

## ***SELECTMEN'S MEETING (ZOOM) - TUESDAY, AUGUST 18, 2020***

***Present via ZOOM: Chairman Karl Ekstedt, Selectmen Tim Roche, Kathy Chase, John MacLeod, Sean Roche, Town Manager Larissa Crockett, Social Media Consultant Brittany DiCapua***

***Present: Police Chief Jo-Ann Putnam, Meeting Recorder Cinndi Davidson***

### ***5:00PM Executive Sessions***

1. ***Executive Session to discuss with the Town Attorney strategies regarding FEMA Flood Map and the LOWMAR process pursuant to 1 MRSA 406 (6) (E)***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session. Passed unanimously.  
Motion by Mrs. Chase, seconded by Mr. T. Roche, to come out of Executive Session. Passed unanimously.

2. ***Executive Session to discuss with the Town Attorney the appeal of the ZBA decision regarding the Gross Parking Lot pursuant to 1 MRSA 406 (6) (E)***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to go into Executive Session. Passed unanimously.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to come out of Executive Session. Passed unanimously.

### ***6:00 PM – SELECTMEN'S MEETING***

Welcome to Town Manager Larissa Crockett.

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

1. ***Public hearing to release up to \$50,000 from the FY'20 Town Meeting Article 8 Potential Town Liabilities under Legal Services Funds to cover the FY'20 Legal Account overages due to a larger than normal legal services required.***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and to release up to \$50,000 from the FY'20 Town Meeting Article 8 Potential Town Liabilities under Legal Services Funds to cover the FY'20 Legal Account overages due to a larger than normal legal services required. Passed unanimously.

2. ***Public hearing to release up to \$6,000 from the FY'21 Town Meeting Article 8 Potential Town Liabilities under Facility Maintenance and Repair Fund to cover the replacement Mooring***

***Chain cost which is being undertaken by the Harbor Master through an inspection of the moorings this summer. The FY'21 budget does not have sufficient funds to cover the amount of chain required.***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and to release up to \$6,000 from the FY'21 Town Meeting Article 8 Potential Town Liabilities under Facility Maintenance and Repair Fund to cover the replacement Mooring Chain cost which is being undertaken by the Harbor Master through an inspection of the moorings this summer. Passed unanimously.

3. ***Public hearing to release up to \$120,000 from the Conservation Open Space Reserve Fund (0705) to purchase the “Yarid Conservation Parcel (Map 62 Lot 4)” as passed under Article 14 at the Annual Town Meeting***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and release up to \$120,000 from the Conservation Open Space Reserve Fund (0705) to purchase the “Yarid Conservation Parcel”. Passed unanimously.

4. ***COVID 19 Update***

***a) 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.***

***i. Second MUNI Grant Update***

We received \$19,000 of additional funding for more cleaning stations, PPE, barriers, and some child care equipment for Parks & Recreation. We have new signs with beach rules.

***b) Update on Governor Mills Orders- Request to Tourist Municipalities to assist with different aspects of the amended plan.***

People coming from Massachusetts or Rhode Island still have to quarantine for 14 days or have a negative test. Bring all the food and supplies you will need for the 14 days.

***c) Re-opening the Community discussion of concerns and ideas from the business community.***

Town Hall will reopen to people without an appointment starting Tuesday, September 8. Safety protocols will be on the web site and Facebook. We will make alternative arrangements for members of the public who don't feel safe coming into the building. The public safety building still has the secure entry through Dispatch. Parks & Recreation is working with the school department to provide before and after school care, as well as all day care if classes are going to meet on alternate days. The superintendent will have information on school opening for the September 1 BOS meeting.

**d) Update COVID 19 –We Are Wells Fund**

**5. Workshops**

***Workshop #1: Lodging Facility Advisory Committee Update and Recommendations.***

- a) The Lodging Facility Advisory Committee would like to suggest the following items as standing committee charges for it to continue to work on an ongoing basis.**
- ***Annual Renewal of Lodging Licenses***
  - ***Short Term Rental Registration and Compliance***
  - ***Town of Wells Promotion of Lodging and Hospitality Industry***
  - ***Review changes proposed for Ordinances and license fees involving lodging***

The consensus was to make the Committee a standing committee to continue working on these items.

**b) Hospitality Letter for Approval**

**c) Preliminary recommendations, if any, on Short Term Rentals**

***Workshop #2: Report and discussion on infrastructure projects. Residents will be kept informed about the status of their projects.***

• ***Swamp John Rd***

The wetlands have been delineated and we are waiting for the State permit. The road will be completely reconstructed. A skimcoat will be put down to control dust and make the surface better; we are reaching out to local companies to do this. As of Thursday it will be posted for local traffic only.

• ***Pine Ledge & Robinson Rd***

The wetlands have been surveyed and the final design for the detention pond is underway

***Drakes Island Bridge***

The proposal for the work has been accepted. The engineer is working on the design to maintain traffic flow, since both sides of the road are Reserve land. This may be a winter project.

• ***Newhall Bridge***

The temporary bridge is in place and the family is aware of the weight restriction. Ms. Murray is working on a DEP stream crossing grant and is meeting with the engineers on the design of the permanent structure.

• ***Seawalls: 1) Casino Sq. 2) Webhannet North and 3) Webhannet South***

Webhannet North is covered by the bond. Webhannet South is a FEMA project. Casino Square needs to be part of the discussion for the FY 22 budget. Mr. T. Roche noted that a ramp has been installed and it is much easier to access the beach. Thanks to Facility Manager Ken Lowell for installing the ramp.

• ***Bragdon Rd Bridge***

Ms. Murray said this is a critical structure and should be replaced immediately. It is one step away from being closed. The cost will be about \$410,000. It was included in a State report that was issued after the warrant had been prepared. She is meeting with the engineers Thursday to start the design work. This may be one of the bridges past the Bragdon Farm near the railroad tracks.

• ***Charles West Bridge***

This is a state name and we aren't sure of the location. It should be rehabilitated but is not an emergency. The beaver dams have been removed and the water is flowing.

6. ***Seaglass Village Condominium Association, 1 Old County Road, Wells, application for a full-time Malt, Spirituous and Vinous Liquor License. (R)***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. S. Roche, to close the public hearing and grant the license. Passed unanimously.

7. ***Francesco Di Gangi, dba: Seacoast Pizza & Pasta, 901 Post Road, Wells, application for a full-time Malt and Vinous Liquor License. (R)***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and grant the license. Passed unanimously.

8. ***Ty Boston, dba: Ty Junk Removal, 84 High Street, No. Berwick, Maine, application for a Solid Waste Disposal License. (N)***

Public comment was solicited and there was none.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to close the public hearing and grant the license. Passed unanimously.

9. ***Good News***

~There have been no more shark sightings.

~Mr. T. Roche has been speaking with our Harbor Master and is impressed with his ideas and great work at the harbor.

~Thank you to Sean Roche, Emily and everyone who worked on the We Are Wells Fund. Checks are being distributed to local businesses and they are very grateful. Over \$40,000 was raised.

~The schools are working on plans to reopen safely.

**10. Open to the Public**

~Will the schools reopen this fall? It hasn't been decided yet.

~Can we do something about high speed traffic on Eldridge Road? The Police have set up the radar trailer and are using speed details. The average speed there is 29 MPH.

**CURRENT AGENDA ITEMS****1. Review and action on Accounts Payable and Payroll Warrants.**

There is a Warrant dated August 18, 2020 with expenses of \$650,941.07, school payment of \$1,693,852.26, net payroll for the week ending 8/6/2020 in the amount of \$107,364.33, net payroll for the week ending 8/13/2020 in the amount of \$106,769.47, and FICA, Medicare, state and federal withholding taxes filed electronically in the amount of \$88,681.63 for total expenses of \$2,647,608.76.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the Warrant dated August 18, 2020 in the amount of \$2,647,608.76. Passed unanimously.

There is a General Assistance Warrant dated August 18, 2020 in the amount of \$1,441.44.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve and sign the General Assistance Warrant dated August 18, 2020 in the amount of \$1,441.44. Passed unanimously.

**2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:****a) Discussion and action on scheduling a public hearing regarding the discontinuance of a portion of the old Cheney Woods Road.**

The Planning and Code Enforcement Departments asked for a public hearing at the first meeting in October. They have been unable to reach one of the abutters.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to table this item. Passed unanimously,

**b) Discussion and action on abating the cost of cleanup on the former Gregoire parcel which is now town owned to clean-up liability account 0001-21777 (Clean-up 434 Littlefield - Gregoire Property) in the amount of \$12,872.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to abate the cleanup cost from the Gregoire parcel owned by the town in the amount of \$12,872.00 from the account 0001-21777 from the FY'20 Overlay Account. Passed unanimously.

**c) Discussion and action on abating outstanding taxes on camper trailers that have left the Town.**

Motion by Mrs. Chase, seconded by Mr. T. Roche, to abate the outstanding taxes on camper trailers that have left Town as identified by the Finance Director. Passed unanimously.

d) ***Discussion and action to schedule a public hearing on September 1, 2020 at 6:00PM via Zoom on an extension of the Emergency Ordinance to temporarily relax and/or suspend certain provisions of the Code of the Town of Wells to assist businesses suffering economic loss due to COVID-19 and in a manner consistent with the governor’s re-opening plan. The extension is for another 61 day period, retroactive to August 1, 2020.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to schedule a public hearing on September 1, 2020 at 6:00PM via Zoom to consider an extension of the Emergency Ordinance to temporarily relax and/or suspend certain provisions of the Code of the Town of Wells to assist businesses suffering economic loss due to COVID-19 and in a manner consistent with the governor’s re-opening plan. Passed unanimously.

e) ***Central Maine Power Company and Northern New England Telephone Operations LLC application for a Pole Location Permit for one pole to be located on Bald Hill Road Southwesterly 100 feet from Pole #36.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to grant the pole permit. Passed unanimously.

f) ***Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.***

1. Town Manager: None

2. Selectmen

a. Motion by Mrs. Chase, seconded by Mr. T. Roche, to have the Board of Selectmen vote affirmatively for those running on the MMA Ballot for their Executive Committee and Vice-President. Passed unanimously.

b. Motion by Mrs. Chase, seconded by Mr. T. Roche, to appoint Ronald Avery as a full-time member to the Wells Lodging Facility Advisory Committee. Passed unanimously.

g) ***Discussion and action on accepting donations and bequests.***

1. \$34.00 from Various Library Users to the Wells Public Library.

Motion by Mrs. Chase, seconded by Mr. T. Roche, to accept the generous donation. Passed unanimously.

h) ***Discussion and action on approving minutes of August 4, 2020 Selectmen’s meeting.***

Motion by Mrs. Chase, seconded by Mr. T. Roche, to approve the August 4, 2020 Selectmen’s meeting minutes. Passed unanimously.

***NEW BUSINESS***

***1. Open to the Public***

~Can the shrubbery along public way 15 be trimmed? PWD will take care of it.

~When will Swamp John Road be finished? As of Thursday, August 20 it will be open to local traffic only. A skimcoat of asphalt will be added for dust control and a better temporary surface until the State issues the permit to complete the work.

~Can the weeds at Eastern Shore lot be cleaned up? They may be weeds, or may be a protected species. PWD will look into it.

~We need a trash can at Harbor Road for dog waste. We will ask PWD.

~Is overnight parking allowed on residential streets? No.

~There is a lot of mask litter; people take off their masks and throw them on the beach or parking lots. We will ask the beach ambassadors to do more educating about proper disposal. There are trash cans. Carry in, carry out.

~Mr. Ekstedt asked about fixing Atlantic Avenue where there was a water main break. We don't have an ordinance about cutting and patching a newly paved road. State roads can't be cut for 5 years after they are paved. This will be an agenda item for the next meeting.

~Mr. T. Roche asked for a discussion of outdoor dining at the next meeting. It is working well and he would like to extend it.

~Ms. Crockett recommended starting at the second meeting in November to discuss ordinance changes or new ordinances in preparation for the spring 2021 warrant.

***2. Town Manager's Report***

~Reopening Town Hall. Chief Putnam is researching a machine that does face recognition and temperature checks. It will replace having people at the entries since the lifeguards and summer officers are going back to college. The cost is under \$2,000. If someone is not wearing a mask it will tell them to put one on. If they can't wear a mask, it will send an e-mail to the department and someone will come out and make sure they have a face shield. The machine can be connected to the door system; if the person passes it will unlock the door. There were privacy concerns; data is stored for just a short time, not permanently. Mr. T. Roche asked for a workshop. Ms. Crockett suggested a workshop on September 1 and opening Town Hall on the 14<sup>th</sup>. The consensus was to open on the 8<sup>th</sup> with masks required.

~The hazardous waste collection will be Saturday, August 29 at the Kennebunk Transfer Station on Sea Road from 8 AM-1PM.

~A bear was seen by Robin Lane. Bird feeders and trash cans should be brought inside at night.

~The Town is in good financial shape but we don't know what to expect with the November tax collection. The department heads have been asked to put a freeze on discretionary spending until we see about the tax receipts. Excise taxes are OK for now.

~We expect a large turnout on November 3 and high volume of absentee ballots. In July we had 75% early voting, which would project to 7,000 in November. The Clerk's office can use volunteers from October 5-November 3 to process ballots. Ballots can be requested online.




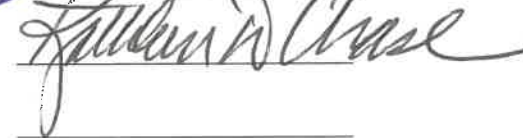
~At the last meeting the Board approved sending a letter to the Governor asking for help for the hospitality industry. Copies of the letter are in tonight's packets.

3. *Adjournment*

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

Respectfully submitted,

Accepted by,



Cindi Davidson,  
Meeting Recorder