Discussion and action to approve the expenditure of additional funds from the Library Expansion Fund to pay for the Library Circulation Desk.

A claim is being filed with the insurance company.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the additional expenditure of \$2,091 from the Library Expansion Fund for the Library Circulation Desk. Passed unanimously.

f) Discussion and action to schedule a public hearing on Lodging License Applications.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on May 16, 2023 at 6PM, 208 Sanford Road in the Littlefield Meeting Room on Lodging License Applications. Passed unanimously.

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

Terry Wilson, Administrative Assistant in the Code Enforcement Office, has submitted her resignation.

h) Discussion and action to accept Donations and Bequests.

1. \$27.00 donation from Various Library Users to the Wells Public Library.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the generous donations. Passed unanimously.

i) Discussion and action to approve minutes of the April 18, 2023, Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the April 18, 2023 Selectmen's meeting minutes. Passed unanimously.

## **NEW BUSINESS**

1. Open to the Public

~Many people missed the public hearings about Transfer Station stickers.

~Is the 2005 Comprehensive Plan a legal document? Yes.

~We need to hire additional personnel for the Fire and Police Departments. There is so much new construction--maybe we need to limit growth.

~It would be helpful to include the street address along with the tax map and lot number when there is a discussion about specific property. Mrs. Chase said people can Google the Wells tax map if they have the block and lot number.

~Mr. DeFelice recommended that people should sign up for the Town newsletter.

~Contractors would like a master list for notifications when we are going out to bid on projects. They can contact the Code Office or check the Town's web site. Staff will look into the "Notify Me" process.

2. Town Manager's Report

~The train station expansion continues. There will be a refuge area by the track if passengers have to leave the train in an emergency.

~DPW is still interviewing for a Deputy Director.

~There will be no trolley service this season—not enough drivers. There will be additional service on the Orange Line to Wells Beach. The new schedule will be available soon.

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 the following individuals:

- Shawn Dumas: Harbor Advisory Committee Alternate
- Mathew LeFebvre: Shellfish Conservation Commission Alternate
- Jonathan Moody: Comprehensive Plan Update Committee – Reappointment
- Carol DesJardins: Comprehensive Plan Update Committee – Reappointment

Passed unanimously.

5. **EXECUTIVE SESSION** – To hold an executive session, pursuant to 1 M.R.S. §405(6)(D) to discuss with the Town’s Negotiators the Status of the Ongoing Negotiations of the Labor Contract between the Town of Wells and the Professional Firefighters of Wells, IAFF Local 4652, Teamsters Union Local 340 for the Public Works Unit and Teamsters Union Local 340 for the General Government Unit.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to enter Executive Session pursuant to Title 1 M.R.S. §405(6)(D) for the purpose of discussing with the Town's negotiators the status of the ongoing negotiation of the labor contract between the Town of Wells and the Professional Firefighters of Wells, IAFF Local 4652, Teamsters Union Local 340 for the Public Works Unit and Teamsters Union Local 340 for the General Government Unit. Passed unanimously.

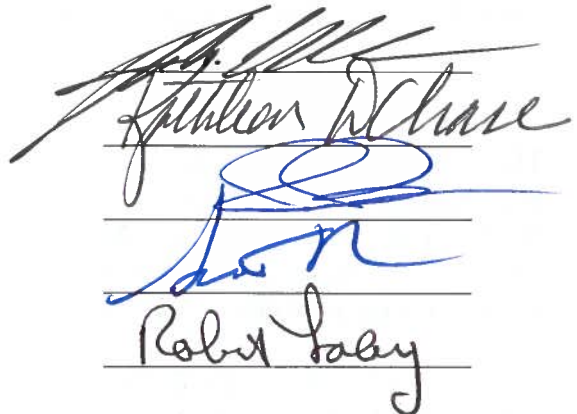
Motion by Mrs. Chase, seconded by Mr. DeFelice, to come out of Executive Session. Passed unanimously.

6. Adjournment

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

Respectfully submitted,

Accepted by,



Jonathan DeChase

Robert Laby

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Cinndi Davidson,  
Meeting Recorder