



TOWN OF WELLS

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Town Manager and
Board of Selectmen

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AGENDA SPECIAL SELECTMEN'S MEETING (ZOOM) Tuesday, May 12, 2020

6:00 PM – SELECTMEN'S MEETING

MUNICIPAL OFFICERS BUSINESS / PUBLIC HEARINGS

1. Joint public hearing with the Budget Committee on “An Ordinance to Authorize Issuance of Bonds in Principal Amount of up to \$4,500,000 to Fund Road, Bridge and Seawall Infrastructure Repair and Improvement Project” and submission of referendum question to the July 14, 2020 Town Meeting.
2. Joint public hearing with the Planning Board on an amendment to Chapter 145 (Land Use Ordinance) to Extend Occupancy Time Limits on certain Seasonal Lodgings to Compensate for the Time Lost as the Result of the COVID-19 Pandemic.
3. Public Hearing on an “Ordinance to Amend Chapter 150 (Licensing and Permits) of the Code of the Town of Wells to Require the licensing of Short Term Rentals.”
4. Christopher Farley, 16 Pine Ledge Drive, Wells, application for a Solid Waste Disposal License. (N)
5. Town COVID 19 Update – Update from Town Manager on Town COVID 19 issues from last meeting and BOS continued discussion of Federal and State COVID 19 policies and directions.
 - a. Update on Governor Mills Orders
 - i. TM Response Template – “Primary Seasonal Residence”
 - b. Review Beach Opening May 11, 2020
 - c. Town of Wells – Town Hall Opening 5/18/20
 - d. Short term Rental registration Program
 - e. Re-opening the Community discussion of concerns and ideas from the business community
 - f. Update COVID 19 –We Are Wells Fund

6. Good News
7. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

1. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
 - a) Discussion and action on amending the 2020 Annual Town Meeting Warrant to include the following Articles:

Article 18: Shall the Town vote to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Extend Occupancy Time Limits on Certain Seasonal Lodgings to Compensate for the Time Lost as the Result of the COVID-19 Pandemic?

Article 19: Shall the Town of Wells Board of Selectmen be authorized to issue bonds in a total amount not to exceed \$4,500,000 for the purpose of funding costs of an infrastructure project to repair and improve roads, seawalls, a bridge, and related infrastructure, including Swamp John Road, Pine Ledge Drive, Robinson Road, Webhannet seawall, Casino Square seawall, and the Drakes Island Bridge; to make the bonds subject to call for redemption with or without premium; to prioritize and to add or subtract from these project components and the project scope to keep costs within available funding; and to acquire project-related easements and other real estate interests, including drainage easements for Pine Ledge Drive and Robinson Road?

- b) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.
 - c) Discussion and action on accepting donations and bequests.
 - d) Discussion and action on approving minutes of May 5, 2020 Selectmen's meeting (5 mins.).

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report – 1)
3. Adjournment