

SELECTMEN'S MEETING – TUESDAY, JANUARY 6, 2026

3:45 PM – EXECUTIVE SESSION – To conduct an 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 land use enforcement proceedings at properties located at 49 and 53 Ox Cart Lane.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to enter into 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 land use enforcement proceedings at properties located at 49 and 53 Ox Cart Lane. Passed unanimously.

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

EXECUTIVE SESSION – To conduct an 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 the interpretation of § 150-83(C) of the Town Code relating to residency.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to enter into 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 the interpretation of § 150-83(C) of the Town Code relating to residency. Passed unanimously.

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

EXECUTIVE SESSION – To conduct an 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 a recently filed claim with the Maine Human Rights Commission.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to enter into 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 a recently filed claim with the Maine Human Rights Commission. Passed unanimously.

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

EXECUTIVE SESSION – To conduct an 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 an intent to sue letter from Timothy Leccese & Pamela Dillon.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to enter into 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 an intent to sue letter from Timothy Leccese & Pamela Dillon. Passed unanimously.

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

EXECUTIVE SESSION – To conduct an 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 the authority and duties of the Lodging Committee.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to enter into 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 the authority and duties of the Lodging Committee. Passed unanimously.

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

5:00 PM – WORKSHOP – Joint Workshop with the Planning Board on proposed Ordinance Amendments

Present: Attorney Leah Rachin, Planning Board members Dave MacKenzie, Paul Baratta, Chuck Millian, Josh Lagasse, Brian Toomey, Steve Koeninger, Josh Carruthers

Congratulations to Brian Toomey who was selected as Volunteer of the Year.

Bob Foley of SOS was invited to discuss flooding concerns. New FEMA maps have been adopted. The town has a 50% rule, so that only 50% of the building's value can be repaired/replaced over the life of the property. The value can be determined by either the assessed or appraised value, or basing it on the insured value. The new flood maps put 1500 additional homes in the flood zone.

Many homeowners at the beach are using their homes as short term rentals to cover their taxes. They might not be able to afford upgrades and adding safety features. The 50% rule may prevent people from doing maintenance. The Select Board felt that owners should be able to maintain their property.

Possible ordinance changes for June were discussed:

Short term rental regulations, approval process for private streets, revise definitions in the flood ordinance, define major vs. minor subdivisions, update timber harvesting rules, include Planning Board recommendations for land use ballot questions, review residential parking requirements. Mr. Mackenzie recommended requiring permanent monumentation on properties to ensure that setbacks are met.

5:50 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Caleb Chase – WEMS Board Term Renewal
- Deborah Wineberg – WEMS Board Term Renewal

6:00 PM – SELECTMEN’S MEETING

Pledge of Allegiance

SPECIAL PRESENTATION BY WELLS ROTARY

Scott DeFelice and Roy Fava described several fundraisers Rotary held recently. Checks were presented for \$500 for the Fuel Assistance Program Fund and \$500 for the We Are Wells Fund.

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

Present: Chairman Tim Roche, Selectmen Jim Smith, John MacLeod, Kathy Chase, Avery Seuter, Town Manager Mike Pardue, Volunteer and Events Coordinator Rebekah Kelley

1. Public hearing on proposed Harbor fees.

Harbor Master Mike Yorke presented the current and recommended harbor fees as proposed by the Harbor Advisory Committee.

There were no public comments.

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

Motion by Mr. Smith, seconded by Mr. MacLeod, to accept the fees as recommended. Passed unanimously.

2. Brett Lord, dba: Brettski’s Beach Shuttle, 76 Eldridge Road, Wells, application for a Taxicab Business License. (R)

There were no public comments.

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

3. Open to the Public

The Founders Park Committee is holding a dance on Valentine’s Day at Village by the Sea. Tickets are available on the Founders Park web site.

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.

Motion by Mrs. Chase, seconded by Mr. Smith, to approve and sign the Warrant dated January 6, 2026 in the amount of \$1,247,763.31, the Advanced Check Warrant dated December 17, 2025 in the amount

of \$53,955.45, the Advanced Check Warrant dated December 24, 2025 in the amount of \$28,779.45, the Advanced Check Warrant dated December 31, 2025 in the amount of \$15,049.11, and the General Assistance Warrant dated January 6, 2026 in the amount of \$1,521.90. Passed 4-0-1 with Mr. MacLeod abstaining.

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

a) *To hear a presentation by representatives of the Wells Energy Advisory Committee on results of the Energy Survey.*

John Lillibridge and Craig Merrow thanked everyone who participated in the survey. 141 people responded. Priorities were 1) recycling and waste, 2) home energy and insulation, 3) renewable energy providers and 4) town utilities/energy info.

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

i. Resignation of Dave Cilley from the Energy Advisory Committee.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to accept the resignation and write a letter thanking him for his service. Passed unanimously.

c) *Discussion and action to accept Donations and Bequests.*

1. \$30.00 from Sarah Windle to the Town of Wells for the Fuel Assistance Program Fund.
2. \$500.00 from James and Monica Brzezinski to the Town of Wells for the Fuel Assistance Program Fund.
3. \$514.89 from Friends Supporting Wells Public Library to the Wells Public Library for Children's Back Packs/Kits.
4. \$500.00 from Friends Supporting Wells Public Library to the Wells Public Library for a Poly Box Truck for Book Recycling.
5. \$3,125.00 from Friends Supporting Wells Public Library to the Wells Public Library for 4th Quarter Programming Budget.
6. \$63.00 from Jason Carter to the Town of Wells for the We Are Wells Fund.
7. \$15.00 from Nancy Powers to the Town of Wells for the Founders Park Community Center.
8. \$125.00 from Alexandra Lemoyne to the Town of Wells for the Founders Park Community Center.
9. \$125.00 from Lori Heinze Rogers to the Town of Wells for the Founders Park Community Center.
10. \$125.00 from Pat Laurie to the Town of Wells for the Founders Park Community Center.
11. \$125.00 from Kathleen Hall to the Town of Wells for the Founders Park Community Center.
12. \$125.00 from James Smith to the Town of Wells for the Founders Park Community Center.
13. \$125.00 from Joan Smith to the Town of Wells for the Founders Park Community Center.

14. \$125.00 from Denise Marby to the Town of Wells for the Founders Park Community Center.
15. \$125.00 from Sharyn and Douglas Rice to the Town of Wells for the Founders Park Community Center.
16. \$125.00 from Lawrence Ryea and Community Home Services to the Town of Wells for the Founders Park Community Center.
17. \$125.00 from Lawrence Ryea and Community Asphalt Maintenance, Inc. to the Town of Wells for the Founders Park Community Center.
18. \$125.00 from Lisa White to the Town of Wells for the Founders Park Community Center.
19. \$125.00 from Cottage in the Lane to the Town of Wells for the Founders Park Community Center.
20. \$125.00 from Nancy Kwederis to the Town of Wells for the Founders Park Community Center.
21. \$125.00 from Peter Cavanaugh to the Town of Wells for the Founders Park Community Center.
22. \$125.00 from Barbara Houlihan to the Town of Wells for the Founders Park Community Center.
23. \$125.00 from Joyce Martin to the Town of Wells for the Founders Park Community Center.
24. \$125.00 from Erica Arsenault to the Town of Wells for the Founders Park Community Center.

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

d) Discussion and action to approve minutes of the December 16, 2025 Selectmen's meeting.

Motion by Mrs. Chase, seconded by Mr. MacLeod, to approve the December 16, 2025 Selectmen meeting minutes. Passed 4-0-1 with Mr. Roche abstaining.

NEW BUSINESS

1. Open to the Public

There was no public comment.

2. Town Manager's Report

~Union negotiations are underway.

~The Code Office issued 1,351 permits in 2025 including 199 for single family homes and 24 replacement homes.

~Department meetings have started discussing capital improvement projects.

~400 transfer station stickers and 200 multi-use stickers have been sold. The grace period for buying new stickers runs until the end of January.

~The Fire Department responded to 1,732 calls in 2025 and 20 so far this year. The first call this year was for a code and the person was saved.

~The Fire Department held an award ceremony in December and a Day of Warming at the Senior Center on January 3. This Saturday the Town Hall staff, DPW and the Library will hold a Day of Warming.

~Lifeguard recruiting has started. Last year we were fully staffed.

~Mike Yorke, Mike Livingston and SMPDC are working to obtain grant money for the harbor. We are waiting for a date for the dredge operations.

~The Police Department helped several families in need over the holidays. A shout out to Community Corps Maine and the Seagull Condo Association for assisting with food parcels.

~Aaron Stuart of the Police Department is also the lead person for the General Assistance program.

~The Police Department plans to participate in the National Night Out on August 4.

~Parks and Recreation is getting ergonomic desks.

~Public Works has had 13 plowable snow events this year.

~The Library is busy with toddler story times, outreach programs and backpacks to check out.

~The staff is working hard and doing a great job.

~The volunteer handbook is being printed and bound.

3. Select Board Comments

a. Subcommittee Reports

b. Individual Select Board Member Comments

Mr. Smith and Mrs. Chase are working on lodging license fees.

Mr. MacLeod said that the town can adjust the Homestead Exemption and we should consider it.

The new director at Wells Reserve is Dr. Jennifer Seavey of Kittery, who was selected from a field of 84 applicants.

Mr. Seuter would like to look into downtown zoning and AI data centers.

4. **EXECUTIVE SESSION** - To discuss the applicants to various boards and committees, pursuant to 1 M.R.S. § 405(6)(A).

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

5. Appointment of members to various boards & committees.

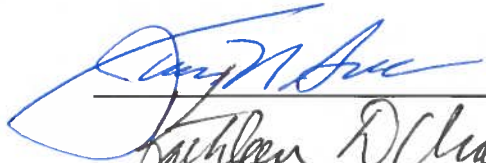
Motion by Mrs. Chase, seconded by Mr. MacLeod, to appoint Caleb Chase and Deborah Wineberg to the WEMS Board, Term Renewal. Passed unanimously.

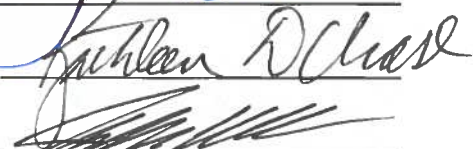
6. Adjournment

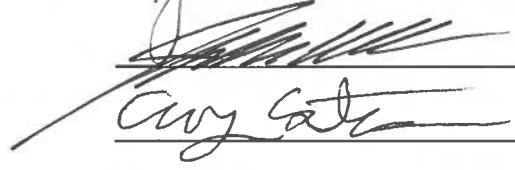
Motion by Mrs. Chase, seconded by Mr. MacLeod, to adjourn. Passed unanimously.

Respectfully submitted,

Accepted by:







Cinndi Davidson, Meeting Recorder