



TOWN OF WELLS

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Wells, Maine 04090

Offices of the
Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, February 3, 2026

5:00 PM – EXECUTIVE SESSION, pursuant to 1 M.R.S. § 405(6)(E), to consult with the Town Attorney regarding the Board's legal rights and duties in connection with correspondence relating to 445 Atlantic Avenue (Map 132, Lot 38).

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Francis Hurgin - Energy Advisory Committee and Comprehensive Plan Update Committee

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Congdon's Donuts, Inc., dba: Congdon's Doughnuts, 1090 Post Road, Wells, application for a full-time Beer, Wine and Spirits Liquor License. (R)
2. Congdon's Donuts, Inc., dba: Congdon's Doughnuts, 1090 Post Road, Wells, application for a Special Entertainment Permit. (R)
3. Village by the Sea Owner's Association, dba: Village by the Sea, 1373 Post Road, Wells, application for a full-time Beer, Wine and Spirits Liquor License. (R)
4. Village by the Sea Owner's Association, dba: Village by the Sea, 1373 Post Road, Wells, application for a Special Entertainment Permit. (R)
5. Good News
6. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.
2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
 - a) **Discussion and possible action regarding draft Town Code amendments relating to Short Term Rentals.**
 - b) **Discussion and action to schedule a public hearing on the Spring Thaw Road Policy.**
 - c) **Discussion and action on approving two Overlimit Permit Agreements with Maine Department of Transportation for paving portions of Route One and Route 9, MDOT Project Number 27522.00 and 029414.00.**
 - d) **Discussion and action regarding Food Sovereignty.**
 - e) **Discussion and action to accept Donations and Bequests.**
 - f) **Discussion and action to approve minutes of the January 20, 2026 Selectmen's meeting.**

NEW BUSINESS

1. Open to the Public (10 minutes)
2. Town Manager's Report
3. Select Board Comments
 - a. Subcommittee Reports
 - b. Individual Select Board Member Comments
4. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).
5. Appointment of members to various boards & committees.
6. **EXECUTIVE SESSION** – To discuss the Town Manager's employment agreement, pursuant to 1 M.R.S. § 405(6)(A).
7. Discussion and action regarding the Town Manager's employment agreement.
8. Adjournment