

## **SELECTMEN'S MEETING - TUESDAY, JULY 19, 2022**

**5:00 PM – WORKSHOP – Lodging Facilities Advisory Committee Charge. Also present CEO Jodine Adams and Town Engineer/Planner Mike Livingston**

Life safety issues at lodging facilities are a major concern. A checklist for issuing/renewing lodging licenses was proposed, with the Code Office maintaining a list of Town-approved contractors to conduct inspections. Mr. MacLeod said we may need to hire an additional person for the Code Office to handle licenses. The Lodging Facilities Committee may be split into separate committees for Air B&B rentals and commercial facilities.

Proposal for membership of the advisory committee:

- 1-2 lodging facility business owner representing facilities with 20 or more units.
- 1-2 lodging facility business owner representing facilities with less than 20 units.
- 1 member representing a lodging facility condominium association
- 1 real estate broker
- 2 citizens representing Drakes Island, Ocean Ave., Atlantic Ave., and/or Webhannet
- 2 citizens representing citizens west of the turnpike
- 1 campground owner
- (1 citizen that owns an Air B&B)
- 1 citizen that owns an accessory dwelling unit
- 1 restaurant and/or business owner

The CEO, Town Engineer/ Planner, Fire Chief and Police Chief will also attend the meetings.

**5:45 PM – Interviews for various Boards and Committees**

- Ronald Avery – Lodging Facilities Advisory Committee
- Larry Dyer – Recreation Commission
- Brian Toomey – WEMS Board Reappointment
- Reid Appleby – Energy Advisory Committee

**6:00 PM – SELECTMEN'S MEETING**

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

**SPECIAL PRESENTATION**

Mr. MacLeod presented a plaque and gift certificate to former Chairman Sean Roche, thanking him for his service to the Town.

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

1. Michael and Meghan Littlefield, dba: Wild Bevy Distilling, LLC, 596 North Berwick Road, Wells, application for Extension of Liquor License on Premise. (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.

2. Michael and Meghan Littlefield, dba: Wild Bevy Distilling, LLC, 596 North Berwick Road, Wells, application for a Special Entertainment Permit. (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.

3. William Irish, dba: For The Love Of Food and Drink, 2073 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.

4. Mekhong Thai Wells, Inc., dba: Mekhong Thai Restaurant, 162 Route One, Wells, application for a full-time Malt, Vinous and Spirituous 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. Ryan Amin and Pratima Amin, dba: Ogunquit River Inn, Ascend Hotel Collection, 17 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.

6. Tianna Sutherland, dba: Bedford Apothecary & Spa, 2178 Post Road, Wells, application for a Massage Therapist License. (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.

7. Town of Wells, application for a Mass Gathering Permit for the HarborFest to be held on August 6, 2022 at Wells Harbor Community Park. (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.

8. Wells Reserve at Laudholm, 342 Laudholm Farm Road, Wells, application for a Mass Gathering Permit for a Crafts Festival & Punkinfiddle to be held on September 10<sup>th</sup> & 11<sup>th</sup>, 2022 at Laudholm Farm. (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.

9. Wells Reserve at Laudholm, 342 Laudholm Farm Road, Wells, application for a Mass Gathering Permit for the Fall Family Festival to be held on October 1, 2022 at Laudholm Farm. (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.

10. Town Manager's report

~The lease on the boatyard comes up this November and Scott wants to retire. He is willing to help with the transition to a new operator. Town Attorney Leah Rachin is researching the ownership of the buildings.

~Ms. Rachin is also working on the nuisance ordinance.

~Mr. Foley noted the length of the application for a liquor license compared to the lodging license application. The lodging license application needs improvement.

11. 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. DeFelice, to approve and sign the Accounts Payable Warrant dated July 19, 2022 in the amount of \$2,738,928.27, and the General Assistance Warrant dated July 19, 2022 in the amount of \$299.90. Passed unanimously.

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

a) Discussion and action to approve the York County Hazard Mitigation Plan.

The Town must approve the plan in order to be eligible for state and federal hazard mitigation grant funding.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the York County Hazard Mitigation Plan and adopt the Resolutions. Passed unanimously.

b) Discussion and action on purchase of a replacement Jet Ski for the Fire Department.

The jet ski is 8 years old and broken. There is a delay in obtaining replacement parts. We have borrowed a smaller jet ski that isn't adequate for ocean rescues. A new unit is available and better for ocean use. The price has been reduced to \$19,930 for the FD, including a 5 year warranty. Leftover funding in the FD equipment account can fund the jet ski. Ms. Sanborn said the Town Manager and Select Board can approve up to \$24,000.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the purchase of a replacement jet ski for \$19,930.00 for the Wells Fire Department. Passed unanimously.

c) Discussion and action on casting the Select Board vote on the Ballot for Election to MMA's Executive Committee.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to cast the Select Board vote for Diane Hinds as Vice President. Passed unanimously.

d) Discussion and action to accept donations and bequests:

1. \$15.00 from Jeannette Bahre to the Wells Public Library for purchase of Children's Books.

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

e) Discussion and action on approving minutes of the July 5, 2022 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the July 5, 2022 Selectmen meeting minutes as amended. Passed unanimously.

**NEW BUSINESS**

1. Open to the Public

There were no public comments.

2. Good News

~Good news from Chief Putnam: The Scarborough Police Department thanked Sgt. Cetrano for helping with the Wounded Heroes Motorcycle Rally. Cpt. Karl Roy helped visitors from New York obtain a ride from the train station.

~The summer police are working out well and assisting the community.

~Firemen have been at the beach near Lafayette's collecting funds in The Boot.

~The football team is busy with their summer conditioning and training.

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. 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:

- Ronald Avery – Lodging Facilities Advisory Committee
- Larry Dyer – Recreation Commission
- Brian Toomey – WEMS Board Reappointment
- Reid Appleby – Energy Advisory Committee

Passed unanimously.

The following were interviewed on May 3<sup>rd</sup>, but were not included on agenda for reappointment:

**Budget Review Committee:**

- Richard DeBold – Reappointment as Regular Member
- James Gaylord – Reappointment as Regular Member
- Robert Mulcahy – Reappointment as Alternate Member

**Recreation Committee:**

- Stuart Wolf – Reappointment as Regular Member

Motion by Mrs. Chase, seconded by Mr. Roche, to appoint Richard DeBold, James Gaylord and Robert Mulcahy to the Budget Review Committee and Stuart Wolf to the Recreation Committee. Passed 4-0-1 with Mr. DeFelice abstaining.

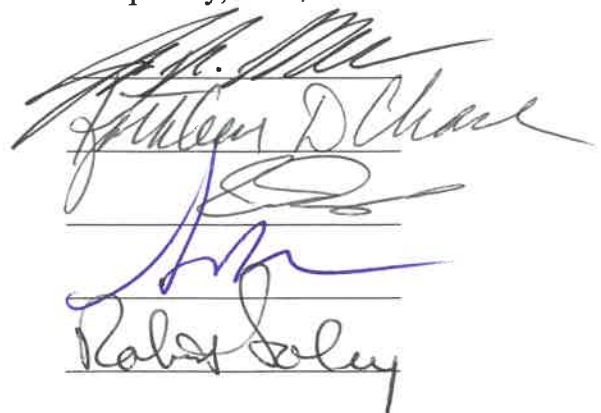
Motion by Mrs. Chase, seconded by Mr. DeFelice, to reschedule Robert Arnold’s interview for reappointment to the WEMS Board. Passed unanimously.

5. Adjournment

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

Respectfully submitted,

Accepted by,



The image shows two handwritten signatures in blue ink. The top signature is for Mrs. Chase, and the bottom signature is for Robert Mulcahy. Both signatures are written over horizontal lines.

---

Cinndi Davidson,  
Meeting Recorder

