

SELECTMEN'S MEETING - TUESDAY, AUGUST 16, 2022

5:50 PM – Interviews for various Boards and Committees

- Michael Caplan – Harbor Advisory Committee - Reappointment
- Pamela McDonough – Lodging Facility Advisory Committee
- Nathan Mayo - Lodging Facility Advisory Committee

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

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

Excused: Selectman Tim Roche

1. Public Hearing to prioritize use of ARPA funds for Infrastructure needs.

There were no public comments.

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

We received \$1,128,103.63 of ARPA funding that must be obligated by December 31, 2024 and fully spent by December 31, 2026. Mr. Giroux and senior staff developed a list of priority projects that haven't been fully funded:

Guardrail repairs throughout Town	\$80,000.00
FEMA Halloween Storm Town Grant Match	\$60,000.00
East Pier and related improvements	\$50,000.00
Route One over Bragdon Brook Repair	\$285,000.00
Webhannet North Seawall Repair	\$333,103.63
Coles Hill Emergency Repairs	\$100,000.00
Public Safety Additional Parking Lot	\$30,000.00
Station 2 Sprinkler System	\$130,000.00
Recreation-New Water Supply	\$60,000.00
Total	\$1,128,103.63

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the grant of ARPA funding for these projects. Passed unanimously.

2. Michael E. McDermott, dba: Mike's Clam Shack, Inc., 1150 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.

3. Michael E. McDermott, dba: Mike's Clam Shack, Inc., 1150 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.

4. Town Manager's report

~Thank you to Rebecca, the participating organizations and volunteers for a successful HarborFest. Rebecca is also handling our social media and will be attending BOS meetings.

5. 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 August 16, 2022 in the amount of \$2,481,467.92, and the General Assistance Warrant dated August 16, 2022 in the amount of \$1,722.04. 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 proposed Ordinance Amendment to Chapter 212-6, Vehicles and Traffic, on closure times for Town Parking Lots.

There have been problems at Ell Pond with activity later in the evenings. The lot closes at 11 PM. The Police Department recommends closing it at 9 PM and encourages residents to call 911 whenever they suspect a problem. Residents in other neighborhoods have requested closing their lots at 9 PM for peace and quiet.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on September 6, 2022 at 6PM, 208 Sanford Road on a proposed Ordinance Amendment to Chapter 212-6 on closure times for Town Parking Lots. Passed unanimously.

b) Discussion and action to schedule a public hearing on a proposed Ordinance Amendment to Chapter 212-7, Vehicles and Traffic, to designate Riverside Drive as a One-way street.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a public hearing on September 6, 2022 at 6PM, 208 Sanford Road on a proposed Ordinance Amendment to Chapter 212-7 to designate Riverside Drive as a One-way street. Passed unanimously.

c) Discussion and action to schedule a joint public hearing with the Planning Board on a proposed Ordinance Amendment regarding Nonconforming Mobile Home Parks lot size requirements to be in conformance with the State Statute.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to schedule a joint public hearing with the Planning Board on September 12, 2022 at 7PM, 208 Sanford Road on a proposed Ordinance Amendment regarding Nonconforming Mobile Home Parks lot size requirements. Passed unanimously.

d) Discussion and action to schedule a public hearing on conveyance of Utility Easements and temporary Construction Easements to the Wells Sanitary District in accordance with Article 17 of the June 14, 2022 Annual Town Meeting.

The Sewer District has arranged for a contractor to repair the sewer pipe in the harbor. Granting the easement has been approved at Town Meeting. Police Officer Chris Baez described how part of the parking lot has to be closed off during the work. The contractor will start moving equipment in and putting up fencing this week after the police cone off the area. There has to be a dedicated construction entrance/exit. The Eastern Shore lot will lose 125 spaces until the work is finished and 130 spaces will be left.

Offsite parking and shuttle service to the beach were discussed. Mr. Giroux and staff will look into options for trolley shuttles for the next few weeks to get us through Labor Day. The Police Department will post signage to alert drivers and put a notice on social media.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to allow the Sanitary District to use a portion of the parking lot for construction and repairs of the pipe, and to schedule a public hearing on September 6, 2022 at 6PM, 208 Sanford Road on conveyance of Easements to the Wells Sanitary District. Passed unanimously.

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

i. Resignation of Alex Martin, Deputy Assessor

Alex is going to MRI and will be a contracted assessor for other towns. We will be able to contract for his services until we hire a replacement.

Staff conducts exit interviews when employees resign, and usually the issue is about the salary.

f) Discussion and action to accept donations and bequests:

1. \$539.74 from Various Donors to the Wells Harbor Shellfish Lab.
2. \$33.00 from Various Donors to the Wells Public Library.
3. \$25.00 from John and Carol Finn to the Wells Public Library for purchase of Children's Books in memory of Bradley Morse.
4. Donation of a Beach Wheelchair from Randy Shockey to the Wells Fire Department.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the generous donations and write letters of thanks to the donors. Passed unanimously.

g) Discussion and action on approving minutes of the August 2, 2022 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the August 2, 2022 Selectmen meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

Rebecca received two comments on social media.

~Closing beach parking lots early will cause problems for the fishermen.

~Will the police control parking on Atlantic Ave. and the side streets? Mr. Giroux will ask the police to watch for parking drifting over from the work area.

2. Good News

~Selectman Roche is excused tonight to be with the football team. The season begins soon.

~The Rotary booth did well at HarborFest. Big Daddy's donated the ice cream. IGA donated hot dogs, burgers, cheese and drinks. Kennebunk Savings made a donation.

~There will be a golf tournament with the Wells Ogunquit Senior Center and the Wells Warrior football team on September 12 at Old Marsh. This is a fundraiser for the veterans' honor flights. Sponsorships are available; call the center weekdays at 646-7775 or (207)468-9747.

~Thank you to Rebecca for monitoring social media during meetings. This lets the public participate even if they can't attend a meeting.

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 Michael Caplan to the Harbor Advisory Committee and Pamela McDonough and Nathan Mayo to the Lodging Facility Advisory Committee. Passed unanimously.

5. Adjournment

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

Respectfully submitted,

Accepted by,



Andrew D. Chase
[unclear]
[unclear]
Robert Foley

Cinndi Davidson,
Meeting Recorder