

## **SELECTMEN'S MEETING - TUESDAY, JUNE 21, 2022**

**4:45 PM - EXECUTIVE SESSION** - To review with consultant applications received for Town Manager, pursuant to 1 M.R.S. §405(6)(A).

Motion by Mrs. Chase, seconded by Mr. Roche, to go into Executive Session. Passed unanimously.

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

### **5:45 PM – Interviews for Various Boards and Committees**

- **Derek Peters:** Harbor Committee
- **Katy Kelly:** Lodging Advisory Committee
- **Sharon Meyers:** Lodging Advisory Committee
- **James Roche:** Conservation Committee
- **Mike Livingston:** Personnel Advisory Board (term renewal)

### **6:00 PM – SELECTMEN'S MEETING**

Present: Vice Chairman John MacLeod, Selectmen Kathy Chase, Tim Roche and Bob Foley, Interim Town Manager Bill Giroux, Meeting Recorder Cinni Davidson.

Excused: Selectman Scott DeFelice

### **SPECIAL PRESENTATION – Sheriff William King**

When the copper dome on the State House was replaced, plaques were made from the recycled copper to honor people who had served there. Sheriff King presented Mr. Foley with a plaque recognizing his service in the Legislature, and also for his interest in the operations at the prison.

### **MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS**

1. Annual Election of Officers to the Board of Selectmen - Chair & Vice Chair.

Motion by Mrs. Chase, seconded by Mr. Foley, to table the election until all members are present. Passed unanimously.

- 2d. Motion by Mrs. Chase, seconded by Mr. Roche, to take #2d out of order. Passed unanimously.

Donation of an electric bicycle, value approximately \$3,500, from Drakes Island Association to the Wells Police Department.

Chief Putnam said this is the department's first electric bike and it will be especially helpful when riding uphill.

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

2. Continuation of Public Hearing on Lodging License for Majestic Regency Hotel.

Attorney Gerard represented the management. CEO Jodine Adams reported on the progress with safety improvements. Both units will be approved for occupancy tomorrow. She recommended that the Board grant conditional approval while management hires other contractors to correct the remaining code violations. She asked for this facility to have the same conditions as Ne'r Beach. Fire Chief Mark Dupuis has been working with the owner to address fire safety issues.

There were no public comments.

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

Attorney Leah Rachin reviewed the conditions of approval.

~24/7 on site management is required.

~24/7 security is not required.

~Security training and availability of mental health services are strongly encouraged.

~The registry of guests must be available for inspection at any time by Town officials.

~There may be unannounced safety inspections.

~A disruptive guest, as determined by management or Wells PD, must leave and cannot return to that facility or any other in Wells owned by the same manager/organization.

~Units may be occupied only as temporary accommodations and not as long-term residences.

~Opening and closing dates will follow the site plan approval.

~The owner will continue to work with the Code Enforcement Office and Fire Chief and keep them updated weekly until the work is completed.

The applicant has agreed to all of these conditions.

Motion by Mrs. Chase, seconded by Mr. Roche, to grant the license subject to the above conditions. Passed unanimously.

3. Continuation of Public Hearing on Lodging License for USA Inn.

Ms. Adams reported on the fire safety repairs. The fire suppression system is scheduled for an upgrade over the winter if necessary. Chief Dupuis said it is working now but some minor issues need to be brought up to code. Wells FD is conducting safety tests this Friday. Attorney Greg Orso said the laundry chute has been boarded up. The owners agree to the conditions. The same conditions plus two additional ones will apply to this facility:

~If the fire suppression system needs to be upgraded per the State Fire Marshall's Office, it will be done over the winter 2022-2023.

~Approval will be contingent on the state inspection being done this Friday. If not successful, the license will not be released.

Motion by Mrs. Chase, seconded by Mr. Roche, to close the public hearing and grant the license subject to the above conditions. Passed unanimously.

4. James C. MacNeill, dba: Maine Diner, 2265 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. Roche, to close the public hearing and grant the license. Passed unanimously.

5. Ellen Frances Thompson, dba: Possum Hollow Farm Soap, 2178 Post Road, Wells, application for a Massage Therapist License. (N)

There were no public comments.

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

6. Town Manager's report  
i. Discussion on Nuisance Ordinance

Ms. Rachin asked for guidance about drafting the ordinance. Mrs. Chase asked if this applies to residential or commercial properties. Ms. Rachin's draft copy refers only to commercial. The consensus was to address "commercial lodging facilities" and not include restaurants, house parties or Airbnb's. Excessive police calls to an establishment will be considered grounds to revoke a license or deny a renewal. Mr. Foley recommended a Board workshop with Ms. Adams and Chief Putnam to review the draft ordinance.

7. Open to the Public

There were no public comments.

## **CURRENT AGENDA ITEMS**

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

Motion by Mrs. Chase, seconded by Mr. Roche, to approve and sign the Accounts Payable Warrant dated June 21, 2022 in the amount of \$ 2,954,032.71, and the General Assistance Warrant dated June 21, 2022 in the amount of \$524.90. Passed unanimously.

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

a) Discussion and action to schedule a public hearing on a lodging license for The Beach Rose Inn, under new ownership.

Motion by Mrs. Chase, seconded by Mr. Roche, to schedule a public hearing on July 5, 2022, at 208 Sanford Road, Wells, on a business license for The Beach Rose Inn. Passed unanimously.

- b) Discussion and action to adopt the annual Disbursement Warrant Policy.

Motion by Mrs. Chase, seconded by Mr. Roche, to adopt the annual Disbursement Warrant Policy. Passed unanimously.

- c) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.

- 1. Tammi Hollins – Promotion to HR Generalist with the addition of AP Specialist. This is a non-union position. We are posting for the Assistant Tax Collector/General Assistance position.

- d) Discussion and action to accept donations and bequests:

- 1. \$31.00 from Various Library Users to the Wells Public Library.

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

- e) Discussion and action on approving minutes of the June 7, 2022 Selectmen’s meeting.

Motion by Mrs. Chase, seconded by Mr. Roche, to approve the June 7, 2022 Selectmen’s meeting minutes. Passed unanimously.

## **NEW BUSINESS**

- 1. Open to the Public

There were no public comments.

- 2. Good News

~Library Director Cindy Appleby discussed the summer reading program and the kick-off celebration last weekend. So far, 103 adults, 54 teens and 148 kids have signed up.

~The Harbor Concerts begin Saturday, July 2. A schedule of performers is on the Town’s web site.

~Both lacrosse teams did very well. The boys made it to the semi-finals, then losing to NYA. The girls made a great comeback after a rough start, and lost by 1. The football team has started their summer conditioning program and are working hard.

~The new corner park looks beautiful. Thanks to Selectman Roche for spearheading the effort.

~Mr. MacLeod thanked the residents, Clerk’s office staff and election volunteers for a successful Town Meeting. Over 1500 residents voted.

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

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

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

4. Appointment of members to various committees.

Motion by Mrs. Chase, seconded by Mr. Roche, to appoint the following committee members:

- **Derek Peters:** Harbor Committee
- **Katy Kelly:** Lodging Advisory Committee
- **Sharon Meyers:** Lodging Advisory Committee
- **James Roche:** Conservation Committee
- **Mike Livingston:** Personnel Advisory Board (term renewal)

Passed unanimously.

5. Adjournment

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

Respectfully submitted,

Accepted by,



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Cinndi Davidson,  
Meeting Recorder

