



January 15, 2021 Edition

TOWN MANAGER HIGHLIGHTS

Each week committees and boards meet to do the work of the town. These groups of people are all volunteers, people that have stepped forward to share their time, energy, and expertise to help make Wells the great place to live and work that it is. The Planning Board spends hours reviewing all new development projects. The Energy Committee has been pouring over complicated power purchase offers. The Conservation Commission protects open spaces for all to enjoy. The Personnel Advisory Committee helps guide our staffing plans. The Library has both the Library Board of Trustees and the Friends of the Library helping to advocate for and imagine new ways our great library can serve our residents. From Assessment Review to Zoning Board of Appeals our resident volunteers make a difference each week in the quality of life we all benefit from here in Wells. We have great staff that bring knowledge and a commitment to excellence to work each day. But we could not serve the people of Wells without the hours of volunteer effort put forth by the people on our boards and committees. Thank you to each of you for giving your time to our community.

UPCOMING EVENTS

1/18/2021

Martin Luther King Jr. Holiday

1/19/2021

*Board of Selectmen Meeting @
6:00PM*

FINANCE/TAX COLLECTION UPDATE

The Finance Department is currently working on collecting 2019 tax lien payments. Department staff mailed 45 notices of impending foreclosure on Friday, January 7, 2021. Taxpayers have until the close of business on Monday, February 22, 2021 to pay the 2019 balance to avoid foreclosure. If payment is not received and posted on February 22nd the property will then enter into the 60 day redemption period where the property owner will have to redeem the property by paying all outstanding taxes due.

The department continues to see steady property tax and excise tax collections. Sixty days out from the 2021 tax commitment we have collected 49.77% of 2021 committed taxes. This falls just .57% from the sixty day mark for last years taxes. Excise tax collections are currently at 61.19% (actual to budget) collected. Through the month of December department staff have collected \$179,528.38 more in excise tax revenue than last fiscal year at this time.

ASSESSING DEPARTMENT UPDATE

The Assessing Department is continuing to process address changes coming in. We are also working in the field to make sure all of the changes to properties are updated and inputted into our CAMA system. The Code Enforcement office aids this work by providing all the building permits that have been given to homeowners. Part of this process is to do site visits and physically measure the changes made. This would include new homes, additions, as well as any outbuildings such as sheds, garages and pools. In addition to the real estate portion we are also in the process of gathering new information to send out letters to local business owners requesting a true list of the business equipment used by them. Along with these duties we are also processing the many transactions that take place every month in the Town of Wells. These would include transfers of real estate through arm's length transactions as well as changes in ownership with trusts and life estates.

We would also like to take this time to thank Susan Winslow who worked in our assessing office for more than 10 years. Susan has retired and we wish her the best in this new phase of her life. She was a valuable resource in our office and will be greatly missed.

CODE ENFORCEMENT UPDATE

The Code Enforcement Office has had a very busy January. Residential renovation and addition projects continue to stay steady. The weather has been very kind to all the trades this winter which helps to keep projects on schedule.

The State is currently reviewing and has scheduled a Public Hearing for the International Energy Conservation Code 2015 and is working towards adopting the 2015 Mechanical Code as well. As more information becomes available it will be posted to the Town of Wells website under the Department of Code Enforcement. Building permits that have been issued will not be subject to follow the 2015 Energy Code and will be able to use the 2009 Energy Code which the permit was approved under. Please call the Code Office if you have any questions or concerns.

PLANNING DEPARTMENT UPDATE

The Planning Board continues reviewing various projects and held a Public Hearings for the Ocean View Cemetery expansion and Littlefield Road Solar project. A 3 lot Light Industrial subdivision and a 9 lot residential subdivision were approved. The cemetery expansion was approved. The Planning Department has been providing support to the bid process for the Recreation Department parking lot expansion and continues to coordinate and finalize the Harbor Sidewalk Project for bidding which will connect Route One to the Harbor Park. Other project applications have been submitted and are being processed for the Planning Board or Staff Review Committee review. All submitted plans and information for each application can be viewed through the Agenda download option on the Town's website.

