

SELECTMEN'S MEETING – TUESDAY, JANUARY 20, 2026

5:45 PM – INTERVIEWS FOR VARIOUS BOARDS AND COMMITTEES

- Renee Gabrenas - Comprehensive Plan Update Committee
- Nick Tricarico - Comprehensive Plan Update Committee Term Renewal
- Richard Jodoin - Committee for Veteran Affairs Alternate Position

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

Present: Chairman Tim Roche, Selectmen Jim Smith, Kathy Chase, Avery Seuter, Town Manager Mike Pardue, Volunteer and Events Coordinator Rebekah Kelley, Meeting Recorder Cinni Davidson

Excused: Selectman John MacLeod

1. WPL, LLC, dba: The New England House, 124 Post Road, Wells, application for a full-time Beer, Wine and Spirits Liquor License. (R)

There were no public comments.

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

2. Pizza Market to You, LLC, dba: Pizza Market of Wells, 75 Wells Plaza, application for a full-time Beer and Wine Liquor License. (R)

There were no public comments.

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

3. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Pow Wow to be held on July 18 and 19, 2026 at Wells Harbor Community Park.

There were no public comments.

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

4. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Chili Fest to be held on August 22, 2026 at Wells Junior High School.

There were no public comments.

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

5. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Family Jamboree to be held on October 17, 2026 at Wells Harbor Community Park.

There were no public comments.

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

6. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Veterans Day 5K to be held on November 14, 2026 at the Trailblazers Family Club.

There were no public comments.

Motion by Mrs. Chase, seconded by Mr. Smith, to close the public hearing and grant the permit. Passed 3-0-1 with Mrs. Chase abstaining.

7. Wells Chamber of Commerce, 136 Post Road, application for a Mass Gathering Permit for the Christmas Parade to be held on December 13, 2026 on Route One north to Wells Junior High School.

There were no public comments.

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

8. Good News

~A \$3 million grant is pending for the upgrade of the sewer treatment plant.

~A \$549,000 grant is pending for a rescue vessel and all the equipment.

Both grants have passed the House and Senate and are waiting for the president's signature.

9. Open to the Public

There was no public comment.

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 Advanced Check Warrant dated January 7, 2026 in the amount of \$32,613.02, the Warrant dated January 20, 2026 in the amount of \$2,939,622.34 and the General Assistance Warrant dated January 20, 2026 in the amount of \$3,688.95. Passed unanimously.

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

- a) ***Discussion and action on Harbor Launch Fee clarification for season passes.***

Motion by Mrs. Chase, seconded by Mr. Smith, to table this topic for more information. Passed unanimously.

- b) ***Discussion and action on bid award for the Harbor Storage/Utility Building.***

Harbor Master Mike Yorke recommended awarding the bid to Lowell Family Contractors for \$43,000.

Motion by Mrs. Chase, seconded by Mr. Smith, to accept the bid from Lowell Family Contractors in the amount of \$43,000 for the Harbor Storage/Utility Building. Passed unanimously.

- c) ***Discussion and action on Dedication of Open Space to the Town of Wells.***

Town Engineer/Planner Mike Livingston and Owen Grumbling of the Conservation Commission discussed the proposal to convey open space from a residential subdivision to the Town to be merged with conservation land. It would connect the town land to Quarry Road. The Town would release a 50 ft. wide easement across the subdivision's open space. The trail system would be relocated. Great Works Land Trust has a conservation easement and is in favor of the exchange and trail relocation. The exchange would require Town Meeting approval and the Town Attorney can draft the ballot question.

- d) ***Discussion and action on the Furbish Road FLAP Grant Project.***

The project would consist of a new sidewalk, pedestrian delineations over the culvert, restriping Furbish Road and reconstruction of the viewing platform at Stevens Brook. MDOT funds left over from the Harbor Road project have been transferred to the Furbish Road project. Town funding has already been approved by the voters.

Motion by Mrs. Chase, seconded by Mr. Seuter, to authorize the Town Manager and Town Engineer to pursue the project and authorize the Town Manager or Town Engineer to sign the updated design contract, MDOT Agreement and other documents related to the final design, permitting and bidding of the Furbish Road FLAP Grant project. Passed unanimously.

e) Discussion and action on an agreement between the Animal Welfare Society and the Town of Wells.

This is the annual agreement between the Town and the shelter. The only change is an increase in the per capita fee to \$1.46.

Motion by Mrs. Chase, seconded by Mr. Smith, to approve the agreement between the Animal Welfare Society and the Town of Wells, and authorize the Town Manager to sign the agreement. Passed 3-0-1 with Mr. Seuter abstaining.

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

- i. Resignation of Jake Moody from the Budget Review Committee.
- ii. Resignation of Carol Desjardins from the Comprehensive Plan Update Committee. Her term expired on January 9.

Motion by Mrs. Chase, seconded by Mr. Seuter, to accept the resignations and write letters thanking them for their service. Passed unanimously.

g) Discussion and action to accept Donations and Bequests.

1. \$1,000.00 from Aileen Fortune and Robert Agan to the Town of Wells for the Fuel Assistance Program Fund.
2. \$5,000.00 from Renaissance Charitable Foundation and Forbes Family Foundation to the Town of Wells for Food and Fuel.
3. \$25.00 from Various Library Users to the Wells Public Library.
4. \$500.00 from Wells Rotary to the Town of Wells for the We Are Wells Fund.
5. \$500.00 from Wells Rotary to the Town of Wells for the Fuel Assistance Program Fund.
6. \$1,000.00 from Betty Stephenson to the Town of Wells for the Founders Park Community Center.
7. \$5,000.00 from Austin and Renee Hardy to the Town of Wells for the Founders Park Community Center.
8. \$250.00 from Kristina Podoski to the Town of Wells for the Founders Park Community Center.
9. \$1,000.00 from Chad Morrison to the Town of Wells for the Founders Park Community Center.
10. \$125.00 from Chad Morrison to the Town of Wells for the Founders Park Community Center.
11. \$125.00 from Mark Monnin to the Town of Wells for the Founders Park Community Center.
12. \$125.00 from Kevin Dyer to the Town of Wells for the Founders Park Community Center.
13. \$125.00 from Kristine Doherty to the Town of Wells for the Founders Park Community Center.
14. \$125.00 from David Stefanelli to the Town of Wells for the Founders Park Community Center.

15. \$125.00 from Kevin Rodrigue to the Town of Wells for the Founders Park Community Center.
16. \$125.00 from Debbi Goulet to the Town of Wells for the Founders Park Community Center.
17. \$250.00 from Patricia Cilley to the Town of Wells for the Founders Park Community Center.
18. \$250.00 from the Danner-Wilson Family to the Town of Wells for the Fuel Assistance Program Fund.

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

NEW BUSINESS

1. Open to the Public

There was no public comment.

2. Town Manager's Report

There will be a workshop on February 5 at 5 PM on Station 2.

The Code Enforcement Office is working on shoreland zoning training.

1,294 transfer station permits and 714 multi-use permits have been sold.

The CIP review for the budget is complete.

The Fire Department reports 75 calls including EMS and motor vehicle accidents.

The dredge is expected in February and should take 7-10 days.

Chief Putnam reported on a great turnout for the Day of Warming.

Public Works has obtained 800 tons of salt.

The Public Works truck involved in an accident will be back in service soon.

62 lodging renewal applications were sent out and 26 have come back.

The Library reports great attendance at Trivia Night, Story Hour and Fiber Arts. The Teen Area has been improved.

There will be a wellness/comfort food lunch for staff tomorrow.

3. Select Board Comments

- a. Subcommittee Reports
- b. Individual Select Board Member Comments

Mr. MacLeod has requested a workshop on food waste diversion.

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

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. Smith, 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. Smith, to come out of Executive Session. Passed unanimously.

5. Appointment of members to various boards & committees.

Motion by Mrs. Chase, seconded by Mr. Smith, to appoint the following:

- Renee Gabrenas - Comprehensive Plan Update Committee
- Nick Tricarico - Comprehensive Plan Update Committee Term Renewal
- Richard Jodoin - Committee for Veteran Affairs Alternate Position

Passed unanimously.

6. **EXECUTIVE SESSION** – To discuss a personnel matter with the Town Manager, pursuant to 1 M.R.S. § 405(6)(A).

Motion by Mrs. Chase, seconded by Mr. Smith, to go into Executive Session to discuss a personnel matter with the Town Manager, pursuant to 1 M.R.S. § 405(6)(A). Passed unanimously

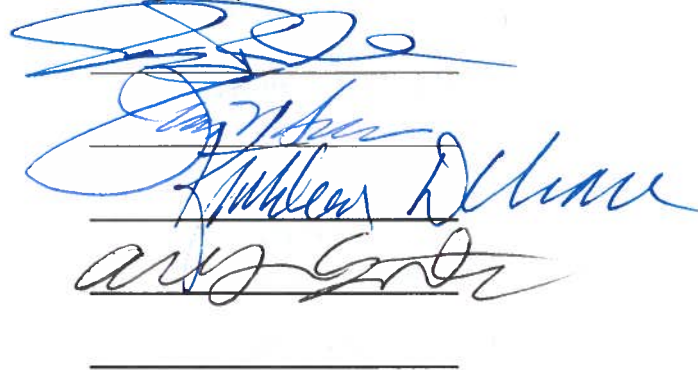
Motion by Mrs. Chase, seconded by Mr. Smith to come out of Executive Session. Passed unanimously.

7. Adjournment

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

Respectfully submitted,

Accepted by:



The image shows three handwritten signatures in blue ink, each written over a horizontal line. The signatures are cursive and appear to be of the same person or a group of people. The first signature is the most prominent and is written over the top line. The second signature is written over the middle line, and the third signature is written over the bottom line. There is a fourth horizontal line below the third signature, which is not signed.

Cinndi Davidson, Meeting Recorder