

SELECTMEN'S MEETING - TUESDAY, SEPTEMBER 6, 2022

5:00 PM – EXECUTIVE SESSION – To consult with the Town Attorney on the Wells Harbor Marina Lease, pursuant to 1 M.R.S. § 405(6)(C)

5:50 PM – Interviews for Various Board and Committees

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

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

1. Workshop/Discussion on Wells Harbor Marina Lease with Scott and Brandy Worthing

Research into the title to the property revealed that the Town owns the land and Scott and Brandy own the marina building. The plan is to have two Selectmen and Mr. Giroux negotiate the lease renewal, then have the Worthings transfer the lease and sell the buildings to the new owners. They found a local couple who will carry on the tradition of a working harbor.

2. Public Hearing on conveyance of Easements to the Wells Sanitary District.

Town Planner/Engineer Mike Livingston described the easements for the Eastern Shore parking lot and the Drakes Island pumping station. There are two new force mains under the harbor.

There were no public comments.

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

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve conveyance of Easements to the Wells Sanitary District with the conditions that final plans be provided and costs of the Town Attorney and recording fees be reimbursed by the Wells Sanitary District. Passed unanimously.

3. Public Hearing on an Ordinance to Amend Chapter 212-7 (Vehicle and Traffic) to Designate Riverside Drive as a One-way Street.

Mr. Livingston described Riverside Drive as a public street with a limited 16 ft. wide ROW. The traffic consultant Gorrill-Palmer and the Parking Committee recommend making it one-way.

Public comments were solicited. There was opposition to making it one way, and why would it be northbound? There are no problems now—why was the study done? Mail boxes would have to be

ride in one direction. The neighborhood has a nice feel with not much traffic. There have been no accidents in 7 years. How would snow removal be handled? Cars would have to back out into traffic at a blind corner on Atlantic Avenue. One problem during the summer is the number of cars dropping people off at the end of the road and blocking traffic.

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

Mr. Giroux said the traffic study will be posted on the Town web site. Mr. Livingston said that the road doesn't meet the engineering or traffic standard for a 2 way road, plus there are some encroachments into the ROW and the pavement width varies. The Parking Committee held a workshop with the Selectmen and a public hearing. There were individual mailings for tonight's public hearing. Chief Putnam said that cars aren't supposed to stop on the street and drop off passengers. Bikes have to follow the rules for other vehicles. Mr. Roche said that the problem exists only for 2 months during the season.

Motion by Mrs. Chase, seconded by Mr. DeFelice, not to designate Riverside Drive as a One-way Street. Passed unanimously.

4. Public Hearing on an Ordinance to Amend Chapter 212-6 (Vehicles and Traffic) on closure times for Town Parking Lots.

Mr. Giroux said that the neighbors around Ell Pond have reported undesirable activity in the parking lot at night. If the Selectmen want to move the ordinance change forward it could be limited to Ell Pond for an early closure.

Public comments were solicited. Residents asked to have the lot close at dusk. They are subjected to loud music, fights, headlights shining into homes, engines running, cars parking overnight, and suspected drug dealing. Access for emergency vehicles is blocked. Residents have been installing security cameras, fences and shrubbery. Requests included lighting the parking lot, installing a Town-owned security camera and striping the parking area.

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

Chief Putnam reviewed the statistics for suspicious activity and disturbances. When police are called, the average response time is 14 minutes, depending on where the officer was when the call came in. She encouraged the neighbors to call whenever necessary and officers will respond. Mr. Giroux said we can install a trash barrel and get quotes for lights and cameras. The lot can be striped and have rubber curbs installed. Mr. Roche asked to table the discussion for now and have the police put a detail out there.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to table the discussion. Passed unanimously.

5. Richard M. Varano, dba: Billy's Chowder House, 216 Mile 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.

6. Richard M. Varano, dba: Billy's Chowder House, 216 Mile 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.

7. RFD #2, Inc., dba: Joshua's Restaurant and Bar, 1637 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.

8. DCS Inc., dba: Stutesy's Pub & Grille, 52 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. Town Manager's report

Congratulations to Christine and Jennifer who recently completed extensive training to receive this certification.

10. Open to the Public

There was a question about deferring collection of real estate taxes for senior citizens. The State has a property tax stabilization program for permanent residents at least 65 years old who have owned their homestead for at least 10 years, Applications must be filed with the Town each year by December 1.

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 September 6, 2022 in the amount of \$2,765,490.75. Passed unanimously.

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

- a) Discussion and action on Wells Harbor Marina Lease.

Mr. Foley and Mr. DeFelice will work with Mr. Giroux on this project.

- b) Discussion and action on approval of drainage project behind Wells IGA and Morrison Avenue.

The project was started several years ago. The outfall is over a steep slope and needs some rock placed there. The Town doesn't have the equipment for that phase of the job. Public Works Director Carol Murray said she had estimated \$15,000 and the only bid they received was from U.S. Site Solutions for \$13,200. It is hard to get contractors now and the drainage work should be completed before the fall rainy season and winter. The road base is in place and paving will be done next spring.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to accept the U.S. Site Solutions bid for drainage work behind the IGA for \$13,200. Passed unanimously.

- c) Discussion and action on Runoff Election for Maine Municipal Association's Legislative Policy Committee for District 34.

Member municipalities made their selections for the 2022-2024 LPC and the results for District 34 ended in a tie for one of the seats. The tied candidates decided they want a runoff election. Mr. Foley recommended Dwayne Morin, Town Manager of North Berwick.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to vote for Dwayne Morin to fill the District 34 vacant seat on the MMA Legislative Policy Committee and sign the ballot. Passed unanimously.

- d) Discussion and action on the Yellow Tulip Project.

Rick Coyne discussed his fund-raising efforts for suicide prevention. His office sponsored a golf tournament to raise funds for the local project. He has met with school officials to discuss planting flower beds with yellow tulips. The bulbs will be planted in October and should be blooming in time for Mental Health Awareness Month in May.

In addition to the schools, other locations proposed for gardens include the Fire Substation, the Public Safety Building, the welcome signs at Town entrances, the corner of Routes 1 and 109, and Buffum Hill. Rebecca can coordinate the project with the Beautification Committee and the high school students.

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

1. \$25.00 donation from Sara and Karl Glassman to the Wells Public Library in memory of Linda Kahn.

2. \$50.00 donation from Carol Carter to the Wells Public Library in appreciation for Stefanie Claydon's assistance with using technology.
3. \$38.00 donation from Various Library Users to the Wells Public Library
4. \$333.38 from Various Donors to the Wells Harbor Shellfish Lab.
5. \$12.50 donation of security deposit for meeting room rental from Louise Carter to the Wells Public Library.

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

f) **WORKSHOP** – Waste Management Advisory Committee. Also present: Committee Chair Steve Koeninger and Committee members.

A memo with recommendations is in tonight's packets. WMAC recommends offering only the 33 gallon bags at \$4.50/bag, and Finance Director Jodie Sanborn provided a table of proposed fees from \$3 to \$4.50 over three years. Recycling used to be a revenue source until there was a surplus of material. Now we have to pay for disposal. Clynk has a shortage of workers.

The Committee recommends reinstating the Transfer Station Sticker Program at \$25. Estimating that 25% of the households would purchase stickers, this would generate \$59,775. Stickers would discourage people from other towns dumping here. Other recommendations are combining shingles and demo at \$.12/lb., \$30/ton for grass and \$160/ton for leaves, brush and wood. Ms. Murray said we need solid data for the Budget Committee. The lead time for ordering stickers is several weeks. The bag inventory is low and Ms. Sanborn recommends ordering 52 cases of the 33 gallon bags and 8 cases of the 13 gallon bags. The Selectmen will hold a public hearing on raising the rates. People are probably unaware that recycling costs us money and 35% of our tipping fee is food waste.

A series of public hearings will be set: #1 bag and sticker prices and start dates, eliminating commercial brush and leaves, #2 food waste and bagging recycling, #3 demo and tires. Combining shingles and demo into one area will create space for food waste. Mr. Giroux and Ms. Murray will work with Committee members and organize the public hearings.

g) Discussion and action on approving minutes of the August 16, 2022 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. DeFelice, to approve the August 16, 2022 Selectmen's meeting minutes. Passed unanimously.

NEW BUSINESS

1. Open to the Public

There were no public comments.

2. Good News

~First football game of the season was a victory over Westbrook. The first home game is this Friday at 7 PM against Cape Elizabeth. Other teams are doing well: girls' soccer, volleyball and cross country. Football camp was held at the school this year to keep the cost down. Community service consisted of cleaning up Harbor Park and the football team did an excellent job.

~There is an EV show at the Library this Sunday.

~The Eastern Shore parking lot has reopened and the pump station work is progressing at Drakes Island.

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.

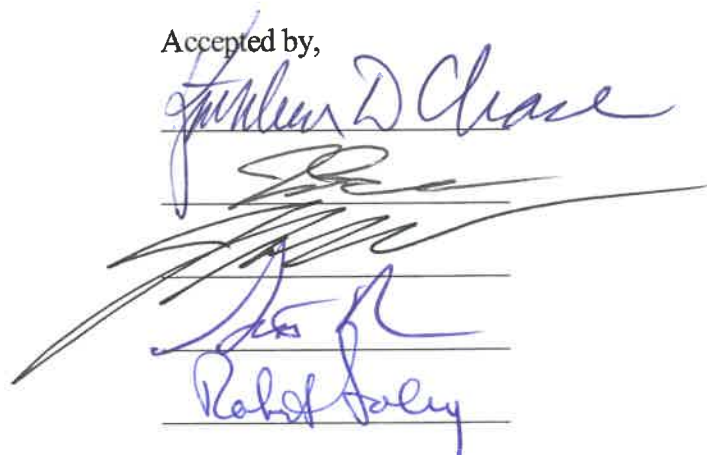
Motion by Mrs. Chase, seconded by Mr. DeFelice, to appoint Jacquelyn Simonds and Jim MacNeill to the Lodging Facility Advisory Committee. Passed unanimously.

5. Adjournment

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

Respectfully submitted,

Accepted by,



Stephen D. Chase
Robert J. Felice
Robert J. Felice

Cinndi Davidson,
Meeting Recorder