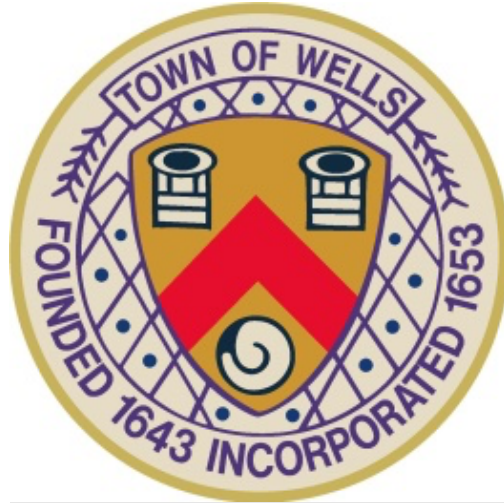


# TOWN OF WELLS



## Annual Town Meeting

June 14, 2022

Tuesday, June 14 – 8:00AM to 8:00PM

*Warrant and Plans for the Fiscal Year 2023*

Town of Wells  
Town Office  
208 Sanford Road  
Wells, Maine 04090

BULK RATE  
U.S. POSTAGE PAID  
WELLS, ME 04090  
PERMIT NO. 3  
CARRIER ROUTE - SORT

**POSTAL PATRON**

**FY 2023 PROPOSED BUDGET SUMMARY**

ARTICLE	ARTICLE	FY 23	TAXES	OTHER	SURPLUS	RESERVES	USE OF	EXPOSE
	DESCRIPTION	PROPOSED		REVENUE/			ENTERPRISE	FROM
		AMOUNT		PASS THRU			FUNDS	SURPLUS
ARTICLE 3	ESTIMATED REVENUE	\$5,963,595		\$5,963,595				
ARTICLE 4	PASS THROUGH ACCOUNTS	\$852,500		\$852,500				
ARTICLE 5	SALARIES AND BENEFITS	\$10,092,364	\$10,092,364					
ARTICLE 6	OPERATIONS	\$7,112,026	\$7,112,026					
ARTICLE 7	POTENTIAL EMPLOYEE RELATED EXPENSES	\$25,000						\$25,000
ARTICLE 8	POTENTIAL TOWN LIABILITIES	\$290,000						\$290,000
ARTICLE 9	CAPITAL IMPROVEMENT PLAN	\$3,531,070	\$1,856,467		\$1,300,000	\$312,942	\$61,661	
ARTICLE 10	CAPITAL EXPENDITURES	\$4,541,841				\$4,541,841		
ARTICLE 11	EXPENDITURES FROM SPECIFIC CIP FUNDS							
ARTICLE 12	GENERAL ASSISTANCE	\$45,000						\$45,000
ARTICLE 13	TOWN CLERK'S COMPENSATION	\$75,470	\$75,470					
ARTICLE 14	AUTHORIZATION TO LEASE TOWN-OWNED PROPERTY AT 136 POST RD							
ARTICLE 15	AUTHORIZATION TO LEASE TOWN-OWNED PROPERTY AT 762 BURNT MILL RD							
ARTICLE 16	AUTHORIZATION TO LEASE WELLS MARINA							
ARTICLE 17	CONVEYANCE OF TWO EASEMENTS TO THE WELLS SANITARY DISTRICT							
ARTICLE 18	CONVEYANCE OF LAND IN EXCHANGE FOR DRAINAGE EASEMENT							
ARTICLE 19	ACCEPTANCE AS A TOWN WAY – GRAND TRAIL DRIVE							
ARTICLE 20	ORDINANCE AMENDMENT – CLUSTER DEVELOPMENTS							
ARTICLE 21	ORDINANCE AMENDMENT – SPRINKLER SYSTEM REQUIREMENTS							

	TOTAL MUNICIPAL BUDGET	\$26,565,271						
	Subtotals of Revenue		\$19,136,327	\$6,816,095	\$1,300,000	\$4,854,783	\$61,661	\$360,000
	Less Revenue & Pass Through	\$(6,816,095)						
	Less Surplus	\$(1,300,000)						
	Less Reserves	\$(4,854,783)						
	Less Use of Revenue	\$-						
	Less Use of Enterprise Funds	\$(61,661)						

ARTICLE	ARTICLE	FY 23	TAXES	OTHER	SURPLUS	RESERVES	USE OF	EXPOSE
	DESCRIPTION	PROPOSED		REVENUE/ PASS THRU			ENTERPRISE FUNDS	FROM SURPLUS
	Less Exposed Surplus	\$ (360,000)						
	Balance to be Raised by Taxation	\$13,172,732						
ARTICLE	ARTICLE	FY 23	FUTURE					
	DESCRIPTION	PROPOSED	BOND					
		AMOUNT						
ARTICLE XX	INFRASTRUCTURE BOND	\$2,250,000	\$2,250,000					
	TOTAL ADDITIONAL ARTICLE	\$2,250,000						
	Less Future Bond	\$(2,250,000)						
	Balance to be Raised by Taxation	\$-						

**FY 2023 TAX RATE INFORMATION AND PROJECTIONS**

<b>TOTAL ESTIMATED TOWN TAXES</b>	<b>Budget as Proposed</b>	<b>Est. Tax Rate as Proposed</b>			
Proposed Municipal FY 23	\$13,172,732	\$3.82			
Estimated County Tax FY 23	\$1,851,177	\$0.54			
Estimated School Budget FY 23	\$21,027,502	\$6.09			
Estimated Overlay Budget FY 23	\$250,000	\$0.07			
Total Estimated Tax Revenue FY 23	\$36,301,411	\$10.52			
<b>COMPARATIVE TAX RATES</b>	<b>EST. FY 23</b>	<b>% Change</b>	<b>FY 22</b>	<b>FY 21</b>	<b>FY 20</b>
<b>TOWN</b>	\$3.82	3.46%	\$3.69	\$3.50	\$3.27
<b>COUNTY</b>	\$0.54	1.23%	\$0.53	\$0.54	\$0.53
<b>SCHOOL</b>	\$6.09	-2.18%	\$6.23	\$6.20	\$6.24
<b>OVERLAY</b>	\$0.07	3.51%	\$0.07	\$0.24	\$0.38
<b>TOTAL</b>	\$10.52	0.00%	\$10.52	\$10.48	\$10.42
	<b>FY 19</b>	<b>FY 18</b>	<b>FY 17</b>	<b>FY 16</b>	<b>FY 15</b>
<b>TOWN</b>	\$3.29	\$3.08	\$3.08	\$3.00	\$3.01
<b>COUNTY</b>	\$0.53	\$0.55	\$0.55	\$0.54	\$0.52
<b>SCHOOL</b>	\$6.25	\$6.23	\$6.17	\$6.04	\$5.90
<b>OVERLAY</b>	\$0.25	\$0.30	\$0.26	\$0.37	\$0.07
<b>TOTAL</b>	\$10.32	\$10.16	\$10.06	\$9.95	\$9.50
<b>VALUATIONS</b>					
<b>Projected Valuation FY 23</b>	3,450,456,647	2.0%			
<b>Actual Valuation FY 22</b>	3,382,800,634	3.3%			
<b>Actual Valuation FY 21</b>	3,275,941,562	1.2%			
<b>Actual Valuation FY 20</b>	3,238,015,584	2.0%			
<b>Actual Valuation FY 19</b>	3,174,708,336	2.3%			
<b>Actual Valuation FY 18</b>	3,103,810,973	2.0%			
<b>Actual Valuation FY 17</b>	3,042,534,224	1.4%			
<b>Actual Valuation FY 16</b>	3,001,040,603	1.7%			
<b>Actual Valuation FY 15</b>	2,951,308,116	2.1%			
<b>Actual Valuation FY 14</b>	2,890,663,097	-4.9%	<b>REVALUATION YEAR</b>		
<b>Actual Valuation FY 13</b>	3,039,040,053	1.1%			

## WARRANT

June 14, 2022  
STATE OF MAINE  
COUNTY OF YORK, ss.

To: Marianne Goodine, Michele Stivaletta-Noble, Cindy Appleby, Mark Dupuis, Keeley Lambert, and/or Mike Livingston, resident of the Town of Wells, County of York, and State of Maine;

### GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Wells, qualified by law to vote in Town affairs, to meet at the Wells Junior High School Gymnasium, 1470 Post Road, in said Town of Wells on **Tuesday, June 14, 2022 at 8:00 AM** in the forenoon and then and there to vote on Article 1 and by secret ballot to act on all remaining Articles set out below. The polling hours therefore to be from 8:00 AM in the forenoon to 8:00 PM in the evening. Pursuant to Title 21-A, Section 759(7), **absentee ballots will be processed at the polls at the following times: 9:00, 10:00, 11:00 am, 12:00, 1:00, 2:00, 3:00, 4:00, 5:00, 6:00, 7:00 and 8:00 pm.**

**ARTICLE 1.** To elect a Moderator to preside in said meeting.

**ARTICLE 2.** To elect all necessary Town officials for the ensuing terms by secret ballot.

**ARTICLE 3. ESTIMATED REVENUES:** Shall the Town vote to collect and appropriate the estimated amounts in Town Generated Revenue and State Revenue in the amount of \$5,963,595 to reduce the amount to be raised by taxation as shown in Table 1 of the Annual Town Meeting Warrant?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$5,621,134.

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends                Yes    (7 in Favor / 0 Against)

**ARTICLE 4. PASS THROUGH ACCOUNTS:** Shall the Town vote to appropriate and authorize the Town Treasurer to accept and pay out Pass Through Funds in the estimated amount of \$852,500 from specified sources as shown on Table 2 of the Annual Town Meeting Warrant?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$852,500.

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends            Yes    (7 in Favor / 0 Against)

**ARTICLE 5. SALARIES AND BENEFITS:** Shall the Town vote to raise and appropriate \$10,092,364 and transfer said monies (\$10,092,364) into various department salary and benefit lines for municipal employees' salaries, wages and benefits during FY 2023 as shown on Table 3 of the Annual Town Meeting Warrant?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$9,563,715.

Select Board Recommends                Yes    (5 in Favor / 0 Against)

Budget Committee Recommends            Yes    (7 in Favor / 0 Against)

**ARTICLE 6. OPERATIONS:** Shall the Town vote to raise and appropriate \$7,112,026 and transfer said monies (\$7,112,026) into various department operation lines as shown on Table 4 of the Annual Town Meeting Warrant for the operation of municipal departments and committees during FY 2023?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$6,580,185.

Select Board Recommends                Yes    (5 in Favor / 0 Against)

Budget Committee Recommends            Yes    (7 in Favor / 0 Against)

**ARTICLE 7. POTENTIAL EMPLOYEE-RELATED EXPENSES:** Shall the Town vote to appropriate and expend up to \$25,000 from Undesignated Fund Balance (Surplus) for the following:

**Retirement Benefit Reimbursement - \$15,000** to fund payment, when necessary, of accrued benefits to employees who are retiring or leaving Town Service; and

**Educational Reimbursement Fund - \$10,000** to fund educational course reimbursement in FY'23 for eligible union and non-union employees based on contract requirements and the Non-Union Educational Assistance Program guidelines.

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$25,000.

Select Board Recommends                Yes    (5 in Favor / 0 Against)

Budget Committee Recommends            Yes    (7 in Favor / 0 Against)

**ARTICLE 8. POTENTIAL TOWN LIABILITIES:** Shall the Town vote to appropriate and expend up to \$290,000 from the Undesignated Fund Balance (Surplus) for the following potential liabilities:

**Legal Services Fund - \$75,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to fund legal services for significant legal and/or legislative matters beyond the normal legal budget; and

**Self-Insurance Claims Coverage - \$15,000** to fund payment of the Town's deductible and other expenses associated with accepted claims made against the Town; and

**Emergency Fuel and Utilities Account - \$30,000** to be expended, following a public hearing by the Board of Selectmen, to cover potential shortfalls in the FY'23 fuel and utilities budgets due to the unpredictable markets for diesel, unleaded gasoline, propane and electricity; and

**Emergency Facility Repair and Energy Efficiency Improvement Fund - \$50,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to pay for emergency repairs and energy efficiency improvements to town-owned facilities that are not contemplated in the FY'23 operating budget; and

**Shortfall on State Revenue Projected to offset Town Budget Funding - \$40,000** to be used in case at the discretion of the Board of Selectmen, following a public hearing, at the end of the fiscal year to balance any shortfall in State Revenue projected to be received that offset the budget for property tax purposes; and

**Health Reimbursement Account Fund - \$30,000** to fund payment of the Town's portion of employee's health insurance deductibles for employees covered by high deductible health insurance plans; and

**Facility Maintenance and Repair Fund - \$50,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to pay for maintenance and repairs to town-owned facilities and property that are not contemplated in the FY'23 operating budget.

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$285,000.

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends                Yes    (7 in Favor / 0 Against)

**ARTICLE 9. CAPITAL IMPROVEMENT PLAN (Raising and Appropriating from Taxation, and Appropriating and Transferring Funds From Reserves, Surplus, and the State to Fund the Capital Improvement Plan):** Shall the Town vote to raise and appropriate \$1,856,467, appropriate \$1,300,000 from the Undesignated Fund Balance

(Surplus); appropriate \$312,942 from various CIP Reserve Funds; appropriate \$61,661 from Enterprise Funds; and transfer said monies (\$3,531,070) into various CIP reserve funds, which will be used to fund the CIP program as specified in Table 5 of the Annual Town Meeting Warrant?

If this Article is defeated, the appropriation for this Article shall be the same amount approved at last year's Annual Town Meeting, which was \$2,936,600.

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends              Yes    (7 in Favor / 0 Against)

**ARTICLE 10. CAPITAL EXPENDITURES (Appropriations (Spending) of Fund Monies):**

Shall the Town vote to appropriate and expend \$4,541,841 from the Capital Reserve Funds to fund the Capital Expenditures as specified in Table 5 of the Annual Town Meeting Warrant?

If this Article is defeated, the appropriation for this Article shall be the same amount approved at last year's Annual Town Meeting, which was \$2,850,000

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends              Yes    (7 in Favor / 0 Against)

**ARTICLE 11. EXPENDITURES FROM SPECIFIC CIP RESERVE ACCOUNTS:**

Shall the Town vote to authorize the Board of Selectmen, in the event of emergency and after a public hearing, to expend up to the fund balance (as specified in Table 5 of the Annual Town Meeting Warrant) in the following CIP reserve accounts: Infrastructure, Technology, and Ambulance?

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends              Yes    (7 in Favor / 0 Against)

**ARTICLE 12. GENERAL ASSISTANCE:** Shall the Town vote to appropriate and expend from the Undesignated Fund Balance (Surplus) up to \$45,000 to fund the Town of Wells General Assistance Program?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$45,000.

Select Board Recommends                      Yes    (5 in Favor / 0 Against)

Budget Committee Recommends            Yes    (7 in Favor / 0 Against)

**ARTICLE 13. TOWN CLERK COMPENSATION:** Shall the Town vote to raise and appropriate \$3,250 to increase the Elected Town Clerk's current salary of \$72,220 by 4.50% in FY'23 and to expend \$75,470 for the Town Clerk's compensation in FY'23?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which with adjustment was \$72,220.

Select Board Recommends                Yes    (5 in Favor / 0 Against)

Budget Committee Recommends        Yes    (7 in Favor / 0 Against)

**Explanation:** The Town Meeting is asked to approve the Elected Town Clerk's compensation for FY'23 that will increase by 4.50%.

**ARTICLE 14. AUTHORIZATION TO LEASE TOWN-OWNED PROPERTY AT 136 POST RD:** Shall the Town vote to: (a) authorize the Board of Selectmen, after a public hearing, to lease the Town-owned property at 136 Post Rd., Wells, ME, (as identified on Tax Map 105, Lot 12EXE), to the Wells Chamber of Commerce, for a period of not more than three (3) years; (b) negotiate the terms and conditions of said lease; and (c) execute any and all documents necessary for this purpose?

**Explanation:** The town-owned building at 136 Post Rd. was leased to the Wells Chamber of Commerce, which lease expired in May, 2021. Section 11.05(c)(3) of the Town Charter requires Town Meeting approval to lease town owned property.

Select Board Recommends                Yes    (5 in Favor / 0 Against)

**ARTICLE 15. AUTHORIZATION TO LEASE TOWN-OWNED PROPERTY AT 762 BURNT MILL RD:** Shall the Town vote to: (a) authorize the Board of Selectmen, after a public hearing, to lease the Town-owned property at 762 Burnt Mill Rd., Wells, ME, (as identified on Tax Map 57, Lot 13EXE) to the Friends of Wells Dog Park for the purpose of creating and maintaining a public dog park for a period of seventy-five (75) years with the right to renew said lease for an additional two (2) renewal periods of twenty-five (25) years each, for a total of one hundred twenty-five (125) years; (b) negotiate the terms and conditions of said lease; and (c) execute any and all documents necessary for this purpose?

**Explanation:** The Friends of Wells Dog Park formed under the direction of the Town to build and maintain a public dog park at 762 Burnt Mill Rd., which property is owned by the Town. Section 11.05(c)(3) of the Town Charter requires Town Meeting approval to lease Town owned property. See location, Appendix I.

Select Board Recommends                Yes    (5 in Favor / 0 Against)





A copy of the ordinance is posted together with this warrant as Appendix VI and is hereby incorporated by reference.

Select Board Recommends Yes (4 in Favor / 0 Against / 1 Abstention)

**ARTICLE 22:** Shall the Town of Wells Board of Selectmen be authorized to issue general obligation bonds or notes in the name of the Town of Wells in a principal amount not to exceed \$2,250,000, which bonds or notes may be callable, for the purpose of funding costs of infrastructure projects for the repair and improvement of the Charles West bridge on Bragdon Road, the Bragdon Road culvert, the Newhall Road bridge, and the Coles Hill Road bridge that were not included in the Town’s infrastructure bond approved at the July 2020 Town Meeting, with remaining funding to be applied to commencing the Drakes Island bridge project?

Board of Selectmen Recommends Yes (5 in Favor / 0 Against)

Budget Committee Recommends Yes (7 in Favor / 0 Against)

Information on Infrastructure Bonding for Projects is shown in Appendix VII.

### Financial Statement

Outstanding Unpaid and Authorized Debt. The following is a summary of the bonded indebtedness of the Town of Wells as of the date of this referendum:

Bonds Now Outstanding and Unpaid: \$16,670,000

Interest to be Repaid on Outstanding Bonds: \$ 3,666,169

Total to be Repaid on Bonds Outstanding: \$20,336,169

Principal Amount of Bonds Authorized But Not Yet Issued: \$ 0.00

Project Description and Estimated Costs if Project Receives Voter Approval. This funding will be used to repair and improve Town infrastructure. The \$2,250,000 is estimated as follows: Charles West bridge on Bragdon Road (\$178,000), the Bragdon Road culvert (\$595,000), the Newhall Road bridge (\$595,000), the Coles Hill Road bridge (\$595,000) and Drakes Island bridge to get remaining funds (\$287,000). The following is a summary of the estimated costs involved, at an assumed rate of 3.00% and a bond principal repayment schedule of twenty (20) years.

Bond Principal Amount to Be Issued if Approved: \$2,250,000

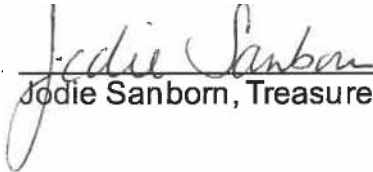
Estimated Cost of Interest if Approved: \$ 718,125

Total Estimated Cost if Approved: \$2,968,125

Bonding Limit: The bonding limit of the Town is set forth in 30-A MRSA section 5702, which provides: “No municipality may incur debt which would cause its total debt outstanding at any time, exclusive of debt incurred for school purposes, for storm or sanitary sewer purposes, for energy facility purposes or for municipal airport purposes to exceed 7½% of its last full state valuation, or any lower percentage or amount that a

municipality may set. A municipality may incur debt for school purposes to an amount outstanding at any time not exceeding 10% of its full state valuation, or any lower percentage or amount that a municipality may set, for storm or sanitary sewer purposes to an amount outstanding at any time not exceeding 7½% of its last full state valuation, or any lower percentage or amount that a municipality may set, and for municipal airport and special district purposes to an amount outstanding at any time not exceeding 3% of its last full state valuation, or any lower percentage or amount that a municipality would set; provided, however, that in no event may any municipality incur debt which would cause its total debt outstanding at any time to exceed 15% of its last full state valuation, or any lower percentage or amount that a municipality may set. For the purposes of this section, full state valuation shall mean the state valuation most recently certified by the State Tax Assessor pursuant to Title 36, section 381, adjusted to 100%.” The 2022 State Valuation of the Town is \$4,053,850,000.

Notes as to Estimates and Validity: When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bond but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters’ ratification of the bonds may not be affected by any errors in the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued and the total cost of principal and interest to be paid at maturity. If the actual amount of the total debt service for the bonds varies from the estimate, the ratification by the voters is nevertheless conclusive and the validity of the bonds is not affected by reason of the variance.


  
\_\_\_\_\_  
Jodie Sanborn, Treasurer, Town of Wells


Given under our hands this 5<sup>th</sup> day of April 2022.

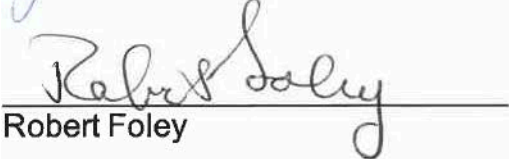
BOARD OF SELECTMEN OF THE TOWN OF WELLS:

  
\_\_\_\_\_  
Sean P. J. Roche

  
\_\_\_\_\_  
John K. MacLeod, III

  
\_\_\_\_\_  
Kathleen Chase

  
\_\_\_\_\_  
Timothy Roche

  
\_\_\_\_\_  
Robert Foley

**TABLE 1**  
**FY 2023 REVENUES**

	<b>FY 22</b>	<b>FY 23</b>	
	<b>PROPOSED</b>	<b>PROPOSED</b>	
<b><u>DESCRIPTION</u></b>	<b><u>BUDGET</u></b>	<b><u>BUDGET</u></b>	<b><u>CHANGE</u></b>
Town Clerk Fees-Lodging	29,000.00	29,000.00	-
Town Clerk Fees-Other- (Marriage lic, etc)	29,000.00	28,000.00	(1,000.00)
Town Clerk Fees-H&F Agent	2,000.00	2,000.00	-
Liquor Licenses	2,000.00	2,000.00	-
Boat Excise Taxes	11,000.00	12,000.00	1,000.00
Background Checks	700.00	700.00	-
Legal Ads	3,900.00	3,900.00	-
Town Clerk Recording Fee	2,000.00	2,000.00	-
<b>Total Town Clerk</b>	<b>79,600.00</b>	<b>79,600.00</b>	<b>-</b>
Auto Excise Tax	2,900,000.00	3,100,000.00	200,000.00
Interest & Penalties	58,000.00	56,000.00	(2,000.00)
Auto Registrations	50,000.00	52,000.00	2,000.00
Interest Earned	25,000.00	20,000.00	(5,000.00)
Cable TV Fees	197,000.00	200,000.00	3,000.00
Chick A Dee Fund	200.00	300.00	100.00
Admin Misc	1,500.00	1,000.00	(500.00)
State- Mun Rev Sharing	425,000.00	525,000.00	100,000.00
Snowmobile	1,500.00	1,500.00	-
Tree Growth	30,000.00	30,000.00	-
Homestead	500,000.00	500,000.00	-
Veteran Reimbursement	13,000.00	12,500.00	(500.00)
BETE reimbursement	72,000.00	72,000.00	-
General Assistance	5,000.00	15,000.00	10,000.00
Rachel Carson	8,000.00	7,500.00	(500.00)
<b>Sub Total- Finance Office</b>	<b>4,286,200.00</b>	<b>4,592,800.00</b>	<b>306,600.00</b>
Appeals Board	500.00	500.00	-
Plumbing permits	35,000.00	30,000.00	(5,000.00)
Building permits	175,000.00	175,000.00	-
Street Openings	1,000.00	1,000.00	-
Code Enforcement Fines	8,000.00	8,000.00	-
Base Fee	30,000.00	20,000.00	(10,000.00)
Re- Inspections	1,000.00	1,000.00	-
ZBA Legal	1,000.00	1,000.00	-
ZBA Postage	500.00	500.00	-

Flood	10,000.00	8,000.00	(2,000.00)
Plumb Surcharge	4,000.00	4,000.00	-
Miscellaneous	500.00	500.00	-
Lodging Enforcement	500.00	-	(500.00)
Sign Permits	-	-	-
<b>Sub Total Code</b>	<b>267,000.00</b>	<b>249,500.00</b>	<b>(17,500.00)</b>
Miscellaneous	200.00	200.00	-
Planning Board	18,000.00	16,000.00	(2,000.00)
Staff Review Fees	1,500.00	1,000.00	(500.00)
Plan/CEO Application Fee	1,000.00	1,000.00	-
<b>Sub Total Planning</b>	<b>20,700.00</b>	<b>18,200.00</b>	<b>(2,500.00)</b>
Gun Permits	900.00	900.00	-
Accident Reports	2,000.00	2,000.00	-
Police Fines	24,000.00	20,000.00	(4,000.00)
Miscellaneous	1,000.00	500.00	(500.00)
Salary Reimbursement	134,000.00	134,000.00	-
<b>Sub Total Police</b>	<b>161,900.00</b>	<b>157,400.00</b>	<b>(4,500.00)</b>
<b>Dispatch</b>	<b>105,000.00</b>	<b>115,000.00</b>	<b>10,000.00</b>
<b>Public Works</b>	<b>1,000.00</b>	<b>-</b>	<b>(1,000.00)</b>
Miscellaneous	8,000.00	8,000.00	-
Tires	2,000.00	2,000.00	-
Trash Bags	200,000.00	250,000.00	50,000.00
Metal & White Goods	2,000.00	1,000.00	(1,000.00)
Brush & Wood	7,000.00	7,500.00	500.00
Demolition	145,000.00	175,000.00	30,000.00
Shingles	4,500.00	4,500.00	-
Rental Income	6,000.00	6,000.00	-
<b>Sub Total Transfer Station</b>	<b>374,500.00</b>	<b>454,000.00</b>	<b>79,500.00</b>
Restaurant Lease	81,454.00	83,833.00	2,379.00
Marina Lease	6,130.00	6,312.00	182.00
Public Hoist	-	-	-
Bait Locker	2,900.00	1,000.00	(1,900.00)
Pumpout Fees	-	-	-
<b>Sub Total Harbor</b>	<b>90,484.00</b>	<b>91,145.00</b>	<b>661.00</b>
Community Room Rental	150.00	300.00	150.00
Meetingroom Rental	100.00	150.00	50.00
Fees & Fines	9,500.00	5,500.00	(4,000.00)
<b>Library</b>	<b>9,750.00</b>	<b>5,950.00</b>	<b>(3,800.00)</b>

<b>Local Roads Assistance Program</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>-</b>
<b>Debt Service</b>	<b>25,000.00</b>	<b>-</b>	<b>(25,000.00)</b>
<b>Totals</b>	<b>5,621,134.00</b>	<b>5,963,595.00</b>	<b>342,461.00</b>

**TABLE 2**  
**FY 2023 PASS THROUGH ACCOUNTS**

<b><u>PURPOSE</u></b>	<b><u>RECEIPT</u></b>	<b><u>AMOUNT</u></b>
State IF&W	Town Clerk	71,000.00
Vital Records	Town Clerk	2,000.00
Dogs	Town Clerk	7,000.00
Applicant Costs/ Legal Ads & Postage	ZBA/ Planning	2,500.00
State Auto Registrations	General Office	770,000.00
<b>Total</b>		<b>852,500.00</b>
<b><u>PURPOSE</u></b>	<b><u>PAYMENT TO</u></b>	<b><u>AMOUNT</u></b>
State IF&W	Town Clerk	71,000.00
Vital Records	Town Clerk	2,000.00
Dogs	Town Clerk	7,000.00
Applicant Costs/ Legal Ads & Postage	ZBA/ Planning	2,500.00
State Auto Registrations	General Office	770,000.00
<b>Total</b>		<b>852,500.00</b>

**TABLE 3**  
**FY 2023 PROPOSED SALARIES AND BENEFITS**

	<b>FY 2022</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>DOLLAR</b>
<b>DESCRIPTION</b>	<b>PROPOSED</b>	<b>REVISED</b>	<b>PROPOSED</b>	<b>CHANGE</b>
<b>TOWN CLERK</b>				
OVERTIME	\$1,500	\$1,500	\$2,000	\$500
FULL-TIME DEPUTY	\$98,904	\$98,904	\$103,365	\$4,461
ELECTION WORKERS	\$15,000	\$15,000	\$30,000	\$15,000
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$12,707	\$12,707	\$15,007	\$2,300
MSRS + ICMA	\$15,073	\$15,073	\$15,202	\$129
HEALTH INSURANCE	\$56,214	\$56,214	\$56,128	\$(86)
<b>TOTAL TOWN CLERK</b>	<b>\$199,398</b>	<b>\$199,398</b>	<b>\$221,702</b>	<b>\$22,304</b>
<b>FINANCE</b>				
REGULAR	\$95,727	\$96,754	\$101,107	\$4,353
ADMINISTRATIVE	\$241,342	\$241,342	\$297,829	\$56,487
OVERTIME	\$1,000	\$1,000	\$1,100	\$100
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$24,135	\$24,213	\$28,242	\$4,029
MSRS + ICMA	\$29,623	\$29,705	\$33,912	\$4,207
HEALTH INSURANCE	\$88,241	\$88,241	\$114,880	\$26,639
<b>TOTAL FINANCE</b>	<b>\$480,068</b>	<b>\$481,255</b>	<b>\$577,070</b>	<b>\$95,815</b>
<b>ASSESSING</b>				
REGULAR	\$78,963	\$87,355	\$91,286	\$3,931
PART-TIME	\$17,500	\$17,500	\$24,589	\$7,089
ADMINISTRATIVE	\$107,640	\$107,640	\$112,974	\$5,334
RESERVE/SEASONAL	\$10,000	\$10,000	\$-	\$(10,000)
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$16,178	\$16,820	\$16,367	\$(453)
MSRS + ICMA	\$16,234	\$16,905	\$19,454	\$2,549
HEALTH INSURANCE	\$33,218	\$33,218	\$37,137	\$3,919
<b>TOTAL ASSESSING</b>	<b>\$279,733</b>	<b>\$289,438</b>	<b>\$301,807</b>	<b>\$12,369</b>
<b>TOWN MANAGER</b>				
REGULAR	\$119,025	\$119,025	\$123,179	\$4,154
PART-TIME	\$8,000	\$8,000	\$39,892	\$31,892
OVERTIME	\$1,000	\$1,000	\$1,000	\$-
TOWN MANAGER'S ASSISTANT	\$57,954	\$58,952	\$61,448	\$2,496
TM TRANSPORTATION STIPEND	\$4,800	\$4,800	\$4,800	\$-
PERFORMANCE BONUS	\$-	\$-	\$-	\$-

FICA	\$13,825	\$13,901	\$15,789	\$1,888
MSRS + ICMA	\$22,933	\$23,013	\$23,084	\$71
HEALTH INSURANCE	\$39,976	\$39,976	\$49,847	\$9,871
<b>TOTAL TOWN MANAGER</b>	<b>\$267,513</b>	<b>\$268,667</b>	<b>\$319,039</b>	<b>\$50,372</b>
<b>HUMAN RESOURCES</b>				
REGULAR	\$79,443	\$126,884	\$-	\$(126,884)
PT VOLUNTEER COORDINATOR	\$25,447	\$25,447	\$-	\$(25,447)
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$6,959	\$10,318	\$-	\$(10,318)
MSRS + ICMA	\$6,911	\$11,011	\$-	\$(11,011)
HEALTH INSURANCE	\$31,142	\$51,130	\$-	\$(51,130)
<b>TOTAL HUMAN RESOURCES</b>	<b>\$149,902</b>	<b>\$224,790</b>	<b>\$-</b>	<b>\$(224,790)</b>
<b>SELECTMEN</b>				
SELECTMEN STIPEND	\$5,000	\$5,000	\$5,000	\$-
FICA	\$385	\$385	\$385	\$-
<b>TOTAL SELECTMEN</b>	<b>\$5,385</b>	<b>\$5,385</b>	<b>\$5,385</b>	<b>\$-</b>
<b>PLANNING</b>				
REGULAR	\$96,767	\$96,767	\$101,121	\$4,354
RESERVE/SEASONAL	\$-	\$-	\$-	\$-
PLANNER'S ASSISTANT	\$57,325	\$57,325	\$59,874	\$2,549
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$10,850	\$10,850	\$11,023	\$173
MSRS + ICMA	\$13,533	\$13,533	\$13,684	\$151
HEALTH INSURANCE	\$41,348	\$41,348	\$41,133	\$(215)
<b>TOTAL PLANNING</b>	<b>\$219,823</b>	<b>\$219,823</b>	<b>\$226,835</b>	<b>\$7,012</b>
<b>CODE ENFORCEMENT</b>				
REGULAR	\$342,029	\$342,029	\$353,071	\$11,042
RESERVE/SEASONAL	\$7,500	\$7,500	\$3,500	\$(4,000)
OVERTIME	\$500	\$500	\$500	\$-
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$26,733	\$26,733	\$25,988	\$(745)
MSRS + ICMA	\$22,111	\$22,111	\$23,125	\$1,014
HEALTH INSURANCE	\$61,182	\$61,182	\$73,868	\$12,686
<b>TOTAL CODE ENFORCEMENT</b>	<b>\$460,055</b>	<b>\$460,055</b>	<b>\$480,052</b>	<b>\$19,997</b>
<b>CABLE TV</b>				
PART-TIME	\$6,200	\$6,200	\$6,200	\$-
FICA	\$475	\$475	\$475	\$-

MSRS + ICMA	\$-	\$-	\$-	\$-
HEALTH INSURANCE	\$-	\$-	\$-	\$-
<b>TOTAL CABLE TV</b>	<b>\$6,675</b>	<b>\$6,675</b>	<b>\$6,675</b>	<b>\$-</b>
<b>TRANSPORTATION CENTER</b>				
PART-TIME	\$34,216	\$34,216	\$32,830	\$(1,386)
OVERTIME	\$-	\$-	\$-	\$-
FICA	\$2,619	\$2,619	\$2,511	\$(108)
MSRS + ICMA	\$-	\$-	\$-	\$-
HEALTH INSURANCE	\$-	\$-	\$-	\$-
<b>TOTAL TRANSPORTATION CENTER</b>	<b>\$36,835</b>	<b>\$36,835</b>	<b>\$35,341</b>	<b>\$(1,494)</b>
<b>SALARY ADJUSTMENT</b>				
UNION NON UNION SAL ADJS	\$30,000	\$9,114	\$30,000	\$20,886
FICA	\$2,300	\$703	\$2,295	\$1,592
MSRS + ICMA	\$2,400	\$730	\$3,000	\$2,270
<b>TOTAL SALARY ADJUSTMENT</b>	<b>\$34,700</b>	<b>\$10,547</b>	<b>\$35,295</b>	<b>\$24,748</b>
<b>POLICE</b>				
REGULAR	\$1,403,025	\$1,403,025	\$1,466,079	\$63,054
CUSTODIAL	\$24,898	\$24,898	\$-	\$(24,898)
ADMINISTRATIVE	\$406,989	\$406,989	\$425,263	\$18,274
RESERVE/SEASONAL	\$153,725	\$153,725	\$153,725	\$-
BANKED HOLIDAYS	\$62,000	\$62,000	\$88,000	\$26,000
OVERTIME	\$184,000	\$184,000	\$215,000	\$31,000
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$165,360	\$165,360	\$170,070	\$4,710
MSRS + ICMA	\$236,855	\$236,855	\$232,011	\$(4,844)
HEALTH INSURANCE	\$338,983	\$338,983	\$304,233	\$(34,750)
<b>TOTAL POLICE</b>	<b>\$2,975,835</b>	<b>\$2,975,835</b>	<b>\$3,054,381</b>	<b>\$78,546</b>
<b>FIRE</b>				
REGULAR	\$684,577	\$811,524	\$798,643	\$(12,881)
ADMINISTRATIVE	\$55,869	\$55,869	\$56,767	\$898
RESERVE/SEASONAL	\$-	\$-	\$-	\$-
BANKED HOLIDAYS	\$25,000	\$25,000	\$40,000	\$15,000
OVERTIME	\$143,000	\$143,000	\$158,000	\$15,000
FIRE CHIEF	\$98,077	\$98,077	\$102,490	\$4,413
FIRE CALL STIPEND	\$60,000	\$60,000	\$45,000	\$(15,000)
PERFORMANCE BONUS	\$-	\$-	\$-	\$-

FICA	\$77,594	\$86,586	\$86,409	\$(177)
MSRS + ICMA	\$110,044	\$125,405	\$136,744	\$11,339
HEALTH INSURANCE	\$168,633	\$206,259	\$204,738	\$(1,521)
<b>TOTAL FIRE</b>	<b>\$1,422,794</b>	<b>\$1,611,720</b>	<b>\$1,628,791</b>	<b>\$17,071</b>
<b>DISPATCH</b>				
REGULAR	\$353,141	\$397,570	\$423,326	\$25,756
PART-TIME	\$24,000	\$24,000	\$24,000	\$-
BANKED HOLIDAYS	\$13,000	\$13,000	\$18,000	\$5,000
OVERTIME	\$62,000	\$62,000	\$63,860	\$1,860
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$33,570	\$36,481	\$37,449	\$968
MSRS + ICMA	\$50,485	\$55,861	\$57,508	\$1,647
HEALTH INSURANCE	\$76,674	\$95,795	\$94,162	\$(1,633)
<b>TOTAL DISPATCH</b>	<b>\$612,870</b>	<b>\$684,707</b>	<b>\$718,305</b>	<b>\$33,598</b>
<b>EMA</b>				
PART-TIME	\$5,000	\$5,000	\$1,000	\$(4,000)
FICA	\$383	\$383	\$76	\$(307)
MSRS + ICMA	\$-	\$-	\$-	\$-
HEALTH INSURANCE	\$-	\$-	\$-	\$-
<b>TOTAL EMA</b>	<b>\$5,383</b>	<b>\$5,383</b>	<b>\$1,076</b>	<b>\$(4,307)</b>
<b>ACO</b>				
REGULAR	\$51,314	\$51,314	\$50,493	\$(821)
RESERVE/SEASONAL	\$3,100	\$3,100	\$3,100	\$-
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$3,625	\$3,625	\$4,100	\$475
MSRS + ICMA	\$3,079	\$3,079	\$4,303	\$1,224
HEALTH INSURANCE	\$21,360	\$21,360	\$21,528	\$168
<b>TOTAL ACO</b>	<b>\$82,478</b>	<b>\$82,478</b>	<b>\$83,524</b>	<b>\$1,046</b>
<b>PUBLIC WORKS</b>				
REGULAR	\$644,404	\$647,861	\$672,781	\$24,920
RESERVE/SEASONAL	\$20,000	\$20,000	\$20,000	\$-
OVERTIME	\$50,000	\$50,000	\$45,000	\$(5,000)
GRAVESITE BEAUTIFICATION/MAINT	\$10,000	\$10,000	\$8,000	\$(2,000)
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$55,253	\$55,517	\$53,420	\$(2,097)
MSRS + ICMA	\$47,831	\$48,108	\$49,538	\$1,430
HEALTH INSURANCE	\$176,501	\$176,501	\$165,380	\$(11,121)
<b>TOTAL PUBLIC WORKS</b>	<b>\$1,003,989</b>	<b>\$1,007,987</b>	<b>\$1,014,119</b>	<b>\$6,132</b>
<b>TRANSFER STATION</b>				

REGULAR	\$144,394	\$144,394	\$153,756	\$9,362
PART-TIME	\$12,854	\$12,854	\$12,500	\$(354)
OVERTIME	\$6,000	\$6,000	\$6,000	\$-
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$11,759	\$11,759	\$12,232	\$473
MSRS + ICMA	\$8,199	\$8,199	\$8,988	\$789
HEALTH INSURANCE	\$49,922	\$49,922	\$44,966	\$(4,956)
<b>TOTAL TRANSFER STATION</b>	<b>\$233,128</b>	<b>\$233,128</b>	<b>\$238,442</b>	<b>\$5,314</b>
<b>RECREATION</b>				
REGULAR	\$164,159	\$165,382	\$172,363	\$6,981
ADMINISTRATIVE	\$43,056	\$43,056	\$43,194	\$138
RESERVE/SEASONAL	\$7,000	\$7,000	\$3,000	\$(4,000)
OVERTIME	\$3,000	\$3,000	\$3,000	\$-
MAINTENANCE	\$49,920	\$49,920	\$52,080	\$2,160
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$18,324	\$18,418	\$18,856	\$438
MSRS + ICMA	\$22,283	\$22,381	\$22,494	\$113
HEALTH INSURANCE	\$71,645	\$71,645	\$71,174	\$(471)
<b>TOTAL RECREATION</b>	<b>\$379,387</b>	<b>\$380,802</b>	<b>\$386,161</b>	<b>\$5,359</b>
<b>LIBRARY</b>				
REGULAR	\$219,106	\$221,134	\$229,857	\$8,723
PART-TIME	\$155,542	\$155,542	\$143,215	\$(12,327)
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$26,993	\$27,148	\$26,699	\$(449)
MSRS + ICMA	\$25,273	\$25,435	\$24,375	\$(1,060)
HEALTH INSURANCE	\$85,166	\$85,166	\$65,607	\$(19,559)
<b>TOTAL LIBRARY</b>	<b>\$512,080</b>	<b>\$514,425</b>	<b>\$489,753</b>	<b>\$(24,672)</b>
<b>HARBOR</b>				
REGULAR	\$70,893	\$70,893	\$74,083	\$3,190
PART-TIME	\$18,400	\$18,400	\$19,413	\$1,013
PERFORMANCE BONUS	\$-	\$-	\$-	\$-
FICA	\$6,836	\$6,836	\$6,818	\$(18)
MSRS + ICMA	\$6,168	\$6,168	\$6,297	\$129
HEALTH INSURANCE	\$19,988	\$19,988	\$19,610	\$(378)
<b>TOTAL HARBOR</b>	<b>\$122,285</b>	<b>\$122,285</b>	<b>\$126,221</b>	<b>\$3,936</b>
<b>FACILITIES MANAGEMENT</b>				
REGULAR	\$49,587	\$49,587	\$92,584	\$42,997
OVERTIME	\$2,000	\$2,000	\$2,000	\$-
PERFORMANCE BONUS	\$-	\$-	\$-	\$-

FICA	\$3,640	\$3,640	\$6,491	\$2,851
MSRS + ICMA	\$4,476	\$4,476	\$7,881	\$3,405
HEALTH INSURANCE	\$13,696	\$13,696	\$33,434	\$19,738
<b>TOTAL FACILITIES MANAGEMENT</b>	<b>\$73,399</b>	<b>\$73,399</b>	<b>\$142,390</b>	<b>\$68,991</b>
<b>TOTAL SALARIES</b>	<b>\$9,563,715</b>	<b>\$9,895,017</b>	<b>\$10,092,364</b>	<b>\$197,347</b>

**TABLE 4**  
**FY 2023 OPERATING EXPENSES BUDGET SUMMARY**

	<b>FY 22</b>	<b>FY 22</b>	<b>FY 23</b>	<b>DOLLAR</b>
<b>OPERATIONS</b>	<b>APPROVED</b>	<b>REVISED</b>	<b>PROPOSED</b>	<b>CHANGE</b>
<b><i>BOARDS &amp; COMMITTEES</i></b>				
CONSERVATION BOARD	5,450.00	5,450.00	8,500.00	3,050.00
<b>TOTAL BOARDS</b>	<b>5,450.00</b>	<b>5,450.00</b>	<b>8,500.00</b>	<b>3,050.00</b>
<b><i>DEBT SERVICE</i></b>				
BOND REPAYMENT	1,790,877.00	1,790,877.00	2,006,488.00	215,611.00
<b>TOTAL DEBT SERVICE</b>	<b>1,790,877.00</b>	<b>1,790,877.00</b>	<b>2,006,488.00</b>	<b>215,611.00</b>
<b><i>GENERAL GOVERNMENT</i></b>				
TOWN CLERK	28,150.00	28,150.00	27,050.00	-1,100.00
ADMINISTRATION	58,400.00	58,400.00	199,280.00	140,880.00
ASSESSOR	14,900.00	14,900.00	14,300.00	-600.00
TOWN MANAGER	174,000.00	174,000.00	192,300.00	18,300.00
GENERAL GOVERNMENT	67,220.00	57,220.00	71,900.00	14,680.00
CABLE TV STUDIO	12,000.00	12,000.00	12,000.00	0.00
PLANNING	39,300.00	39,300.00	37,000.00	-2,300.00
CODE ENFORCEMENT	18,200.00	18,200.00	17,500.00	-700.00
IT INFRASTRUCTURE	337,988.00	337,988.00	340,000.00	2,012.00
INFORMATION CTR	55,900.00	55,900.00	56,935.00	1,035.00
BENEFITS & INSURANCE	16,000.00	16,000.00	16,000.00	0.00
PROPERTY & LIABILITY	600,000.00	600,000.00	650,000.00	50,000.00
HUMAN RESOURCES	43,580.00	43,580.00	0.00	-43,580.00
SELECTBOARD	7,500.00	7,500.00	7,500.00	0.00
TRANSPORTATION CENTER	45,300.00	44,000.00	38,900.00	-5,100.00
<b>TOTAL GENERAL GOVERNMENT</b>	<b>1,518,438.00</b>	<b>1,507,138.00</b>	<b>1,680,665.00</b>	<b>173,527.00</b>
<b><i>HARBOR AND FACILITIES</i></b>				
HARBOR MASTER	41,563.00	41,563.00	43,570.00	2,007.00
FACILITIES	60,960.00	87,260.00	82,760.00	-4,500.00
<b>TOTAL BEACH AND HARBOR</b>	<b>102,523.00</b>	<b>128,823.00</b>	<b>126,330.00</b>	<b>-2,493.00</b>
<b><i>PUBLIC SAFETY</i></b>				
POLICE	641,850.00	641,850.00	590,650.00	-51,200.00
FIRE	387,450.00	387,450.00	466,949.00	79,499.00
DISPATCH	100,400.00	100,400.00	111,350.00	10,950.00

EMA	53,700.00	53,700.00	52,500.00	-1,200.00
ANIMAL CONTROL	15,050.00	15,050.00	15,800.00	750.00
WEMS	390,000.00	390,000.00	400,000.00	10,000.00
PUBLIC SAFETY FACILITY	139,900.00	130,900.00	133,340.00	2,440.00
<b>TOTAL PUBLIC SAFETY</b>	<b>1,728,350.00</b>	<b>1,719,350.00</b>	<b>1,770,589.00</b>	<b>51,239.00</b>
<b><i>PUBLIC WORKS</i></b>				
PUBLIC WORKS	681,960.00	681,960.00	675,820.00	-6,140.00
TRANSFER STATION	431,500.00	431,500.00	484,500.00	53,000.00
<b>TOTAL PUBLIC WORKS</b>	<b>1,113,460.00</b>	<b>1,113,460.00</b>	<b>1,160,320.00</b>	<b>46,860.00</b>
<b><i>EDUCATION &amp; LEISURE</i></b>				
RECREATION	65,700.00	65,700.00	72,000.00	6,300.00
LIBRARY	117,550.00	111,550.00	114,100.00	2,550.00
WELLS ACTIVITY CENTER	23,210.00	23,210.00	25,140.00	1,930.00
<b>TOTAL EDUCATION &amp; LEISURE</b>	<b>206,460.00</b>	<b>200,460.00</b>	<b>211,240.00</b>	<b>10,780.00</b>
<b><i>SOCIAL SERVICES</i></b>				
GRANTS	114,627.00	114,627.00	147,894.00	33,267.00
<b>TOTAL SOCIAL SERVICES</b>	<b>114,627.00</b>	<b>114,627.00</b>	<b>147,894.00</b>	<b>33,267.00</b>
<b>GRAND TOTAL</b>	<b>6,580,185.00</b>	<b>6,580,185.00</b>	<b>7,112,026.00</b>	<b>531,841.00</b>

**TABLE 5  
CIP FUNDING PROGRAM**

	EXISTING	Balance	CIP FY 23	CIP FY 23	Taxes	Proposed From						
						FUND	3/22/2022	Proposed	Appropriate	Undistributed	Use of	Enterprise
										Budget	Reserves	Revenues
<b><u>Buildings and Building Improvements</u></b>												
Fire – Substation Sprinkler System	0844	10,000.00	180,000.00	190,000.00	100,000.00		80,000.00					
Code – School House 9	0903	20,293.41	15,000.00	35,000.00	-		15,000.00					
Library – Circulation Desk	0851	57,441.39		30,000.00								
<b>Sub Total- Building Improvements</b>			<b>195,000.00</b>	<b>255,000.00</b>	<b>100,000.00</b>	<b>0.00</b>	<b>95,000.00</b>	<b>0.00</b>	<b>0.00</b>			
<b><u>Conservation</u></b>												
Conservation - Land Acquisition + Maint.	0705	240,779.41	200,000.00	20,000.00	110,091.00		89,909.00					
<b>Sub Total- Conservation</b>			<b>200,000.00</b>	<b>20,000.00</b>	<b>110,091.00</b>		<b>89,909.00</b>	<b>0.00</b>	<b>0.00</b>			
<b><u>Vehicles</u></b>												
Fire - Fire Truck Replacement	0703	407,824.58	100,000.00	300,000.00	100,000.00							
Fire - Utility 9 Replacement	0703	407,824.58	-	80,000.00	-							
Harbor – Outboard Motor	New	0.00	5,000.00	-	5,000.00							
WEMS - Ambulance	0715	240,175.85	100,000.00	260,000.00	100,000.00							
<b>Sub Total- Vehicles</b>			<b>205,000.00</b>	<b>640,000.00</b>	<b>205,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			
<b><u>Technology Plan</u></b>												
Police and Dispatch – Software	New	0.00	50,000.00		45,252.00		4,748.00					
Parks and Recreation – Color Copier	New	0.00	8,000.00	8,000.00			6,339.00		1,661.00			
<b>Sub Total- Technology Plan</b>			<b>58,600.00</b>	<b>8,000.00</b>	<b>45,252.00</b>	<b>0.00</b>	<b>11,087.00</b>	<b>0.00</b>	<b>1,661.00</b>			

**TABLE 5  
CIP FUNDING PROGRAM (cont'd)**

<b>Infrastructure</b>									
Harbor - Floats	0013	31,108.61	30,000.00	20,000.00	30,000.00				
Public Works - Paving/Culverts/Bridges	0723	1,248,627.81	1,400,000.00	1,400,000.00	100,000.00	1,300,000.00			
Public Works – Sidewalk Program	0704	163,381.00		30,000.00					
Public Works – Infrastructure Program	0708	888,371.69	600,000.00	888,371.00	600,000.00				
Parks and Recreation – Tennis Court	New	0.00	100,000.00		50,000.00				
Public Safety – Additional Parking Lot	0840	99,056.46	11,000.00	110,000.00	11,000.00				
Town Manager – IT Projects & Hardware	0740	253,137.63		107,500.00					50,000.00
<b>Sub Total- Infrastructure</b>			<b>2,141,000.00</b>	<b>2,555,871.00</b>	<b>791,000.00</b>	<b>1,300,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>
<b>Equipment</b>									
Public Works – Backhoe for Transfer Station	0701	412,091.06	35,000.00	35,000.00	35,000.00				
Public Works – Equipment Replacement	0701	412,091.06	460,000.00	460,000.00	460,000.00				
Fire – Portable Automobile Extrication Equipment	0734	65,446.59	47,860.00	47,860.00	30,124.00		17,736.00		
Parks and Recreation – WAC Playground	New	0.00	20,000.00	20,000.00			10,000.00		10,000.00
WEMS – Major Medical Devices	0735	6,485.68	20,000.00		20,000.00				
<b>Sub Total- Equipment</b>			<b>582,860.00</b>	<b>562,860.00</b>	<b>545,124.00</b>	<b>0.00</b>	<b>27,736.00</b>	<b>0.00</b>	<b>10,000.00</b>
<b>Other</b>									
Assessing - Revaluation	0744	280,000.00	20,110.00	300,110.00			20,110.00		
Harbor - Future Dredge Funding	0805	116,682.26	60,000.00		60,000.00				
Public Works - Crushing	0721	120,000.00	-	120,000.00	-				
Public Works – Facilities Needs Study	New	0.00	11,000.00	-	-		11,000.00		
Public Works – Route 1 Study Match	0814	21,925.15	58,100.00	80,000.00	-		58,100.00		
<b>Sub Total - Other</b>			<b>149,210.00</b>	<b>500,110.00</b>	<b>60,000.00</b>	<b>0.00</b>	<b>89,210.00</b>	<b>0.00</b>	<b>0.00</b>

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<b>Grand Total</b>			3,531,070.00	4,541,841.00	1,856,467.00	1,300,000.00	312,942.00	0.00	61,661.00
<b>FY 2022 Totals</b>			2,936,600.00	2,850,000.00	1,524,000.00	1,400,000.00	213,362.00	0.00	25,000.00
<b>Difference</b>			594,470.00	1,691,841.00	332,467	-100,000.00	99,580.00	0.00	36,661.00

**TABLE 6**  
**FY 2023 ENTERPRISE FUNDS**

			<b>FY 23</b>	
			<b>PROJECTION</b>	
<b>BEACH OPERATIONS ENTERPRISE</b>				
	BEACH REVENUE		590,000.00	Note A
	BEACH SALARIES		376,316.00	
	BEACH OPERATIONS		334,300.00	
	CIP FUND EXPENDITURES		0	
	TRANSFER TO SPECIAL RESERVE	0		
<b>RECREATION PROGRAM ENTERPRISE</b>				
	PROGRAM REVENUE		430,500.00	Note B
	PROGRAM SALARIES		237,435.00	
	PROGRAM OPERATIONS		224,800.00	
	CIP PROJECT EXPENDITURES		149,000.00	
	BALLFIELD REPAIRS	35,000.00		
	NEW PLAYGROUND FIELD IRRIGATION & REPAIR	25,000.00		
	SECURITY CAMERAS AT ACTIVITY CENTER	14,000.00		
	WALTER MARSH PLAYGROUND EQUIPMENT	75,000.00		
	DESIGNATE ENTERPRISE FUNDS FOR FUTURE YEAR OR GENERAL FUND CIP PROJECTS		87,661.00	
	TOP COAT PAVING OF EXTENED LOT	26,000.00		
	COLOR COPIER	1,661.00		
	TENNIS COURTS	50,000.00		
	WAC PLAYGROUND	10,000.00		

**Note A:**

The Selectmen created the Beach Enterprise Fund in FY 13. An Enterprise Fund is self-supporting, that is, Revenues cover all Operating Expenses. The Revenue for the Beach Operations Fund will be from the sale of beach passes and parking at the Municipal lots. The Expenses will be to maintain the beach, beach restrooms, lifeguard operations, the parking lots, and the cost of the pay and display meters. The Salaries for Restroom Cleaning, Parking Lot Attendants, Lifeguards and Piping Plovers are funded from the Beach Operations Enterprise.

**Note B:**

The Selectmen under the authority of the Town Charter created a Recreation Program Enterprise Fund for FY 14. The Revenue for the Recreation Program Enterprise will be from enrollment in Recreation Programs. The Expenses will be to run the advertised Recreation Programs. The Salaries for the Recreation Program Seasonal Staff and Before/After Care Program are paid by the Recreation Program Enterprise Fund. The Recreation Enterprise also designates funds toward Future CIP Project.

**TABLE 7**  
**ENTERPRISE CAPITAL IMPROVEMENT PROGRAM**

	<b>EXISTING</b>	<b>Balance</b>	<b>CIP FY 23</b>	<b>CIP FY 23</b>	<b>Transfer To</b>
	<b>FUND</b>	<b>3/22/2022</b>	<b>Allocate</b>	<b>Spend from</b>	<b>Reserve</b>
			<b>for Expense</b>	<b>Fund</b>	<b>Fund</b>
<b>Infrastructure</b>					
Recreation - Ballfield Repairs	0505	290,632.65		35,000.00	
Recreation - New Playground Field Irrigation	0505	290,632.65		25,000.00	
Recreation - Top Coat Paving on Extended Lot	0505	290,632.65	26,000.00		
Recreation - Tennis Courts	0505	290,632.65			50,000.00
Recreation - WAC Playground	0505	290,632.65			10,000.00
<b>Sub Total- Infrastructure</b>			<b>26,000.00</b>	<b>60,000.00</b>	<b>60,000.00</b>
<b>Equipment</b>					
Recreation - WAC Security System	0505	290,632.65		14,000.00	
Recreation - Playground Equipment	0505	290,632.65		75,000.00	
Recreation - Color Copier	0505	290,632.65			1,661.00
<b>Sub Total- Equipment</b>			<b>0.00</b>	<b>89,000.00</b>	<b>1,661.00</b>
<b>Grand Total</b>			<b>26,000.00</b>	<b>149,000.00</b>	<b>61,661.00</b>
<b>FY 2022 Totals</b>			<b>4,000.00</b>	<b>85,000.00</b>	<b>0.00</b>
Difference			22,000.00	64,000.00	61,661.00

**Background Notes for both Additions to funds (Proposed) and Expenditures (Appropriations) from funds**

**Buildings and Building Improvements**

- 1) **Fire – Substation Sprinkler System (0844)** – Add additional funding to the reserve account established in FY 2022 for the expenditure to install a sprinkler system in the fire substation. NFPA 101 requires that the building have a sprinkler system if overnight staffing is going to be allowed in the future. The fund balance of 0844 as of March 21, 2022, is \$10,000.00. The Proposed Amount requested is \$180,000.00. The Expended Amount requested is \$190,000.00. Proposed funding is proposed to come from reallocating the money in the Public Safety Parking Lot (0842) fund that has a balance of \$80,000 and taxation.
- 2) **Code Enforcement – School House 9 (0903)** – Funding will be used for maintenance projects on School House 9. The project list includes replacing top rail and adding handrails to the handicap ramp; applying a sealant to the guardrails; power wash decking and apply sealant if needed; repaint and repair louvers around the foundation; repaint the entire building; and fix the two front doors. The fund balance of 0903 as of March 21, 2022, is \$20,293.41. The Proposed Amount is \$15,000.00 and Expended Amount requested is \$35,000.00. Proposed funding is proposed to come from reallocating funds (\$15,000) from the Preservation (0906) fund that has a balance of \$36,625.91.
- 3) **Library – Circulation Desk (0851)** – Replace the circulation desk that is original from the 1993 library addition (29 years old). The current desk shape is awkward and would be replaced with an updated model that would have a book return built in and more storage. The fund balance of 0851 as of March 22, 2022, is \$57,441.39. The Expended Amount requested is \$30,000.00.

**Conservation Commission**

- 1) **Conservation – Land Acquisition and Maintenance (0705)** - The Conservation Commission annual request for funds to be added to this account for potential open space land purchases. Request asks that up to \$20,000.00 of the reserve fund balance be allocated for the maintenance of conservation lands. The fund balance in 0705 as of March 22, 2022, is \$240,779.41. The Proposed Amount requested is \$200,000.00 and the Expended Amount requested is \$20,000.00. Proposed funding is proposed to come from taxation (\$110,091) and by closing and reallocating the funding (\$89,909) in the Municipal Land Reserve (0706) that has a balance of \$89,909.49.

**Vehicles**

- 1) **Fire Department – Fire Truck Reserve (0703)** – The Fire Chief requests that future funding be put into the fund for the anticipated future replacement fire trucks in the Town’s fleet. Engine 3 is currently the next truck in the fleet scheduled for replacement. Engine 3 is a 2006 E-One pumper that is 15 years old. It currently has 115,204 miles on it with 7,073 hours on the engine. The maintenance costs to date on this truck are approximately \$141,931 with 2,664 hours spent in the shop since its purchase. The maintenance costs for this truck have approximately reached 37% of the purchase price. The Fire Chief recommends a lease to purchase agreement to get Engine 3 replaced. The fund balance of 0703 as of March 22, 2022, is \$407,824.58. The Proposed Amount requested is \$100,000.00 and the Expended Amount requested is \$300,000.00. Proposed funding is proposed to come from taxation.
- 2) **Fire Department – Utility 9 Replacement (0703)** – The Fire Chief is requesting to purchase the replacement for Utility 9. Utility 9 needed body work to pass inspection in 2021. Body rot is becoming a problem and the repairs will only last another year or two before more repairs will be needed. The fund balance of 0703 as of March 22, 2022, is \$407,824.58. The Expended Amount requested is \$80,000.00.

- 3) **Harbor – Outboard Motor (New)** - The current outboard motor on the Harbor Master’s boat is 5 years old. The Harbor Master would like to start putting money aside for the future replacement of the outboard motor. The Proposed Amount requested is \$5,000.00. Proposed funding is proposed to come from taxation.
- 4) **WEMS Ambulance (0715)** - Proposed annual addition to this fund for future ambulance replacement in addition to the purchase of an ambulance. The ambulance scheduled for replacement is a repurposed 2013 cab and chassis with a 1998 box. The fund balance of 0715 as of March 22, 2022, is \$240,175.85. The Proposed Amount requested is \$100,000.00 and the Expended Amount requested is \$260,000.00. Proposed funding is proposed to come from taxation.

### **Technology Plan**

- 1) **Police and Dispatch - Software (New)** - The current software used by the Police and Dispatch is over 13 years old and will need replacement in about 10 years. This will establish a new reserve fund for this project so the balance as of March 22, 2022, is \$0.00. The Proposed Amount requested is \$50,000.00. Proposed funding is proposed to come from taxation (\$45,252) and close and reallocate the funding (\$4,748) in fund PD Grants (0941) that has a current balance as of March 22, 2022, of \$4,748.26.
- 2) **Parks and Recreation – Copier (New)** – This will replace small desk-top units with a more cost-efficient, shared color copier for the department. This will establish a new reserve fund for the project so the balance as of March 22, 2022, is \$0.00. The Proposed and Expended Amount requested is \$8,000.00. Proposed funding is proposed to come from recreation enterprise (\$1,661) and close and reallocate the funding (\$6,339) in fund Town Maps (0901) that has a current balance as of March 22, 2022, of \$6,339.00.

### **Infrastructure**

- 1) **Harbor Master – Floats (0013)** – The Harbor Master wishes to continue with a strategic maintenance and replacement program for harbor floats. The plan calls for yearly triage to assess what floats need replacing and what can be patched, refastened, or repaired. The fund balance of 0013 as of March 22, 2022, is \$31,108.61. The Proposed Amount requested is \$30,000.00 and the Expended Amount requested is \$20,000.00. Proposed funding is proposed to come from taxation (\$30,000).
- 2) **Public Works - Paving/Culverts and Bridges (0723)** - The Public Works Director has a long list of paving projects and additional surface coats to streets previously reconstructed. These funds have also been identified to meet paving, culverts and bridge needs. The fund balance of 0723 as of March 22, 2022, is \$1,248,627.81. The Proposed and Expended Amount requested is \$1,400,000.00. Proposed funding is proposed to come from taxation (\$100,000) and undistributed budget/surplus (\$1,300,000).
- 3) **Public Works – Sidewalk Program (0704)** - Request is to spend up to \$30,000 from the sidewalk reserve fund for sidewalk repair at Casino Square and on Route 1 near the Jr. High School. The fund balance of 0704 as of March 22, 2022, is \$163,381.00.
- 4) **Public Works – Infrastructure Program (0708)** - Request is to add funds for future infrastructure needs and expend funds to complete funding needed in order to complete bonded projects. The balance of fund 0708 as of March 22, 2022, is \$888,371.69. The Proposed Amount requested is \$600,000.00 and Expended Amount requested is \$888,371.00. Proposed funding is proposed to come from taxation (\$600,000).
- 5) **Parks and Recreation – Tennis Courts (New)** - All four tennis courts need to be completely renovated as they are too damaged to repair anymore. The department is looking to do the complete renovation in FY 24. The Proposed Amount requested is \$100,000.00. Proposed funding is proposed to come from taxation (\$50,000) and recreation enterprise (\$50,000).

- 6) **Public Safety – Additional Parking Lot (0840)** – A condition of the site plan approval for the corner public safety facility was to convert a vacant lot into a parking lot on or before August 19, 2022. This request would add the additional funding needed to complete the project to the remaining public safety bond funds to get the project completed. The fund balance of the bond as of March 22, 2022, is \$99,056.46. The Proposed Amount requested is \$11,000.00 and the Expended Amount requested is \$110,000.00. Proposed funding is proposed to come from taxation (\$11,000).
- 7) **Town Manager – IT Projects & Hardware (0740)** - The Town's IT provider has submitted a list of projects and hardware replacements that are needed for the Town's IT infrastructure. This request is to allow for the release of funds from the reserve account. The fund balance of 0740 as of March 22, 2022, is \$253,137.63. The Expended Amount requested is \$107,500.00.

### **Equipment**

- 1) **Public Works – Backhoe for Transfer Station (0701)** - The request is to purchase a used backhoe to be used at the transfer station to replace the existing 2002 JD 310 SG backhoe. The fund balance of 0701 as of March 22, 2022, is \$412,091.06. The Proposed and Expended Amount requested is \$35,000.00. Proposed funding is proposed to come from taxation (\$35,000).
- 2) **Public Works– Equipment Reserve (0701)** – The Public Works Department seeks to add funds to the Public Works Equipment Reserve to be used toward vehicle and equipment purchases. The Public Works Department also seeks authorization for the following purchases: a) replace a 2011 International plow truck, plow, wing, safety lights and sander; b) replace 2013 International plow truck, plow, wing, safety lights and sander; c) replace a 2013 GMC 1-Ton, plow and sander; and d) a sander for the F450. The fund balance of 0701 as of March 22, 2022, is \$412,091.06. The Proposed and Expended Amount requested is \$460,000.00. Proposed funding is proposed to come from taxation (\$460,000).
- 3) **Fire –Automobile Extrication Equipment (0734)** – Currently the department is using a gasoline powered hydraulic extrication tool system that is over 20 years old. This system continues to work, however; the age of the equipment is significant and has failed to operate on several occasions delaying the extrication efforts until the tool could be utilized. In all cases the tool did work but there were delays. A new portable electric system is now much more portable, and the department would no longer need a gasoline power source. This would allow each of the tools to be used independently at unlimited distance from each other which is very typical on the interstate when multiple vehicles have been strewn across a wide area. The fund balance of 0734 as of March 22, 2022, is \$65,446.59. The Proposed and Expended Amount requested is \$47,860.00. Proposed funding is proposed to come from taxation (\$30,124) and close and reallocate the funding (\$17,736) from Dry Hydrants (0922) that has a balance as of March 22, 2022, of \$17,736.74.
- 4) **Parks and Recreation – WAC Playground (New)** - Request is to install a small playground with a safe ground surface at the Wells Activity Center for the children of the programs held at the facility as well as for community use. Additional pieces will also be added in future years. A new reserve account would be created. The Proposed and Expended Amount requested is \$20,000.00. Proposed funding is proposed to come from using funds (\$10,000) from Wells Activity Reserve (0522) and recreation enterprise (\$10,000).
- 5) **WEMS – Major Medical Devices (0735)** – Proposed addition to the fund for future equipment replacement purchases such as new ambulance stretchers, Medical CPR devises, video Laryngoscopes, IV Pumps and cardiac monitors/AEDs. The fund balance of 0735 as of March 22, 2022, is \$6,485.68. The Proposed Amount requested is \$20,000.00. Proposed funding is proposed to come from taxation (\$20,000).

**Other**

- 1) **Assessing – Revaluation (0744)** – The Assessor requests to set aside the remaining funds needed to hire a revaluation company to help the department gather market data which would be used to update the land tables that would be paired with the current inhouse data to adjust property values. A full measure and list revaluation would be done for the commercial properties. The revaluation would take place to be reflected on the fall bills for FY 2023/2024. The fund balance of 0744 as of March 22, 2022, is \$280,000.00. The Proposed Amount requested is \$20,110 and the Expended Amount requested is \$300,110.00. Proposed funding is proposed to come from closing and reallocate the funding (\$20,110) from Central Area Development Beautification (0550) that has a balance of \$20,110 as of March 22, 2022.
- 2) **Harbor – Future Dredge Funding (0805)** – Request is to continue saving funding for a future Federal dredge for the areas in the harbor that the Town is responsible for. Those areas include the boat ramp, mooring basin and the frontage on Eastern Shore. To save money the Town will try and piggyback with the Army Corp to save mobilization fees of the dredge equipment. The fund balance of 0805 as of March 22, 2022, is \$116,682.26. The Proposed Amount requested is \$60,000.00. Proposed funding is proposed to come from taxation (\$60,000).
- 3) **Public Works – Crushing (0721)** – Request is to use the funding in the fund to crush the stockpile of material in the Town’s pit into usable base for paving projects. Currently the department is using gravel from the pit that is running low on gravel. If crushing is not done the department will need to start purchasing gravel from projects. The fund balance as of March 22, 2022, is \$120,000.00. The Expended Amount requested is \$120,000.00.
- 4) **Public Works – Facilities Needs Study (New)** – Request is to start a reserve fund to save the funding necessary to conduct a study in three years to focus on what are the needs for DEP in the future and what is needed to support all other buildings on the parcel. The Proposed Amount requested is \$11,000.00. Proposed funding is proposed to come from closing and reallocating the funding (\$11,000) in the Solar Panel Buyout Fund (0745) that has a current balance as of March 22, 2022, of \$11,000.00.
- 5) **Public Works – Route 1 Study Match (0814)** - This would be a partnership between MDOT and the Town. The study would focus on how to get people and goods through Wells. Part of the project will look at traffic signals. The study will also look at what land use changes are needed to help the Town with building in the future. The fund balance of 0814 as of March 22, 2022, is \$21,925.15. The Proposed Amount requested is \$58,100.00 and the Expended Amount requested is \$80,000. Proposed funding is proposed to come from reallocating funding (\$58,100) from the Inland Golf Reserve (0713) that has a current balance as of March 22, 2022, of \$367,304.57.

**Background Notes for both Allocations for Future Expense and Expenditures in the budget year from funds in Enterprise Funds**

**Infrastructure**

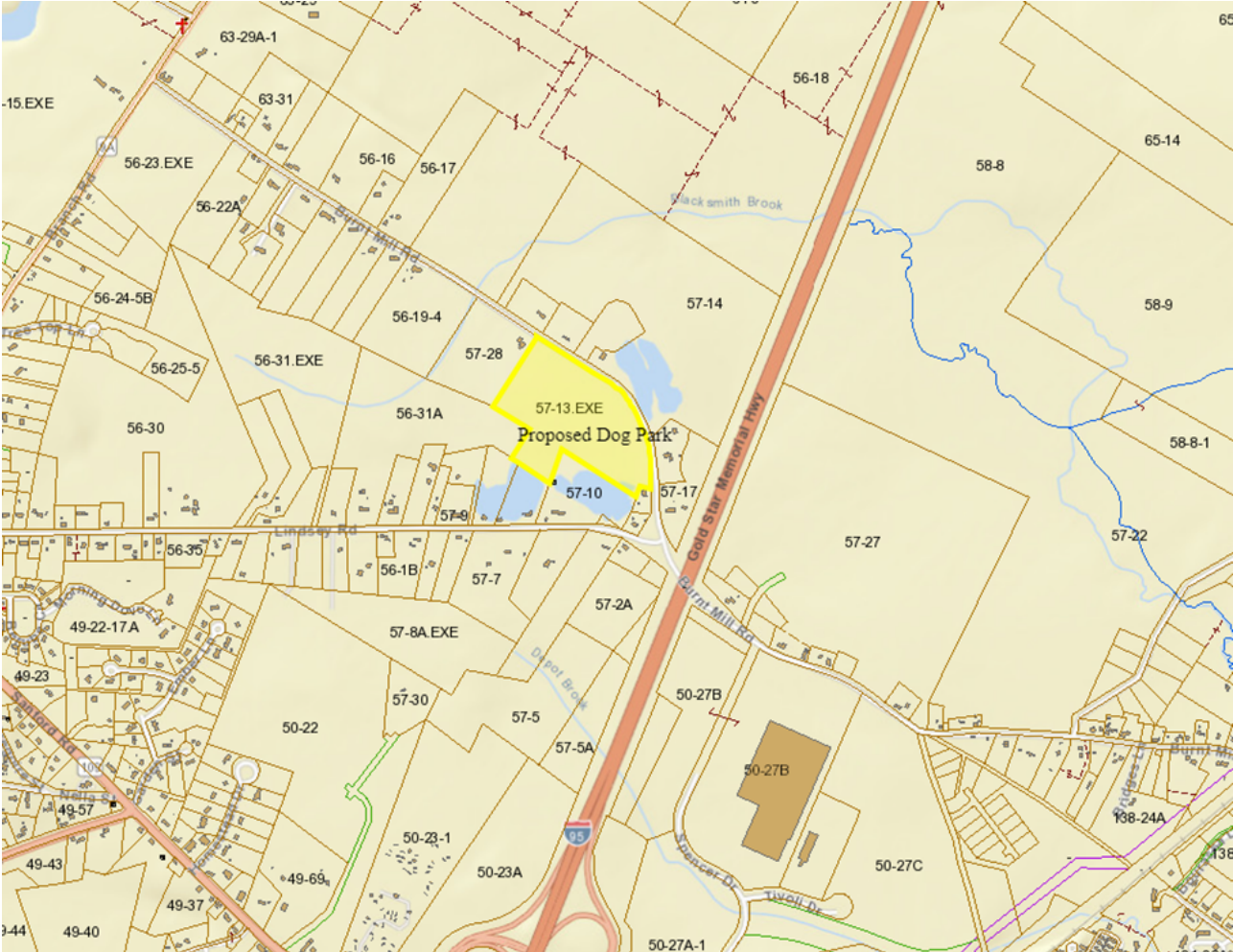
- 1) **Recreation – Ballfield Repairs (0505)** – The older ballfield at the Walter Marsh Recreation Area is experiencing poor drainage and low areas due to the underground decay of it being stump dump in previous years. The department needs to install drainage pipes where needed, add top dressing, broadcast seed to fresh loam and overseed entire field along with starter fertilizer and deep tine to remedy the existing conditions. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Expenditure Amount is \$35,000.00.
- 2) **Recreation – New Playground Field Irrigation (0505)** - This project will extend the existing irrigation to the new field built adjacent to the playground and extended parking lot. To bring the field to standards the department needs to lime, aerate, top dress and overseed the newly cleared field area. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Expenditure Amount is \$25,000.00.
- 3) **Recreation – Top Coat Paving of Extended Lot (0505)** - The extended parking lot that was installed in FY22 needs a top coat of pavement and new parking lines. The older lot was damaged during the construction and needs repairs. This project will need to be done after the playground and tennis courts are done to avoid any damage to the final coat and lining. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Amount to Allocate in the current year toward a future expense is \$26,000.00.
- 4) **Recreation – Tennis Courts (0505)** - All four tennis courts need to be completely renovated as they are too damaged to repair anymore. The department is looking to do the complete renovation in FY 24. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Amount to Transfer to Reserve Fund is \$50,000.00.
- 5) **Recreation – WAC Playground (0505)** - Request is to install a small playground with a safe ground surface at the Wells Activity Center for the children of the programs held at the facility as well as for community use. Additional pieces will also be added in future years. A new reserve account would be created. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Amount to Transfer to Reserve Fund is \$10,000.00.

**Equipment**

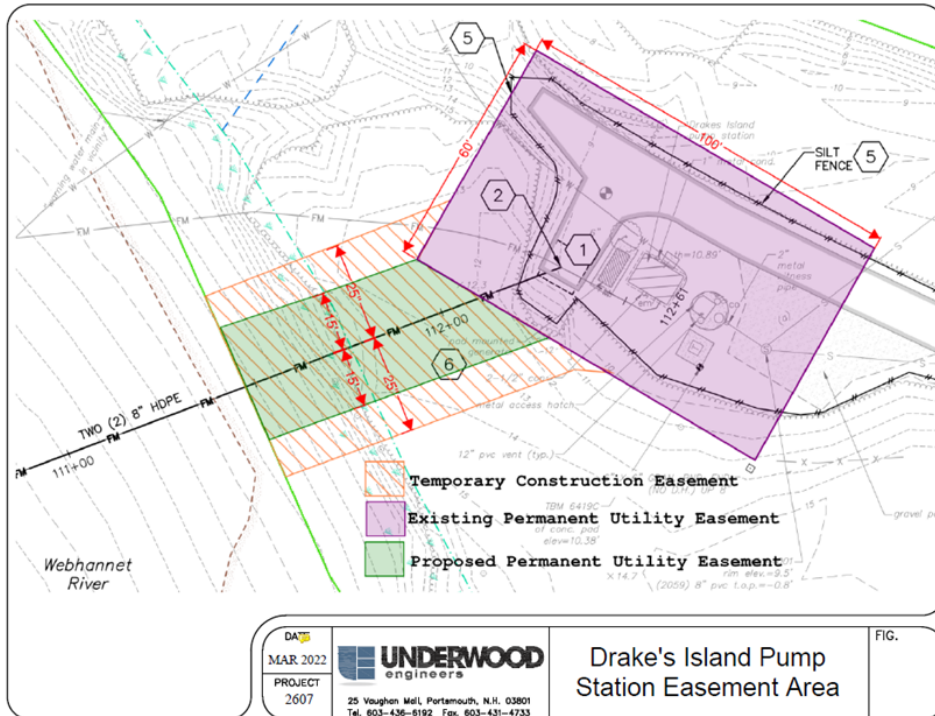
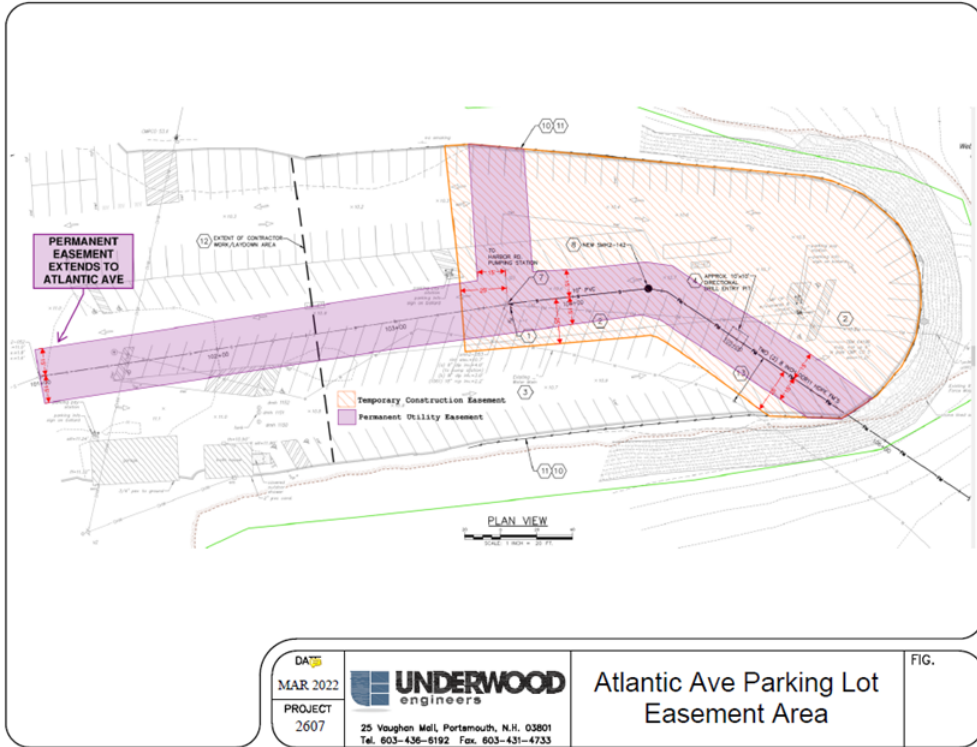
- 1) **Recreation – WAC Security System (0505)** – Project is to install six cameras at the Wells Activity Center. Four will be outside for the parking lot and entrances and two will be inside for the two primary function rooms. Because the building is such a visible and widely used community building it is important to have security cameras there. The before and after school childcare services during the school year and the K-1<sup>st</sup> grade summer day camp is held there. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Expenditure Amount is \$14,000.00.
- 2) **Recreation – Playground Equipment at Walter Marsh (0505)** - Project is to replace a few pieces with new equipment and fresh ground cover for safety. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Expenditure Amount is \$75,000.00.
- 3) **Recreation – Color Copier (0505)** - This will replace small desk-top units with a more cost-efficient, shared color copier for the department. This will establish a new reserve fund for the project. The fund balance of 0505 as of March 22, 2022, is \$290,632.65. The Amount to Transfer to Reserve Fund is \$1,661.00.

# Appendix I

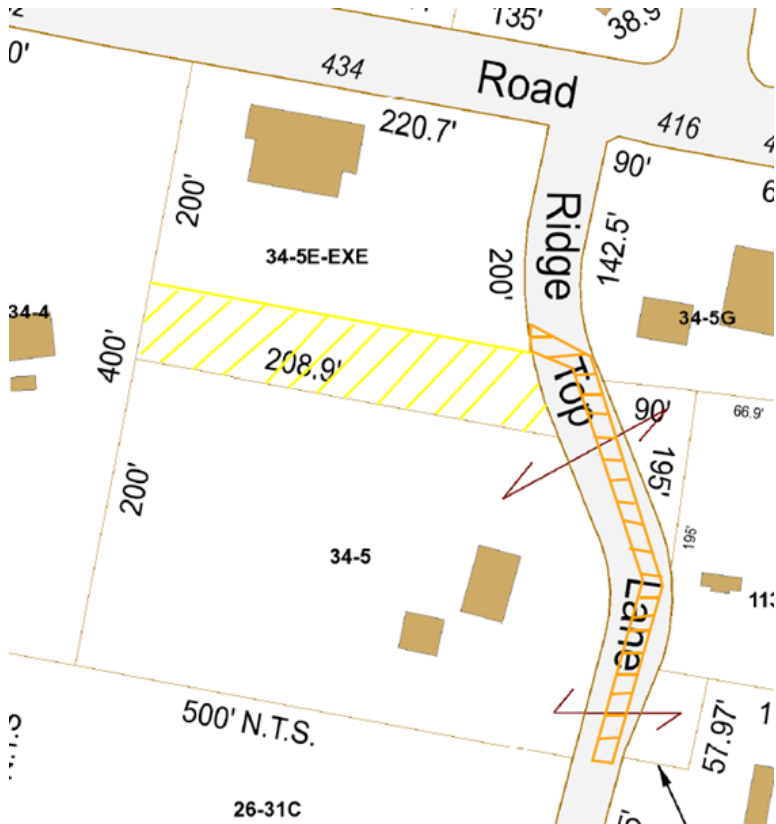
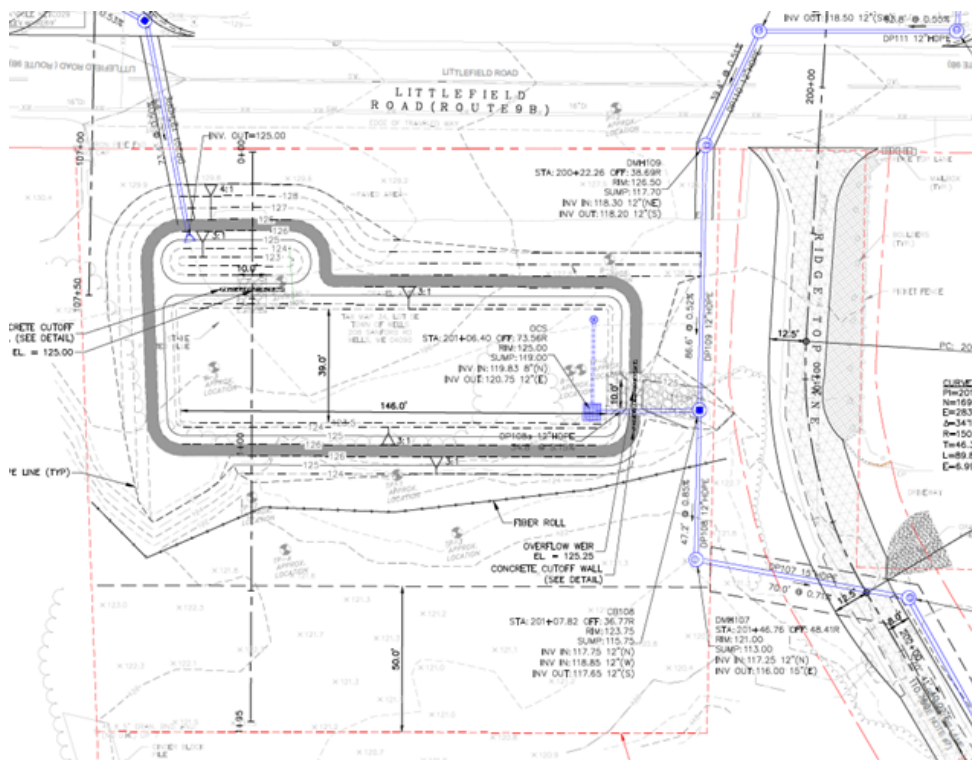
## 762 Burnt Mill Lease



## Appendix II Sanitary District Easements



### Appendix III Ridge Top Lane Land Conveyance





## **Appendix V Cluster Subdivisions**

**An Ordinance to Amend Chapter 145(Land Use) and Chapter 202(Subdivision) of the Code of the Town of Wells to Change the Performance Standards Requirements for Residential Cluster Developments, Density Requirements of Multifamily Developments and Preliminary Plan Requirements for Major Subdivisions**

**NOTE: Proposed additions to existing Code sections are underlined.**

Proposed deletions of existing Code sections are ~~crossed-out~~.

Other sections of the Ordinance are unchanged.

**The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 145 (Land Use) and Chapter 202(Subdivision) of the Code of the Town of Wells to Change the Performance Standards Requirements for Residential Cluster Developments, Density Requirements of Multifamily Developments and Preliminary Plan Requirements for Major Subdivisions” to read as follows:**

**Part 1:** Article VII (Performance Standards), § 145-49, entitled “Residential cluster development” is hereby amended as follows:

C. Dimensional requirements.

(1) ~~The minimum lot sizes may be reduced to 20,000 square feet in any district where clustering is allowed, if not serviced by public sewer, or may be reduced to the following if on public sewer~~  
the following dimensions depending on whether or not served by public sewer:

**Served by Public Sewer**

<b>Type of Dwelling</b>	<b>RA, GB and RC Districts (square feet)</b>
One-family dwelling	10,000
Two-family dwelling	15,000

<u>Type of Dwelling</u>	<u>Rural District (square feet)</u>
<u>One-family dwelling</u>	<u>20,000</u>

Not Served by Public Sewer

<u>Type of Dwelling</u>	<u>Rural District (square feet)</u>
<u>One-family dwelling</u>	<u>40,000</u>

	<u>RA and RC Districts (square feet)</u>
<u>One-family dwelling</u>	<u>30,000</u>

(3) The required street frontage on a proposed private street may be reduced to no less than 50 feet. The required street frontage on a Town way may not be reduced, except lots within the Rural District may reduce street frontage on a Town way to no less than 150 feet.

(4) When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required non-clustered setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.

~~(5) The maximum lot coverage of 20% in the Rural District may be allowed by the Planning Board to be increased to 40% on lots smaller than 40,000 square feet in area. [Added 6-14-2016]~~ When a cluster lot abuts a Town way, the setback from the street shall be twice the required non-cluster setback of the District. The setback area shall be a no cut buffer of natural vegetation, or the Planning Board shall require natural evergreen plantings to establish a visual screen, except at driveway locations. Utility and driveway locations shall combined as one location.

D. Innovative open space bonus.

(4) An open space cluster plan that accomplishes either of the following:

(a) Protects valuable wildlife and environmental areas in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.

~~[1] Chapter 3, Natural Resources Policies and Strategies;~~

~~[2] Chapter 4, Marine Resources Policies and Strategies;~~

~~[3] Map 4, Natural Areas Wildlife Habitat;~~

~~[4] Map 9, Wetlands; or~~

~~[5] Map 10, Areas of High Potential for Wildlife Habitat.~~

(b) Links dedicated open space to large parcels of adjoining dedicated open space to provide usable wildlife habitat or corridor connections between usable wildlife habitats in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%:

~~[1] Chapter 3, Natural Resources Policies and Strategies;~~

~~[2] Chapter 4, Marine Resources Policies and Strategies;~~

~~[3] Map 4, Natural Areas Wildlife Habitat;~~

~~[4] Map 9, Wetlands; or~~

~~[5] Map 10, Areas of High Potential for Wildlife Habitat.~~

E. Aquifer Protection District. Where the parcel is located in the Rural District and partially in the Aquifer Protection District the permitted density for that portion of the lot within the Aquifer Protection District may be ~~doubled, transferred~~ applied to the portion of the lot located in the Rural District, ~~and counted towards total bonus density,~~ provided that:

~~(1)~~ (1) All land within the Aquifer Protection District is shall be included within the common land or open space;

~~(2)~~ A conservation easement is ~~granted to the Town or to the Kennebunk, Kennebunkport and Wells Water District over that portion of the subdivision located within the Aquifer Protection District; and~~

~~(3)~~ (2) All stormwater ~~detention~~ facilities and development shall be located outside the Aquifer Protection District. Stormwater ~~retention facilities~~ undisturbed natural buffers may be located in the Aquifer Protection District.

**Part 2:** Article VII (Performance Standards), § 145-48, entitled “Multifamily developments” is hereby amended as follows:

~~H.~~ Density shall be the same as permitted in the district(s) in which the multifamily development is located, ~~unless density bonuses are granted by the Planning Board in accordance with § 145-49D.~~

[Added 6-10-2014]

H. Density. The maximum density of dwelling units permitted shall be the same as permitted in the district(s) in which the multifamily development is located, To determine maximum density the following steps shall be taken:

(1) In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting 15% of the area of the lot to account for roads and parking.

(2) A development layout shall be submitted indicating a minimum of 35% open space and significant natural features.

(3) Innovative open space bonuses as specified in § 145-49D may be awarded by the Planning Board.

**Part 3:** Subdivision of Land, § 202-8, entitled “Preliminary plan for major subdivision” is hereby amended as follows:

C. Rights vested. The submittal of the preliminary application, plans, other associated submittals in accordance with § 202-8. B and submittal of the application fee shall be considered as substantial for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.

**Part 4:** Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

## Appendix VI

### Sprinkler requirements

#### **An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Eliminate Sprinkler System Requirements for Medical Marijuana Cultivation and Processing Facilities**

**NOTE:** Proposed additions to existing Code sections are underlined.  
Proposed deletions of existing Code sections are ~~crossed out~~.  
Other sections of the Ordinance are unchanged.

**The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Eliminate Sprinkler System Requirements for Medical Marijuana Cultivation and Processing Facilities” to read as follows:**

**Part 1:** Article VII (Performance Standards), § 145-58.3, entitled “Medical marijuana cultivation and processing facilities” is hereby amended as follows:

E. All buildings associated with the facility shall be protected by ~~use of fire suppression sprinkler systems, or other effective fire suppression system that may be~~ a fire detection and alarm system approved by the Chief of the Wells Fire Department. Emergency vehicle access shall be provided on a minimum of three sides of a building.

**Part 2:** Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

## **Appendix VII**

### **Infrastructure Bonds**

The bond issue that was approved by the Town Meeting in July 2020 was to fund improvements to the Webhannet seawalls, the Casino Square seawall, Drakes Island Bridge, Swamp John Rd, and to fund the Robinson Rd./Ridgetop Ln./ Pine Ledge Rd. drainage project. Swamp John Rd has been rebuilt and the Robinson Rd./Ridgetop Ln./Pine Ledge Rd. drainage project is fully engineered and scheduled to begin construction this year. Reconstruction of the Webhannet South seawall will also begin this year. Once these three projects are complete, there will be an estimated \$425,000 remaining from the 2020 approved bonds. The current estimate for the Drakes Island Bridge project is \$2.5M - \$3M, the Webhannet North seawall repair is estimated to cost \$595,000, and the Casino Square seawall repair is estimated to cost \$1.19M. There is not enough money in the 2020 approved bonds to cover the costs of the projects identified as necessary on the July 2020 warrant.

Since the approval of the 2020 bonds, additional infrastructure needs have developed. There are four projects that are seen as important to complete in the next two years: The Charles West bridge on Bragdon Rd. (\$178,000), the Bragdon Rd. culvert (\$595,000), The Newhall Rd. bridge (\$595,000), and the Coles Hill Rd. bridge (\$595,000).

The proposed bond is for \$2.25M. When paired with up to \$500,000 in existing infrastructure reserve funds, this \$2.25M will cover the four newly identified projects and will allow us to move forward with the Drakes Island bridge project. While the bonds will not fully cover the costs associated with the Drakes Island bridge project, we believe that the project will be eligible for state and federal funding that will reduce the amount of money needed from the Town. This proposal does not include the monies needed to cover the Webhannet North and Casino Square seawalls. Adding these two projects to the bond proposal would result in debt service levels that would be challenging to absorb in FY24 and FY25. Staff will seek out possible grant funding and plan to bring these projects forward in a future budget.

This bond issue will result in additional debt service costs in future budgets. For the \$2.25M bond package, the impact will be \$199,375 additional debt service dollars in FY24, \$179,050 in FY25, and a steady decrease of about \$3,500 each year after that for the duration of the 20 years. The Town will see a decrease of just over \$300,000 in total debt service starting in FY26 due to the completion of repayment on the 2013 road paving bonds in the fall of 2024. Until then, the additional debt service will be absorbed into the budget through reduced appropriation to the infrastructure reserve.