

# TOWN OF WELLS



## Annual Town Meeting

Tuesday, June 10, 2025 – 8:00AM to 8:00PM

*Warrant and Plans for the Fiscal Year 2026*

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

## PROPOSED BUDGET SUMMARY

ARTICLE	ARTICLE DESCRIPTION	FY 26 PROPOSED AMOUNT	TAXES	OTHER REVENUE / PASS THRU	SURPLUS	RESERVES	USE OF ENTERPRISE FUNDS	EXPOSE FROM SURPLUS
ARTICLE 3	ESTIMATED REVENUES	\$ 8,129,362		\$ 8,129,362				
ARTICLE 4	PASS THROUGH ACCOUNTS	\$ 1,610,500		\$ 1,610,500				
ARTICLE 5	SALARIES AND BENEFITS	\$ 14,370,181	\$ 14,370,181					
ARTICLE 6	OPERATIONS	\$ 8,943,890	\$ 8,943,890					
ARTICLE 7	POTENTIAL EMPLOYEE RELATED EXPENSES	\$ 40,000						\$ 40,000
ARTICLE 8	POTENTIAL TOWN LIABILITIES	\$ 500,000						\$ 500,000
ARTICLE 9	CAPITAL IMPROVEMENT PLAN	\$ 3,441,327	\$ 1,442,902		\$ 1,500,000	\$ 360,000	\$ 138,425	
ARTICLE 10	CAPITAL EXPENDITURES	\$ 2,899,577				\$ 2,899,577		
ARTICLE 11	EXPENDITURES FROM SPECIFIC CIP FUNDS							
ARTICLE 12	GENERAL ASSISTANCE	\$ 45,000						\$ 45,000
ARTICLE 13	ONE FT PUBLIC WORKS EQUIP OPER	\$ 73,826	\$ 73,826					
ARTICLE 14	THREE FT POLICE OFFICERS	\$ 126,509	\$ 126,509					
ARTICLE 15	ONE FT EMPLOYEE RELATIONS MGR	\$ 153,098	\$ 153,098					
ARTICLE 16	ONE PT RECREATION PROGRAM ASSIST	\$ 67,974					\$ 67,974	
	TOTAL MUNICIPAL BUDGET	\$ 32,271,882						
	Subtotals of Revenue		\$ 25,110,406	\$ 9,739,862	\$ 1,500,000	\$ 3,259,577	\$ 206,399	\$ 585,000
	Less Revenue & Pass Through	\$ (9,739,862)						
	Less Surplus	\$ (1,500,000)						
	Less Reserves	\$ (3,259,577)						
	Less Use of Revenue	\$ -						
	Less Use of Enterprise Funds	\$ (206,399)						
	Less Exposed Surplus	\$ (585,000)						
	Balance to be Raised by Taxation	\$ 16,981,044						

## FY 26 TAX RATE INFORMATION AND PROJECTIONS

TOTAL ESTIMATED TOWN TAXES			Est. Tax Rate		
Proposed Municipal FY 26	\$ 16,981,044		\$ 2.56		
Estimated County Tax FY 26	\$ 2,264,229		\$ 0.34		
Estimated School Budget FY 26	\$ 23,432,035		\$ 3.53		
Estimated Overlay Budget FY 26	\$ 400,000		\$ 0.06		
Total Estimated Tax Revenue FY 26	\$ 43,077,309		\$ 6.49		
COMPARATIVE TAX RATES	EST. FY 26	% Change	FY 25	FY 24	FY 23
TOWN	\$ 2.56	11.21%	2.30	2.18	3.75
COUNTY	\$ 0.34	3.35%	0.33	0.29	0.53
SCHOOL	\$ 3.53	3.51%	3.41	3.35	5.97
OVERLAY	\$ 0.06	50.63%	0.04	0.14	0.21
TOTAL	\$ 6.49	6.72%	6.08	5.96	10.46
	FY 22	FY 21	FY 20	FY 19	FY 18
TOWN	3.69	3.50	3.27	3.29	3.08
COUNTY	0.53	0.54	0.53	0.53	0.55
SCHOOL	6.23	6.20	6.24	6.25	6.23
OVERLAY	0.07	0.24	0.38	0.25	0.30
TOTAL	10.52	10.48	10.42	10.32	10.16
VALUATIONS					
Projected Valuation FY 25	6,638,711,096	1.5%			
Actual Valuation FY 25	6,540,602,065	1.3%			
Actual Valuation FY 24	6,454,168,901	85.9%	REVALUATION YEAR		
Actual Valuation FY 23	3,472,592,870	2.7%			
Actual Valuation FY 22	3,382,800,634	3.3%			
Actual Valuation FY 21	3,275,941,562	1.2%			
Actual Valuation FY 20	3,238,015,584	2.0%			
Actual Valuation FY 19	3,174,708,336	2.3%			
Actual Valuation FY 18	3,103,810,973	2.0%			
Actual Valuation FY 17	3,042,534,224	1.4%			
Actual Valuation FY 16	3,001,040,603	1.7%			
Actual Valuation FY 15	2,951,308,116	2.1%			
Actual Valuation FY 14	2,890,663,097	-4.9%	REVALUATION YEAR		
Actual Valuation FY 13	3,039,040,053	1.1%			

# WARRANT

June 10, 2025  
STATE OF MAINE  
COUNTY OF YORK, ss.

To: Marianne Goodine, Michele Stivaletta-Noble, Keeley Lambert, and/or Mike Livingston, residents 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 10, 2025 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 a.m., 12:00, 1:00, 2:00, 3:00, 4:00, 5:00, 6:00, 7:00 and 8:00 p.m.**

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

**ARTICLE 2.** To elect all necessary Town Officers 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 \$8,129,362 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 \$7,353,838.

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**ARTICLE 4. PASS THROUGH ACCOUNTS:** Shall the Town vote to appropriate and authorize the Town Finance Director to accept and pay out Pass Through Funds in the estimated amount of \$1,610,500 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	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**ARTICLE 5. SALARIES AND BENEFITS:** Shall the Town vote to raise and appropriate \$14,370,181 and transfer said monies (\$14,370,181) into various department salary and benefit lines for municipal employees' salaries, wages and benefits during FY 2026 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 \$13,207,996

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**Explanation:** Please note that in FY 25 there were several warrant articles creating new positions that were voted on as separate warrant articles. Those positions were funded for 6 months, 9 months or 12 months depending on the amount of warrant article; however, combined the warrant articles totaled \$205,136. In the FY 26 budget the funding for those approved positions is now shown in the FY 26 Proposed column for an entire year.

**ARTICLE 6. OPERATIONS:** Shall the Town vote to raise and appropriate \$8,943,890 and transfer said monies (\$8,943,890) 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 2026?

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which was \$8,583,869

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**ARTICLE 7. POTENTIAL EMPLOYEE-RELATED EXPENSES:** Shall the Town vote to appropriate and expend up to \$40,000 from Undesignated Fund Balance (Surplus) for the following:

**Retirement Benefit Reimbursement - \$30,000** 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'26 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 \$40,000.

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**ARTICLE 8. POTENTIAL TOWN LIABILITIES:** Shall the Town vote to appropriate and expend up to \$500,000 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 - \$17,500** 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 - \$32,500** to be expended, following a public hearing by the Board of Selectmen, to cover potential shortfalls in the FY'26 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 - \$52,500** 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'26 operating budget; and

**Shortfall on State Revenue Projected to offset Town Budget Funding - \$40,000** to be used 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

**Winter Operations Fund - \$200,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to cover potential shortfalls in the FY'26 hired equipment/operator-snow/ice, tree removal from winter storms and salt budget lines; and

**Facility Maintenance and Repair Fund - \$52,500** 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'26 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 \$500,000.

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 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 \$1,442,902 and appropriate \$1,500,000 from the Undesignated Fund Balance (Surplus); appropriate \$360,000 from various CIP Reserve Funds; appropriate \$138,425 from various Enterprise Funds; and transfer said monies (\$3,441,327) 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 \$2,517,271.

Select Board Recommends Yes (4 in Favor / 0 Against)  
Budget Committee Recommends Yes (5 in Favor / 0 Against)

**ARTICLE 10. CAPITAL EXPENDITURES (Appropriations (Spending) of Fund Monies):** Shall the Town vote to appropriate and expend \$2,899,577 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 \$2,044,504.

Select Board Recommends Yes (4 in Favor / 0 Against)  
Budget Committee Recommends Yes (5 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 (4 in Favor / 0 Against)  
Budget Committee Recommends Yes (5 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 (4 in Favor / 0 Against)  
Budget Committee Recommends Yes (5 in Favor / 0 Against)

**ARTICLE 13. ONE FULL-TIME PUBLIC WORKS EQUIPMENT OPERATOR:** Shall the Town vote to raise and appropriate \$73,826 and transfer said monies (\$73,826) into the Public Works Department salary and benefit lines during FY 2026?

Select Board Recommends Yes (4 in Favor / 0 Against)  
Budget Committee Recommends Yes (5 in Favor / 0 Against)

**Explanation:** The Public Works Department is requesting the addition of a full-time Equipment Operator to address increasing demands stemming from the Town's growth. Historically, the department has operated with staffing levels below what is typically required for a community of our size. While the team has worked diligently to meet expectations, this persistent understaffing has limited our ability to respond proactively to the Town's evolving needs.

As our community continues to grow, so do the responsibilities of Public Works. To maintain the quality of service our residents rely on and to prevent delays in addressing infrastructure needs, this Article seeks to bring staffing levels in line with the demands of the population and to prepare for future growth.

For this year the position is funded with the employee starting in October if approved. The full year funding for this position would be \$98,435 for salary and benefits.

**ARTICLE 14. THREE FULL-TIME POLICE OFFICERS:** Shall the Town vote to raise and appropriate \$126,509 and transfer said monies (\$126,509) into the Police Department salary and benefit lines during FY 2026?

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**Explanation:** As part of our ongoing efforts to enhance community safety and further enhance public trust, we propose the creation of a Community Outreach Officer position and the addition of two patrol positions to address current challenges and improve our overall policing capabilities in the Town of Wells.

The Community Outreach Officer will work in conjunction with our existing School Resource Officers to provide education and training within our schools as needed and will fill in during planned absences of the SRO's if available. This officer will also collaborate with local community stakeholders such as York County Community College and the Wells/Ogunquit Senior Center, to educate the public on current trends in law enforcement and issues affecting the community. By strengthening relationships with local groups, the goal of this position is to foster public trust and transparency in our police force. Additionally, the Community Outreach Officer will assist night shift officers with necessary follow-up during daytime hours, ensuring continued support and timely responses to ongoing cases.

Two additional patrol positions are sought to address the seasonal influx of visitors and ensure consistent, reliable coverage year-round. These positions will support high-risk call responses, improve overall community safety, and ensure efficient policing. With increasing challenges in staffing temporary seasonal officers, especially due to the time required for training to meet Maine Criminal Justice Academy standards, these positions will supplement what seasonal officers we have during the summer months and help maintain a strong and effective law enforcement presence throughout the year.

One position is budgeted to start in October, and two positions in January. The funding needed for this first year is \$201,509 (\$126,509 from this warrant article and use of \$75,000 from the Reserve/Seasonal line that is currently budgeted in Article 6). The full year funding for these positions would be \$345,445 for salary and benefits.

**ARTICLE 15. ONE FULL-TIME LABOR AND EMPLOYEE RELATIONS MANAGER:** Shall the Town vote to raise and appropriate \$153,098 and transfer said monies (\$153,098) into the labor and employee relations salary and benefit lines during FY 2026?

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**Explanation:** In early 2022, by ordinance, the Town dissolved the position of Human Resources Director, choosing to utilize the services of an outside consultant to support the human resources needs, which encompasses areas such as employee retention and recruitment, training, compensation, labor negotiations, employee relations, and ensuring compliance with labor laws. The current provider and the Town agree that with the complexities of employment law and employee engagement, now is the time for the Town to return to a full-time in-house Labor and Employee Relations Manager. This position request has the full support of the Board of Selectmen and the Budget Review Committee.

Whereas the funding for the outside consultant position has been included in previous budgets, this request is for \$68,098, which reflects the difference between an outside consultant and a full-time 40-hour in-house Labor and Employee Relations Manager.

**ARTICLE 16. ONE PART-TIME RECREATION PROGRAM ASSISTANT:** Shall the Town vote to appropriate \$67,974 from the Recreation Enterprise salary and benefit lines (as specified in Table 6 of the Annual Town Meeting Warrant) to fund this position for FY 2026?

Select Board Recommends	Yes	(4 in Favor / 0 Against)
Budget Committee Recommends	Yes	(5 in Favor / 0 Against)

**Explanation:** This position is designed to work year-round in all sports programs by assisting the Assistant Director in running the sports programs and special events. We currently hire hourly seasonal help as needed but it has become very difficult finding individuals to fill these positions consistently.

This position will replace having to hire someone different each season and train them each time. The position will be for 30-39 hours per week depending on the season and what programs are being offered at the time.

**ARTICLE 17.** Shall the ordinance entitled, “An Ordinance to Amend Chapter 145 (Land Use) of the Code of The Town of Wells to Revise Definitions, District Regulations, and Performance Standards to Allow Cannabis Stores in the General Business District” be enacted?

A copy of the ordinance is posted together with this warrant as Appendix 1 and is hereby incorporated by reference.

**ARTICLE 18.** Shall the ordinance entitled, “An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Add Definitions and to Add Hotel/Motel Seasonal Worker Housing Performance Standards” be enacted?

A copy of the ordinance is posted together with this warrant as Appendix 2 and is hereby incorporated by reference.

**ARTICLE 19.** Shall the ordinance entitled, “An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Code of the Town of Wells to Revise Submission Requirements for Final Plans for Major Subdivisions and General Standards Requirements for Stormwater Design and Analysis” be enacted?

A copy of the ordinance is posted together with this warrant as Appendix 3 and is hereby incorporated by reference.

**ARTICLE 20.** Shall the ordinance entitled, "An Ordinance to Amend Chapter 201 (Streets and Sidewalks) of the Code of the Town of Wells to Revise General Provisions" be enacted?

A copy of the ordinance is posted together with this warrant as Appendix 4 and is hereby incorporated by reference.

**ARTICLE 21.** Shall the ordinance entitled, "An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise Article VI. Town-Wide Regulations to Correct a Typographical Error" be enacted?

A copy of the ordinance is posted together with this warrant as Appendix 5 and is hereby incorporated by reference.

Given under our hands this 1<sup>st</sup> day of April 2025.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

\_\_\_\_\_  
John MacLeod III

\_\_\_\_\_  
Scott DeFelice

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

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

\_\_\_\_\_  
James N. Smith

A True Copy, ATTEST:

\_\_\_\_\_  
Town Clerk

# APPENDICES

## APPENDIX 1

### **An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise Definitions, District Regulations, and Performance Standards to Allow Cannabis Stores in the General Business District**

**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 Revise Definitions, District Regulations, and Performance Standards to Allow Cannabis Stores in the General Business District” to read as follows:**

**Part 1:** Article II. Word Usage and Definitions

§ 145-10. Definitions.

**CANNABIS STORE**

A facility licensed under Title 28-B of the Maine Revised Statutes to purchase adult use cannabis, immature cannabis plants and seedlings from a cultivation facility, to purchase adult use cannabis and adult use cannabis products from a products manufacturing facility and to sell adult use cannabis, adult use cannabis products, immature cannabis plants, and seedlings, as all those terms are defined in 28-B M.R.S. § 102-A, as amended, to consumers.

**Part 2:** Article V. District Regulations,

§ 145-26. General Business District.

C. Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:

(36) Registered medical marijuana dispensary or cannabis store. A combined total of no more than three registered medical marijuana dispensaries or cannabis stores shall be allowed to be approved at any given time in the Town of Wells.

**Part 3:** Article VII. Performance Standards

§ 145-58.2. Registered medical marijuana dispensaries or cannabis store.

- A. Registered medical marijuana dispensaries [or cannabis stores](#) are allowed subject to the following performance standards in addition to the requirements of the districts in which the dispensaries are located.
- B. Notwithstanding any other provision of the Wells Code, a combined total of no more than three registered medical marijuana dispensaries [or cannabis stores](#) shall be allowed to be approved at any given time in the Town of Wells. "Approved" means a property which has received a site plan approval from the Wells Planning Board.
- C. Notwithstanding any other provision of the Wells Code, all registered medical marijuana dispensaries [or cannabis stores](#) must be reviewed by the Wells Planning Board, and not by the Staff Review Committee. [Any change in use from a registered medical marijuana dispensary to a cannabis store requires a site plan amendment reviewed by the Planning Board. No change in use shall be approved by the Planning Board if, by doing so, it would result in a combined total of more than three registered medical marijuana dispensaries or cannabis stores being approved in the Town of Wells.](#)
- D. Registered medical marijuana dispensaries and [cannabis stores](#) must meet all of the standards and conditions imposed by the Maine Department of Administrative and Financial Services issued under the aegis of the Maine Medical Use of Cannabis Program. [Cannabis stores must meet all of the standards and conditions imposed by the Maine Department of Administration and Financial Services issued under the aegis of the Maine Office of Cannabis Policy.](#)
- E. Notwithstanding the Maine Department of Administrative and Financial Services Rules Governing the Maine Medical Use of Cannabis Program, no registered medical marijuana dispensary [or cannabis store](#) in Wells may be located where any of the lot lines of the lot on which the dispensary [or cannabis store](#) will be located are within 2,000 feet of the lot line of any preexisting public or private school facility; or any preexisting and licensed child-care facility.
- F. There shall be opaque windows or walls for any building involved in the registered medical marijuana dispensary [or cannabis store](#), so that the interior is completely screened from lot lines and from any person passing along the normal street boundaries of the lot on which it is located.
- G. All buildings associated with a medical marijuana dispensary facility [or cannabis store](#) shall be protected by use of fire suppression sprinkler systems, or other effective fire suppression system that may be approved by the Chief of the Wells Fire Department.
- H. The registered medical marijuana dispensary [or cannabis store](#) shall have a Knox-Box® and shall provide the Fire Department with the necessary information to allow entry by Fire Department personnel in the event of an emergency at the location.
- I. A registered medical marijuana dispensary shall have at least one parking space for each employee on the two largest shifts combined, and such additional customer parking as may be required by the Planning Board. [A cannabis store shall have at least 1 parking space for each 100 square feet of retail floor area \(minimum 10 spaces\).](#)

J. With any registered medical marijuana dispensary [or cannabis store](#) abutting a residential use, the setback shall be equal to at least two times the required structure setback or 25 feet, whichever is greater (e.g., required fifteen-foot setback x 2 = 30 feet). This setback requirement shall not be required when the lot adjacent to any proposed registered medical marijuana dispensary [or cannabis store](#) is undeveloped. In such case, the normal setback requirements of the zoning district in which the facility is to be located shall govern.

K. The operator of a registered medical marijuana dispensary [or cannabis store](#) must provide a security plan to the Chief of Police for the Town of Wells, who will provide the Planning Board with a report and recommendations for specific conditions of approval as regards required security measures to be incorporated. The requirements for this plan should be coordinated with the requirements for any security plan that the State of Maine may require for such a facility.

L. The hours of operation for any registered medical marijuana dispensary [or cannabis store](#), including the hours that persons other than staff of the facility may be present, shall be limited. No sales or dispensing of materials [or cannabis product](#) may take place prior to 7:00 a.m. nor later than 8:00 p.m. on any day.

M. Signs for a registered medical marijuana dispensary or [cannabis store](#) ~~cultivation facility~~ may not contain any visual depiction of marijuana or marijuana paraphernalia.

N. Only qualifying patients, visiting qualifying patients, registered caregivers, as those terms are defined in 22 M.R.S.A. § 2422, as amended, or employees of the registered medical marijuana dispensary are allowed to enter the registered medical marijuana dispensary use building. The security plan [for a registered medical marijuana dispensary](#) shall include a method of controlling all entry into the building as approved by the Planning Board to adhere to this restriction.

[O. Only persons over the age of 21 or employees of a cannabis store are allowed to enter the cannabis store use building. The security plan shall include a method of controlling all entry into the building as approved by the Planning Board to adhere to this restriction.](#)

[P. Any consumption or use of cannabis products or use of cannabis paraphernalia is prohibited in the building or associated parking areas.](#)

[Q. All dumpsters or other trash containers shall have a metal cover or lid that is locked at all times. Disposal of all cannabis byproducts shall be disposed of in a safe, sanitary and secure manner and in accordance with any applicable federal, state and local laws and regulations.](#)

[U. Drive-thru, curbside pickup, and automated dispensing of cannabis products from a cannabis store are prohibited. Any delivery of cannabis products by a cannabis store must meet all of the requirements of 28-B M.R.S. 504\(9\).](#)

[R. Odor control measures shall be provided so that cannabis related odor is contained within the building and not perceptible by people on abutting properties or traveling on adjacent streets. Such measures could include carbon filtration, ventilation and exhaust systems or other practices to mitigate odors.](#)

**Part 4:** Effective Date.

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

## APPENDIX 2

### **An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Add Definitions and to Add Hotel/Motel Seasonal Worker Housing Performance Standards**

**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 Add Definitions and to Add Hotel/Motel Seasonal Worker Housing Performance Standards” to read as follows:

**Part 1:** § 145-10, entitled “Definitions” is hereby amended as follows:

§ 145-10. Definitions.

HOTEL/MOTEL WORKER – any person who is employed by a Hotel/Motel employer to provide services at the Hotel/Motel where the Hotel/Motel Worker is to be housed.

HOTEL/MOTEL EMPLOYER – any person who owns, controls, or operates a Hotel/Motel in the Town of Wells and includes any person or contractor who, in a managerial, supervisory, or confidential capacity, employs Hotel/Motel Workers to provide services at a Hotel/Motel in conjunction with the Hotel’s purpose.

HOTEL/ MOTEL WORKER HOUSING UNIT– a hotel/motel unit that is occupied by a maximum of two hotel/motel workers per a one bedroom hotel/motel housing unit or four hotel/motel workers per a two bedroom unit that contains sleeping, bathing, sanitary and kitchen facilities.

**Part 2: Article VII. Performance Standards**, § 145-52.1, entitled “Hotel/Motel Seasonal Worker Housing” is hereby added as follows:

§ 145-52.1. Hotel/Motel Seasonal Worker Housing.

- A. To increase the availability of housing for employees of hotels/motels, any hotel/motel shall be allowed to house employees on-site seasonally subject to the following performance standards:
1. A maximum of one hotel/motel unit per 10 hotel/motel units may be utilized as a hotel/motel worker housing unit.
  2. A maximum occupancy of two hotel/motel workers per a one bedroom hotel/motel housing unit or four hotel/motel workers per a two bedroom unit is permitted. No guests or family members of hotel/motel workers shall occupy the hotel/motel worker housing unit.

3. Any hotel/motel workers occupying a hotel/motel worker housing unit shall be employed by the Hotel/Motel employer as a full time employee, working a minimum of 30 hours per week at the Hotel/Motel where being housed.
4. A hotel/motel worker housing unit occupied by a hotel/motel worker is not subject to check-in and check-out requirements or restricted to any length of stay or closure requirements.
5. The hotel/motel employer shall maintain records of all hotel/motel worker housing units occupied by hotel/motel workers. Records shall include when occupancy commences, when occupancy ends, the unit number, the name and payroll records of hotel/motel workers occupying a unit.
6. The hotel/motel worker housing unit shall consist of a hotel/motel unit that provides sleeping, bathing, sanitary and kitchen facilities.
7. The number of hotel/motel worker housing units shall be identified annually on the Lodging License application.
8. Employment information and payroll records with sufficient data to establish employment and hours shall be provided to the Town upon request.
9. A hotel/motel worker housing unit shall remain a hotel/motel unit subject to a lodging license and associated fees and inspections.
10. Occupancy of a hotel/motel unit by a hotel/motel worker shall only be allowed seasonally from April 1<sup>st</sup> through December 15<sup>th</sup>.

**Part 3:** Effective Date.

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

## APPENDIX 3

### An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Code of the Town of Wells to Revise Submission Requirements for Final Plans for Major Subdivisions and General Standards Requirements for Stormwater Design and Analysis

**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 202 (Subdivision of Land) of the Code of the Town of Wells to Revise Submission Requirements for Final Plans for Major Subdivisions and General Standards Requirements for Stormwater Design and Analysis” to read as follows:

**Part 1:** § 202-9, entitled “Final Plan for major subdivision” is hereby amended as follows:

§ 202-9. Final plan for major subdivision.

B. Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board located in the lower left corner of the plan. Four copies of the plan shall be submitted. In addition, the applicant shall submit 12 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The application for approval of the final plan shall include the following information:

(15) A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006, or current adopted edition; the Maine Stormwater Management Design Manual Volumes I, II and III, current adopted edition; or ~~A~~ another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site.

**Part 2:** § 202-12, entitled “General standards” is hereby amended as follows:

§ 202-12. General standards.

H. Land features.

In reviewing applications for a subdivision, the Board shall consider the following general standards and make findings that each has been met prior to the approval of a final plan. In all instances the burden of proof shall be upon the applicant.

(4) Stormwater management.

(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall [provide a computer modelled stormwater analysis and](#) certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development [for a 50 year storm event](#).

(d) A stormwater management plan, meeting the standards of ~~Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code~~ [the Maine Stormwater Management Design Manual Volumes I, II and III, current adopted edition](#), shall be submitted.

(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.

(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.

(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 [or current adopted edition](#) (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.

(h) For subdivisions located within the watershed of a great pond containing: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the ~~MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006~~ [Management Design Manual, current adopted edition](#).

(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a "Downstream Analysis" under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, [fifty-year, twenty-four hour storm](#) and the one-hundred-year, twenty-four-hour storm, as described below:

[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the "10% rule." Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, [fifty-year, twenty-four hour storm](#), and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities;

or;

[2] Stream Smart Road Crossing Design Guide, by MDOT, Methodology are utilized for design, sizing and placement of drainage structures crossing a brook or stream.

(5) Construction in flood hazard areas. When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall conform with Chapter 11~~5~~ 6, Floodplain Management, of the Wells Municipal Code.

(6) Impact on groundwater.

(g) Subsurface wastewater disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the final plan and as restrictions in the deeds to the affected lots.

(h) All foundation drains shall be designed and constructed as gravity systems (no pumped systems) and shall be directed to an outlet with no impact to abutting properties or an adjacent lot in the subdivision. Design information to be provided on the Final Subdivision plans and depicted on as-built plans.

[1] Gravity foundation drains shall be installed with a check valve.

[2] A sump pump system may also be installed in addition to the gravity system.

**Part 3:** Effective Date.

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

## APPENDIX 4

### An Ordinance to Amend Chapter 201 (Streets and Sidewalks) of the Code of the Town of Wells to Revise General Provisions

**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 201 (Streets and Sidewalks) of the Code of the Town of Wells to Revise General Provisions” to read as follows:

**Part 1:** ~~§ 201-9, entitled “Effective date” is hereby amended as follows:~~

~~§ 201-9. Effective date.~~

~~The effective date of this article shall be July 1, 1994. Amendments shall be effective upon adoption, unless otherwise provided.~~

§ 201-10. Streets constructed after ~~July 1, 1994~~ July 1, 2025.

- A. All street and related drainage plans shall be stamped and signed by a professional engineer registered by the State of Maine. The engineer's seal shall be affixed to all design drawings.
- B. The minimum right-of-way width for all streets ~~except boulevards~~ shall be 50 feet. ~~The minimum right-of-way width for each lane contained in a boulevard shall be 20 feet and shall include the roadbed.~~ Access to street side embankments and drainage facilities shall be provided within the right-of-way or by access easements over the adjacent land. All such easements shall be shown on the design drawings.
- C. All streets shall be designed in accordance with Article III, Specifications, of this chapter.
- D. The roadway shall be centered within the right-of-way ~~unless otherwise authorized by the Road Commissioner~~ except for minor deviations not to exceed 10 feet that are due to existing conditions.
- E. Any dead-end street shall ~~have a turnaround at its end which shall be a cul-de-sac having a paved area with an outside radius of 65 feet or another design approved by the Road Commissioner and the Fire Chief. Cul-de-sacs may have a center island, provided that the width of the paved area around the island shall be at least 25 feet, and provided that the center island will not obstruct the movements of emergency vehicles around the cul-de-sac~~ adhere to the following turnaround standards:
  - (1) If serving street frontage for more than 7 lots, a cul-de-sac having a paved outside radius of 65 feet, paved width of 30 feet and a center island with an inside radius of 35 feet, provided the movements of emergency vehicles will not be obstructed five feet beyond the paved outside radius and five feet within the inside radius;
  - (2) If serving street frontage for more than 4 but less than 8 lots, a cul-de-sac must be constructed of pavement having an outside radius of 52 feet and a solid interior provided the movements of emergency vehicles will not be obstructed five feet beyond the paved outside radius;

- (3) If serving street frontage for no more than 4 lots, a hammer head turn tee must be constructed with a road width of 24 feet gravel, two turn-tee heads 60 feet in length as measured from the intersection of the turn-tee and with intersection radii of 20 feet; and
- (4) If serving street frontage for no more than 2 lots and the street length is less than 150 feet, no turn around is required.

F. The minimum paved width of a roadway shall be 24 feet and shall be centered on a gravel base. ~~In a residential subdivision containing fewer than 15 lots, the width of the paved roadway may be reduced to 20 feet.~~ The minimum width of gravel base ~~in either case~~ shall be 30 feet.

(1) Private streets ~~in subdivisions~~ providing access street frontage to fewer than ~~six five~~ lots do not have to be paved, and the width of the gravel ~~base road may shall~~ be ~~reduced to 26~~ 24 feet.

~~(2) Private streets less than 1,000 feet in length which provide access to fewer than four lots do not have to be paved, and the width of the gravel base may be reduced to 20 feet.~~

~~(3)~~ Private streets built under the provisions of Subsection F will not be considered for acceptance as Town streets. If the private street is shown on a subdivision plan and/or a site plan, the plan or plans shall contain a note reflecting that the street is to be maintained to Town standards and will remain a private street in accordance with the terms of this article.

~~(4) The minimum paved width of a lane in a boulevard shall be 12 feet, centered on a gravel base, with a minimum width of 15 feet.~~

( 3 ) Private streets shall be subject to a maintenance agreement between owners that use the street.

G. Roads in other developments ~~condominium projects~~, campgrounds (whether tent or RV), lodging facilities, affordable housing, multifamily developments, life care facilities, congregate care facilities, elderly housing, student and dormitory housing, and multifamily dwelling unit projects shall be built to the standards imposed by the Planning Board during the review process and shall not be offered to the Town for acceptance. Each approved subdivision or site plan for a development of ~~condominium projects~~, campgrounds (whether tent or RV), lodging facilities, affordable housing, multifamily developments, life care facilities, congregate care facilities, elderly housing, student and dormitory housing, and multifamily dwelling project shall contain a note that affords public notice that project roads are to be maintained to Town standards and will remain private and will not be considered for Town acceptance.

H. Private streets created prior to July 1, 2025 are legally nonconforming. Existing lots of record retain legally nonconforming street frontage on such streets. New lots created on a legally nonconforming street shall require the street frontage to be upgraded to meet the standards of §201-10. C, D, E and F.

## **Part 2:** Effective Date.

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

## APPENDIX 5

### **An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise Article VI. Town-Wide Regulations to Correct a Typographical Error**

**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 Revise Article VI. Town-Wide Regulations to Correct a Typographical Error” to read as follows:**

**Part 1:** § 145-35, entitled “General regulations” is hereby amended as follows:

§ 145-35. General regulations.

I. No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 116, Floodplain Management, § ~~1156-6~~, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space.

**Part 2:** Effective Date.

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

**TABLE 1  
FY 2026 MUNICIPAL REVENUE PROJECTIONS**

<u>DESCRIPTION</u>	<u>FY 25 APPROVED BUDGET</u>	<u>FY 26 PROPOSED BUDGET</u>	<u>DOLLAR CHANGE</u>
Liquor Licenses	2,000.00	2,000.00	-
Town Clerk Fees-H&F Agent	2,500.00	2,500.00	-
Certified Copies		13,000.00	13,000.00
Marriage License		3,000.00	3,000.00
Burial Permit		2,000.00	2,000.00
Business Licenses		6,400.00	6,400.00
<i>Town Clerk Fees-Other (Marriage lic, etc)</i>	<i>28,000.00</i>	-	<i>(28,000.00)</i>
Town Lodging Revenue	29,000.00	29,000.00	-
Notary		1,700.00	1,700.00
Pole Permit		100.00	100.00
Yard Sale Permit		600.00	600.00
Mass Gathering Permit		300.00	300.00
Solid Waste Permit		900.00	900.00
Legal Ads	3,500.00	3,600.00	100.00
Background Checks	700.00	700.00	-
Boat Excise Taxes	12,000.00	12,000.00	-
Town Clerk Recording Fee	2,000.00	2,100.00	100.00
<b>Total Town Clerk</b>	<b>79,700.00</b>	<b>79,900.00</b>	<b>200.00</b>
Auto Excise Tax	3,700,000.00	4,300,000.00	600,000.00
Interest & Penalties	50,000.00	55,000.00	5,000.00
Cable TV Fees	200,000.00	200,000.00	-
Admin Misc	2,000.00	2,000.00	-
Auto Registrations	60,000.00	60,000.00	-
Interest Earned	150,000.00	300,000.00	150,000.00
Stop Work Orders		15,000.00	15,000.00
Subdivision Violations		10,000.00	10,000.00
Rachel Carson	8,000.00	8,000.00	-
State- Mun Rev Sharing	950,000.00	1,000,000.00	50,000.00
Tree Growth	40,000.00	70,000.00	30,000.00
Snowmobile	1,650.00	1,650.00	-
Veteran Reimbursement	12,000.00	12,000.00	-

General Assistance	20,000.00	20,000.00	-
Homestead	500,000.00	370,000.00	(130,000.00)
State Park Reimbursement	1,200.00	1,200.00	-
BETE reimbursement	80,000.00	46,000.00	(34,000.00)
Crediford Solar Lease	30,000.00	37,000.00	7,000.00
Littlefield Solar Lease	14,388.00	15,000.00	612.00
<b>Sub Total Finance Office</b>	<b>5,819,238.00</b>	<b>6,522,850.00</b>	<b>703,612.00</b>
Miscellaneous	1,500.00	1,000.00	(500.00)
Police Fines	15,000.00	15,000.00	-
Gun Permits	1,200.00	1,200.00	-
Accident Reports	2,800.00	2,800.00	-
Salary Reimbursement	150,000.00	160,000.00	10,000.00
<b>Sub Total Police</b>	<b>170,500.00</b>	<b>180,000.00</b>	<b>9,500.00</b>
<b>Dispatch</b>	<b>130,000.00</b>	<b>140,000.00</b>	<b>10,000.00</b>
Miscellaneous	1,000.00	1,500.00	500.00
Road Opening Permits		1,200.00	1,200.00
<b>Sub Total Public Works</b>	<b>1,000.00</b>	<b>2,700.00</b>	<b>1,700.00</b>
<b>Local Roads Assistance Program</b>	<b>250,000.00</b>	<b>250,000.00</b>	<b>-</b>
Miscellaneous	8,000.00	8,000.00	-
Tires	2,000.00	2,000.00	-
Trash Bags	425,000.00	425,000.00	-
Transfer Station Sticker	40,000.00	40,000.00	-
Metal & White Goods	1,000.00	1,000.00	-
Brush & Wood	1,700.00	-	(1,700.00)
Demolition	300,000.00	350,000.00	50,000.00
Rental Income	7,500.00	7,500.00	-
Lights	600.00	600.00	-
<b>Sub Total Transfer Station</b>	<b>785,800.00</b>	<b>834,100.00</b>	<b>48,300.00</b>
Bait Locker/Public Hoist	2,500.00	3,850.00	1,350.00
Pumpout Fees	50.00	60.00	10.00
Restaurant Lease	95,000.00	95,000.00	-
Marina Lease	12,000.00	12,000.00	-

Ice Sales	1,250.00	2,102.00	852.00
<b>Sub Total Harbor</b>	<b>110,800.00</b>	<b>113,012.00</b>	<b>2,212.00</b>
Community Room Rental	300.00	300.00	-
Meeting Room Rental	500.00	500.00	-
Fees & Fines	6,000.00	6,000.00	-
Library	6,800.00	6,800.00	-
<b>Totals</b>	<b>7,353,838.00</b>	<b>8,129,362.00</b>	<b>775,524.00</b>

*\* In the FY 26 budget the Town Clerk - Other revenue line has been replaced by revenue lines for certified copies, marriage licenses, burial permits, business licenses, notary service, pole permits, yard sale permits, mass gathering permits and solid waste permits. This change in the receipting of the specific revenues provides better clarification to the revenues collected by the department.*

**TABLE 2**  
**FY 2026 PASS THROUGH ACCOUNTS**

<u>PURPOSE</u>	<u>RECEIPT</u>	<u>FY 2025 AMOUNT</u>	<u>FY 2026 AMOUNT</u>
State IF&W	Town Clerk	71,000.00	100,000.00
Vital Records	Town Clerk	2,000.00	2,500.00
Dogs	Town Clerk	7,000.00	8,000.00
State Auto Registrations	General Office	772,500.00	1,500,000.00
<b>Total</b>		<b>852,500.00</b>	<b>1,610,500.00</b>

<u>PURPOSE</u>	<u>PAYMENT TO</u>	<u>FY 2025 AMOUNT</u>	<u>FY 2026 AMOUNT</u>
State IF&W	Town Clerk	71,000.00	100,000.00
Vital Records	Town Clerk	2,000.00	2,500.00
Dogs	Town Clerk	7,000.00	8,000.00
State Auto Registrations	General Office	772,500.00	1,500,000.00
<b>Total</b>		<b>852,500.00</b>	<b>1,610,500.00</b>

**TABLE 3  
FY2026 PROPOSED SALARIES AND BENEFITS**

	FY 2025	FY 2025	FY 2026	DOLLAR
DESCRIPTION	PROPOSED	REVISED	PROPOSED	CHANGE
<b>TOWN CLERK</b>				
REGULAR	\$ -	\$ 83,526	\$ 87,366	\$ 3,840
OVERTIME	\$ 17,000	\$ 17,000	\$ 8,000	\$ (9,000)
		\$		
FULL-TIME DEPUTY	\$ 186,529	186,529	\$ 206,388	\$ 19,859
ELECTION WORKERS	\$ 15,000	\$ 15,000	\$ 9,000	\$ (6,000)
FICA	\$ 22,199	\$ 22,527	\$ 35,845	\$ 13,318
MSRS + ICMA	\$ 27,459	\$ 27,718	\$ 29,962	\$ 2,244
HEALTH INSURANCE	\$ 55,977	\$ 55,977	\$ 43,102	\$ (12,875)
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 482	\$ 482
<b>TOTAL TOWN CLERK</b>	<b>\$ 324,164</b>	<b>\$ 408,277</b>	<b>\$ 420,145</b>	<b>\$ 11,868</b>
<b>FINANCE</b>				
REGULAR	\$ 120,114	\$ 137,005	\$ 143,325	\$ 6,320
ADMINISTRATIVE	\$ 390,222	\$ 390,222	\$ 334,214	\$ (56,008)
OVERTIME	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
FICA	\$ 37,547	\$ 38,839	\$ 36,555	\$ (2,284)
MSRS + ICMA	\$ 48,022	\$ 49,044	\$ 34,245	\$ (14,799)
HEALTH INSURANCE	\$ 108,614	\$ 108,614	\$ 73,211	\$ (35,403)
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 881	\$ 881
<b>TOTAL FINANCE</b>	<b>\$ 707,519</b>	<b>\$ 726,724</b>	<b>\$ 625,431</b>	<b>(101,293)</b>
<b>ASSESSING</b>				
REGULAR	\$ 101,154	\$ 109,604	\$ 114,660	\$ 5,056
PART-TIME	\$ -	\$ -	\$ -	\$ -
ADMINISTRATIVE	\$ 200,366	\$ 200,366	\$ 212,462	\$ 12,096
RESERVE/SEASONAL	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)
OVERTIME	\$ 3,000	\$ 3,000	\$ 2,000	\$ (1,000)
FICA	\$ 23,713	\$ 24,359	\$ 24,777	\$ 418
MSRS + ICMA	\$ 28,530	\$ 29,105	\$ 30,632	\$ 1,527
HEALTH INSURANCE	\$ 37,049	\$ 37,049	\$ 42,327	\$ 5,278
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 608	\$ 608
<b>TOTAL ASSESSING</b>	<b>\$ 403,812</b>	<b>\$ 413,483</b>	<b>\$ 427,466</b>	<b>\$ 13,983</b>
<b>TOWN MANAGER</b>				
REGULAR	\$ 156,200	\$ 166,361	\$ 182,941	\$ 16,580
PART-TIME	\$ 9,123	\$ 10,557	\$ 21,360	\$ 10,803
ADMINISTRATIVE	\$ 61,038	\$ 61,787	\$ 64,657	\$ 2,870
OVERTIME	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
TOWN MANAGER'S ASSISTANT	\$ 64,906	\$ 68,142	\$ 71,285	\$ 3,143
TM TRANSPORTATION STIPEND	\$ 4,800	\$ 4,800	\$ 4,800	\$ -
FICA	\$ 22,834	\$ 23,611	\$ 26,066	\$ 2,455

MSRS + ICMA	\$ 48,185	\$ 49,041	\$ 51,712	\$ 2,671
HEALTH INSURANCE	\$ 27,985	\$ 27,985	\$ 37,260	\$ 9,275
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 1,722	\$ 1,722
<b>TOTAL TOWN MANAGER</b>	<b>\$ 399,071</b>	<b>\$ 416,284</b>	<b>\$ 465,803</b>	<b>\$ 49,519</b>
<b>LABOR &amp; EMPLOYEE RELATIONS</b>				
REGULAR	\$ -	\$ -	\$ -	\$ -
ADMINISTRATIVE	\$ -	\$ -	\$ 83,175	\$ 83,175
OVERTIME	\$ -	\$ -	\$ 1,000	\$ 1,000
FICA	\$ -	\$ -	\$ 5,766	\$ 5,766
MSRS + ICMA	\$ -	\$ -	\$ 8,555	\$ 8,555
HEALTH INSURANCE	\$ -	\$ -	\$ 23,226	\$ 23,226
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 421	\$ 421
<b>TOTAL LABOR &amp; EMPLOYEE RELATIONS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 122,143</b>	<b>\$ 122,143</b>
<b>SELECTMEN</b>				
SELECTMEN STIPEND	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
FICA	\$ 575	\$ 575	\$ 575	\$ -
<b>TOTAL SELECTMEN</b>	<b>\$ 8,075</b>	<b>\$ 8,075</b>	<b>\$ 8,075</b>	<b>\$ -</b>
<b>CABLE TV</b>				
PART-TIME	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
FICA	\$ 689	\$ 689	\$ 689	\$ -
MSRS + ICMA	\$ -	\$ -	\$ -	\$ -
HEALTH INSURANCE	\$ -	\$ -	\$ -	\$ -
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 45	\$ 45
<b>TOTAL CABLE TV</b>	<b>\$ 9,689</b>	<b>\$ 9,689</b>	<b>\$ 9,734</b>	<b>\$ 45</b>
<b>TRANSPORTATION CENTER</b>				
PART-TIME	\$ 38,486	\$ 41,652	\$ 45,311	\$ 3,659
FICA	\$ 2,743	\$ 2,986	\$ 3,466	\$ 480
HEALTH INSURANCE	\$ 600	\$ 600	\$ -	\$ (600)
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 227	\$ 227
<b>TOTAL TRANSPORTATION CENTER</b>	<b>\$ 41,829</b>	<b>\$ 45,238</b>	<b>\$ 49,004</b>	<b>\$ 3,766</b>
<b>SALARY ADJUSTMENT</b>				
UNION NON-UNION SAL ADJUST	\$ 156,683	\$ 3,433	\$ 10,000	\$ 6,567
FICA	\$ 15,300	\$ 1,128	\$ 765	\$ (363)
MSRS + ICMA	\$ 14,000	\$ 4,016	\$ 705	\$ (3,311)
FAMILY & MED PAID LEAVE ACT	\$ 44,780	\$ 44,780	\$ 50	\$ (44,730)
<b>TOTAL SALARY ADJUSTMENT</b>	<b>\$ 230,763</b>	<b>\$ 53,357</b>	<b>\$ 11,520</b>	<b>\$ (41,837)</b>
<b>POLICE</b>				
REGULAR	\$ 1,940,402	\$ 1,940,402	\$ 2,031,108	\$ 90,706
ADMINISTRATIVE	\$ 464,819	\$ 465,902	\$ 519,947	\$ 54,045
RESERVE/SEASONAL	\$ 154,000	\$ 154,000	\$ 140,000	\$ (14,000)
OVERTIME	\$ 662,000	\$ 662,000	\$ 673,935	\$ 11,935
FICA	\$ 232,840	\$ 232,923	\$ 242,918	\$ 9,995

MSRS + ICMA	\$ 399,050	\$ 399,202	\$ 424,177	\$ 24,975
HEALTH INSURANCE	\$ 414,138	\$ 414,138	\$ 479,973	\$ 65,835
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 2,630	\$ 2,630
<b>TOTAL POLICE</b>	<b>\$ 4,267,249</b>	<b>\$ 4,268,567</b>	<b>\$ 4,514,688</b>	<b>\$ 246,121</b>
<b>FIRE</b>				
REGULAR	\$ 1,252,316	\$ 1,252,316	\$ 1,313,773	\$ 61,457
ADMINISTRATIVE	\$ 157,762	\$ 165,710	\$ 173,879	\$ 8,169
OVERTIME	\$ 400,000	\$ 400,000	\$ 550,000	\$ 150,000
FIRE CHIEF	\$ 113,137	\$ 121,661	\$ 127,273	\$ 5,612
FIRE CALL STIPEND	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
EMA DIRECTOR	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
FICA	\$ 179,476	\$ 180,736	\$ 159,899	\$ (20,837)
MSRS + ICMA	\$ 322,227	\$ 323,224	\$ 302,457	\$ (20,767)
HEALTH INSURANCE	\$ 299,133	\$ 299,133	\$ 365,964	\$ 66,831
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 1,492	\$ 1,492
<b>TOTAL FIRE</b>	<b>\$ 2,793,051</b>	<b>\$ 2,811,780</b>	<b>\$ 3,063,737</b>	<b>\$ 251,957</b>
<b>DISPATCH</b>				
REGULAR	\$ 660,293	\$ 660,293	\$ 705,972	\$ 45,679
PART-TIME	\$ 24,000	\$ 24,000	\$ 20,000	\$ (4,000)
OVERTIME	\$ 148,585	\$ 148,585	\$ 165,000	\$ 16,415
FICA	\$ 62,131	\$ 62,131	\$ 66,226	\$ 4,095
MSRS + ICMA	\$ 98,773	\$ 98,773	\$ 109,833	\$ 11,060
HEALTH INSURANCE	\$ 99,517	\$ 99,517	\$ 129,375	\$ 29,858
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 100	\$ 100
<b>TOTAL DISPATCH</b>	<b>\$ 1,093,299</b>	<b>\$ 1,093,299</b>	<b>\$ 1,196,506</b>	<b>\$ 103,207</b>
<b>EMA</b>				
PART-TIME	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
FICA	\$ 383	\$ 383	\$ 383	\$ -
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 25	\$ 25
<b>TOTAL EMA</b>	<b>\$ 5,383</b>	<b>\$ 5,383</b>	<b>\$ 5,408</b>	<b>\$ 25</b>
<b>ANIMAL CONTROL</b>				
REGULAR	\$ 49,254	\$ 58,969	\$ 63,390	\$ 4,421
RESERVE/SEASONAL	\$ 3,100	\$ 3,100	\$ 3,100	\$ -
OVERTIME	\$ -	\$ -	\$ 3,000	\$ -
FICA	\$ 4,468	\$ 8,107	\$ 5,101	\$ (3,006)
MSRS + ICMA	\$ 4,384	\$ 5,838	\$ 6,678	\$ 840
HEALTH INSURANCE	\$ 6,040	\$ 6,486	\$ 9,139	\$ 2,653
FAMILY & MED PAID LEAVE ACT	\$ -	\$ -	\$ 16	\$ 16
<b>TOTAL ACO</b>	<b>\$ 67,246</b>	<b>\$ 82,500</b>	<b>\$ 90,424</b>	<b>\$ 7,924</b>
<b>PUBLIC WORKS (INCLUDES FACILITIES)</b>				
REGULAR	\$ 929,506	\$ 978,160	\$ 1,104,025	\$ 125,865
ADMINISTRATIVE	\$ -	\$ 39,312	\$ 74,547	\$ -
RESERVE/SEASONAL	\$ 20,000	\$ 20,000	\$ 35,000	\$ 15,000
OVERTIME	\$ 45,000	\$ 45,000	\$ 45,000	\$ -

GRAVESITE								
BEAUTIFICATION/MAINT	\$	8,000	\$	8,000	\$	8,000	\$	-
FICA	\$	70,265	\$	74,749	\$	93,776	\$	19,027
MSRS + ICMA	\$	83,034	\$	91,496	\$	115,428	\$	23,932
HEALTH INSURANCE	\$	204,774	\$	236,551	\$	225,682	\$	(10,869)
FAMILY & MED PAID LEAVE ACT	\$	-	\$	-	\$	1,816	\$	1,816
<b>TOTAL PUBLIC WORKS</b>	<b>\$</b>	<b>1,360,579</b>	<b>\$</b>	<b>1,493,268</b>	<b>\$</b>	<b>1,703,274</b>	<b>\$</b>	<b>210,006</b>
<b>TRANSFER STATION</b>								
REGULAR	\$	197,496	\$	197,496	\$	208,125	\$	10,629
PART-TIME	\$	20,000	\$	20,000	\$	20,000	\$	-
OVERTIME	\$	10,000	\$	10,000	\$	12,000	\$	2,000
FICA	\$	18,635	\$	18,635	\$	17,375	\$	(1,260)
MSRS + ICMA	\$	13,968	\$	13,968	\$	14,645	\$	677
HEALTH INSURANCE	\$	47,942	\$	47,942	\$	48,327	\$	385
FAMILY & MED PAID LEAVE ACT	\$	-	\$	-	\$	100	\$	100
<b>TOTAL TRANSFER STATION</b>	<b>\$</b>	<b>308,041</b>	<b>\$</b>	<b>308,041</b>	<b>\$</b>	<b>320,572</b>	<b>\$</b>	<b>12,531</b>
<b>RECREATION</b>								
REGULAR	\$	185,568	\$	200,556	\$	209,781	\$	9,225
ADMINISTRATIVE	\$	44,701	\$	48,268	\$	50,494	\$	2,226
RESERVE/SEASONAL	\$	-	\$	-	\$	-	\$	-
OVERTIME	\$	3,000	\$	3,000	\$	3,000	\$	-
MAINTENANCE	\$	56,119	\$	61,460	\$	64,295	\$	2,835
FICA	\$	19,782	\$	21,611	\$	23,319	\$	1,708
MSRS + ICMA	\$	27,585	\$	29,031	\$	32,752	\$	3,721
HEALTH INSURANCE	\$	70,638	\$	70,638	\$	70,440	\$	(198)
FAMILY & MED PAID LEAVE ACT	\$	-	\$	-	\$	1,636	\$	1,636
<b>TOTAL RECREATION</b>	<b>\$</b>	<b>407,393</b>	<b>\$</b>	<b>434,564</b>	<b>\$</b>	<b>455,717</b>	<b>\$</b>	<b>21,153</b>
<b>LIBRARY</b>								
REGULAR	\$	254,598	\$	316,375	\$	344,120	\$	27,745
PART-TIME	\$	167,655	\$	142,125	\$	149,312	\$	7,187
FICA	\$	27,925	\$	30,698	\$	33,437	\$	2,739
MSRS + ICMA	\$	31,674	\$	33,867	\$	32,131	\$	(1,736)
HEALTH INSURANCE	\$	155,776	\$	155,776	\$	150,355	\$	(5,421)
FAMILY & MED PAID LEAVE ACT	\$	-	\$	-	\$	2,468	\$	2,468
<b>TOTAL LIBRARY</b>	<b>\$</b>	<b>637,628</b>	<b>\$</b>	<b>678,841</b>	<b>\$</b>	<b>711,823</b>	<b>\$</b>	<b>32,982</b>
<b>HARBOR</b>								
REGULAR	\$	81,872	\$	92,485	\$	96,750	\$	4,265
PART-TIME	\$	24,500	\$	24,500	\$	29,000	\$	4,500
FICA	\$	7,525	\$	8,827	\$	9,237	\$	410
MSRS + ICMA	\$	7,778	\$	8,420	\$	9,869	\$	1,449
HEALTH INSURANCE	\$	21,530	\$	21,530	\$	23,226	\$	1,696
FAMILY & MED PAID LEAVE ACT	\$	-	\$	-	\$	629	\$	629
<b>TOTAL HARBOR</b>	<b>\$</b>	<b>143,205</b>	<b>\$</b>	<b>155,762</b>	<b>\$</b>	<b>168,711</b>	<b>\$</b>	<b>12,949</b>
<b>TOTAL SALARIES</b>	<b>\$</b>	<b>13,207,996</b>	<b>\$</b>	<b>13,413,132</b>	<b>\$</b>	<b>14,370,181</b>	<b>\$</b>	<b>957,049</b>

**TABLE 4**  
**FY 2026 OPERATING EXPENSES BUDGET SUMMARY**

<u>OPERATIONS</u>	<u>FY 25</u> <u>APPROVED</u>	<u>FY 25</u> <u>REVISED</u>	<u>FY 26</u> <u>PROPOSED</u>	<u>DOLLAR</u> <u>CHANGE</u>
<b><i>BOARDS &amp; COMMITTEES</i></b>				
CONSERVATION BOARD	\$ 11,100	\$ 11,100	\$ 12,700	\$ 1,600
<b>TOTAL BOARDS</b>	<b>\$ 11,100</b>	<b>\$ 11,100</b>	<b>\$ 12,700</b>	<b>\$ 1,600</b>
<b><i>DEBT SERVICE</i></b>				
BOND REPAYMENT	\$ 2,082,613	\$ 2,082,613	\$ 1,719,113	\$ (363,500)
<b>TOTAL DEBT SERVICE</b>	<b>\$ 2,082,613</b>	<b>\$ 2,082,613</b>	<b>\$ 1,719,113</b>	<b>\$ (363,500)</b>
<b><i>GENERAL GOVERNMENT</i></b>				
TOWN CLERK	\$ 26,940	\$ 26,940	\$ 24,800	\$ (2,140)
ADMINISTRATION	\$ 192,000	\$ 192,000	\$ 85,250	\$ (106,750)
ASSESSOR	\$ 15,000	\$ 15,000	\$ 15,350	\$ 350
TOWN MANAGER	\$ 163,500	\$ 163,500	\$ 240,075	\$ 76,575
LABOR & EMPLOYEE RELATIONS	\$ -	\$ -	\$ 28,000	\$ 28,000
GENERAL GOVERNMENT	\$ 83,900	\$ 83,900	\$ 75,800	\$ (8,100)
CABLE TV STUDIO	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
IT INFRASTRUCTURE	\$ 555,709	\$ 555,709	\$ 601,731	\$ 46,022
INFORMATION CTR	\$ 63,398	\$ 63,398	\$ 69,752	\$ 6,354
BENEFITS & INSURANCE	\$ 18,000	\$ 18,000	\$ 18,000	\$ -
PROPERTY & LIABILITY	\$ 709,009	\$ 709,009	\$ 708,665	\$ (344)
SELECTBOARD	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
TRANSPORTATION CENTER	\$ 47,550	\$ 47,550	\$ 44,100	\$ (3,450)
<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$ 1,891,006</b>	<b>\$ 1,891,006</b>	<b>\$ 1,927,523</b>	<b>\$ 36,517</b>
<b><i>HARBOR AND FACILITIES</i></b>				
HARBOR MASTER	\$ 48,370	\$ 48,370	\$ 44,579	\$ (3,791)
<b>TOTAL BEACH AND HARBOR</b>	<b>\$ 48,370</b>	<b>\$ 48,370</b>	<b>\$ 44,579</b>	<b>\$ (3,791)</b>
<b><i>PUBLIC SAFETY</i></b>				
POLICE	\$ 608,050	\$ 608,050	\$ 649,150	\$ 41,100
FIRE	\$ 521,903	\$ 521,903	\$ 550,553	\$ 28,650
DISPATCH	\$ 139,655	\$ 139,655	\$ 162,170	\$ 22,515
EMA	\$ 152,500	\$ 152,500	\$ 152,000	\$ (500)

ANIMAL CONTROL	\$ 18,305	\$ 18,305	\$ 18,305	\$ -
WEMS	\$ 486,500	\$ 486,500	\$ 887,496	\$ 400,996
PUBLIC SAFETY FACILITY	\$ 151,830	\$ 151,830	\$ 125,188	\$ (26,642)
TOWNWIDE UTILITIES	\$ 246,000	\$ 246,000	\$ 418,000	\$ 172,000
<b>TOTAL PUBLIC SAFETY</b>	<b>\$ 2,324,743</b>	<b>\$ 2,324,743</b>	<b>\$ 2,962,862</b>	<b>\$ 638,119</b>
 <b><i>PUBLIC WORKS</i></b>				
PUBLIC WORKS & FACILITIES	\$ 1,259,868	\$ 1,259,868	\$ 1,263,950	\$ 4,082
TRANSFER STATION	\$ 559,950	\$ 559,950	\$ 634,110	\$ 74,160
<b>TOTAL PUBLIC WORKS</b>	<b>\$ 1,819,818</b>	<b>\$ 1,819,818</b>	<b>\$ 1,898,060</b>	<b>\$ 78,242</b>
 <b><i>EDUCATION &amp; LEISURE</i></b>				
RECREATION	\$ 99,500	\$ 99,500	\$ 101,500	\$ 2,000
LIBRARY	\$ 125,850	\$ 125,850	\$ 122,200	\$ (3,650)
WELLS ACTIVITY CENTER	\$ 30,275	\$ 30,275	\$ 27,875	\$ (2,400)
<b>TOTAL EDUCATION &amp; LEISURE</b>	<b>\$ 255,625</b>	<b>\$ 255,625</b>	<b>\$ 251,575</b>	<b>\$ (4,050)</b>
 <b><i>SOCIAL SERVICES</i></b>				
GRANTS	\$ 150,594	\$ 150,594	\$ 127,478	\$ (23,116)
<b>TOTAL SOCIAL SERVICES</b>	<b>\$ 150,594</b>	<b>\$ 150,594</b>	<b>\$ 127,478</b>	<b>\$ (23,116)</b>
 <b>GRAND TOTAL</b>	 <b>\$ 8,583,869</b>	 <b>\$ 8,583,869</b>	 <b>\$ 8,943,890</b>	 <b>\$ 360,021</b>

**TABLE 5  
CIP FUNDING PROGRAM**

	EXISTING FUND	Balance 3/7/2025	Proposed	Appropriate	Taxes	Proposed From			Enterprise Funds
						Undistributed Budget	Reserves	Use of Revenues	
<b><u>Buildings and Bldg. Improvements</u></b>									
Facilities - Branch Fire Station Roof	0817	100,191.83		10,000.00					
Harbor - Storage Building	0817	100,191.83	60,000.00	60,000.00		60,000.00			
Recreation - Building Improvements	0505	345,242.21		18,000.00					
<b>Sub Total- Building Improvements</b>			<b>60,000.00</b>	<b>88,000.00</b>	<b>-</b>	<b>60,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Conservation</u></b>									
Conservation - Land Acquisition + Maintenance.	0705	369,716.64	300,000.00	20,000.00	300,000.00				
<b>Sub Total- Conservation</b>			<b>300,000.00</b>	<b>20,000.00</b>	<b>300,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Vehicles</u></b>									
Animal Control - Vehicle Replacement	0827	-	86,000.00	76,000.00	86,000.00				
Fire - Fire Truck Replacement	0703	439,376.66	275,000.00			275,000.00			
Harbor - Vehicle Lease Buyout	0827	-	21,502.00	21,502.00	21,502.00				
WEMS - Ambulance Reserve	0715	162,249.72	50,000.00	-	50,000.00				
WEMS - Command/Service Vehicle	0715	162,249.72	110,000.00	110,000.00	110,000.00				
WEMS - Mass Casualty Trailer	0715	162,249.72		10,000.00					
<b>Sub Total- Vehicles</b>			<b>542,502.00</b>	<b>217,502.00</b>	<b>267,502.00</b>	<b>275,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Technology Plan</u></b>									
Police - IT Projects & Hardware	0740	203,242.78	510,000.00	285,250.00	285,000.00	225,000.00			
<b>Sub Total- Technology Plan</b>			<b>510,000.00</b>	<b>285,250.00</b>	<b>285,000.00</b>	<b>225,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>

Proposed From									
	EXISTING FUND	Balance 3/7/2025	Proposed	Appropriate	Taxes	Undistributed Budget	Reserves	Use of Revenues	Enterprise Funds
<b>Infrastructure</b>									
Public Works - Paving	0723	205,813.49	1,000,000.00	1,000,000.00		1,000,000.00			
Public Works - Drainage	NEW	-	300,000.00	300,000.00			300,000.00		
Recreation - Field Repairs/Irrigation	0708	1,724,666.98	-	300,000.00					
<b>Sub Total- Infrastructure</b>			<b>1,300,000.00</b>	<b>1,600,000.00</b>	-	<b>1,000,000.00</b>	<b>300,000.00</b>	-	-
<b>Equipment</b>									
Fire - Ballistic Vests	0718	69,611.00	50,000.00	50,000.00	50,000.00				
Fire - Extrication & Rescue Equip.	0734	47,366.95	60,000.00	60,000.00	60,000.00				
Fire - Lifeguard AED's	0734	47,366.95	18,000.00	18,000.00					18,000.00
Fire - Lifeguard EMS/UTV	0734	47,366.95	45,425.00	45,425.00					45,425.00
Fire - Forestry Four-Wheeler	0734	47,366.95	44,400.00	44,400.00	44,400.00				
Fire - Gear Replacement	0718	69,611.00	20,000.00		20,000.00				
Fire - Radio Replacement	0719	70,453.88	20,000.00		20,000.00				
Recreation - Mower Replacement	0527	-	25,000.00	25,000.00					25,000.00
Recreation - Playground Equipment	0527	-	50,000.00	50,000.00					50,000.00
Public Works - Equip Replacement	0701	294,156.18	356,000.00	356,000.00	356,000.00				
WEMS - Communications Upgrade	0735	10,024.53	40,000.00	40,000.00	40,000.00				
<b>Sub Total- Equipment</b>			<b>728,825.00</b>	<b>688,825.00</b>	<b>590,400.00</b>	-	-	-	<b>138,425.00</b>
<b>Grand Total</b>			<b>3,441,327.00</b>	<b>2,899,577.00</b>	<b>1,442,902.00</b>	<b>1,500,000.00</b>	<b>360,000.00</b>	-	<b>138,425.00</b>
<b>FY 2025 Totals</b>			<b>2,517,271.00</b>	<b>2,044,504.00</b>	<b>217,803.00</b>	<b>2,000,000.00</b>	<b>244,218.00</b>	-	<b>55,250.00</b>
Difference			924,056.00	855,073.00	1,225,099.00	(500,000.00)	115,782.00	-	83,175.00

**TABLE 6  
FY 2026 ENTERPRISE FUNDS**

	FY 26 PROJECTION	FY 26 CIP TRANSFER
BEACH OPERATIONS ENTERPRISE		
BEACH REVENUE	769,000.00	
BEACH SALARIES & BENEFITS	438,008.00	
BEACH OPERATIONS	424,850.00	
CIP PROJECT TRANSFER TO GENERAL FUND	63,425.00	
FUNDING FOR LIFEGUARD AED'S		18,000.00
FUNDING FOR LIFEGUARD EMS/UTV		45,425.00
CODE AND PLANNING ENTERPRISE		
ENTERPRISE REVENUE	1,134,900.00	
ENTERPRISE SALARIES & BENEFITS	1,015,526.00	
ENTERPRISE OPERATIONS	19,150.00	
RECREATION PROGRAM ENTERPRISE		
PROGRAM REVENUE	701,000.00	
PROGRAM SALARIES & BENEFITS	472,303.00	
ARTICLE 17 PT RECREATION PROGRAM ASSIST	67,974.00	
PROGRAM OPERATIONS	240,900.00	
CIP FUNDING FOR BUILDING IMPROVEMENTS	18,000.00	
CIP PROJECT TRANSFER TO GENERAL FUND	75,000.00	
FUNDING FOR MOWER REPLACEMENT		25,000.00
FUNDING FOR PLAYGROUND EQUIPMENT		50,000.00

**Note A - Beach Enterprise**

The Selectmen created the Beach Enterprise in FY 13. An Enterprise Fund is self-reporting, where Revenues cover all Operating Expenses. The revenue from 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 and benefits for Restroom Cleaning, Community Service Officers, Lifeguards and Piping Plovers are funded by the Beach Operations Enterprise.

**Note B - Code and Planning Enterprise**

The Selectmen created the Code and Planning Enterprise on January 1, 2024. The revenue will include but not be limited to the fees paid for building permits, plumbing permits, copies, lodging enforcement, zoning board of appeals, site plan review and subdivision review. The salaries and benefits for all Code and Planning personnel will be paid for by the Enterprise Fund. All operating costs to run the departments will be from the Code and Planning Enterprise Account.

**Note C - Recreation Program Enterprise**

The Selectmen created a Recreation Program Enterprise Fund for FY 2014. The revenue for the Recreation Program Enterprise will be from enrollment in Recreation Programs and the Recreation Commission. The salaries and benefits for the Recreation Program staff, Before/After Care Program staff and a portion of the salaries and benefits of Full-Time Recreation Staff are paid for by the Recreation Program Enterprise Fund. All operating costs to run the Recreation Programs along with Recreation Program Capital Improvement expenses are paid for by the Recreation Program Enterprise Fund.

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

**Buildings and Building Improvements**

- 1) **Facilities – Branch Fire Station Roof (0817):** The Branch Fire Association has approached the Town to split the funding needed to replace the roof at the Branch Fire Station. The fund balance of 0817 as of March 7, 2025, is \$100,191.83. The expenditure amount requested is \$10,000.
- 2) **Harbor – Storage Building (0817):** The Harbor has needed storage space for a long time. Currently, there is an 8' x 8' storage building that is not adequate to store the tractor, excavator, and two vessels that are used at the Harbor. This equipment should be stored indoors when not in operation to help extend its usable life. This building would also provide workspace to allow the Harbor Master to build floats. The fund balance of 0817 as of March 7, 2025, is \$100,191.83. The proposed amount and expenditure amount requested is \$60,000.
- 3) **Parks and Recreation – Building Improvements (0505):** This request is to allocate funding from the Recreation Enterprise account for the funding of an on-demand hot water heater and vinyl flooring. The hot water heater will be installed in the pavilion to replace the existing 40-gallon gas hot water heater. The vinyl flooring will be installed at the Branch Road location on the first floor of the recreation office, the pavilion multi-purpose room, and the pavilion concession area. The fund balance of 0505 as of March 7, 2025, is \$338,809.44. The expenditure amount requested is \$18,000.

**Conservation Commission**

- 1) **Conservation – Land Acquisition and Maintenance (0705):** This is the Conservation Commission's annual request for funds to be added to the reserve account for potential open space land purchases. The fund balance of 0705 as of March 7, 2025, is \$369,716.64. The proposed amount requested is \$300,000 and the expenditure amount requested is \$20,000.

**Vehicles**

- 1) **Animal Control – Vehicle Replacement (0827):** The funds will be used to purchase (replace) the current ACO vehicle and upfit it to accommodate the animal control officer's needs. The current animal control vehicle, a 2012 Ford Transit, is used daily by our Animal Control Officer (ACO) for responding to calls and transporting animals to various locations both within and outside of town. This vehicle currently has over 119,000 miles and has had mechanical issues that are hindering its reliability and safety. Additionally, we have had to make body repairs due to rust. Given the critical role this vehicle plays in the daily operations of our ACO, it is essential that we provide a safe and reliable vehicle to ensure the continued well-being of the animals in our care and the safety of the Animal Control Officer. The fund balance of 0827 as of March 7, 2025, is \$0.00. The proposed amount requested is \$86,000 and the expenditure amount requested is \$76,000.
- 2) **Fire – Fire Truck Replacement (0703):** This project allows us to keep a fund available for the purchase of apparatus in the future. Next apparatus purchase is expected to be a 2028 Engine/Pumper. This purchase will replace a 14-year-old truck by the time we take delivery. The fund balance of 0703 as of March 7, 2025, is \$439,376.66. The proposed amount requested is \$275,000.
- 3) **Harbor – Vehicle Lease Buyout (0827):** The Harbor Master's current vehicle lease is ending in September 2025. The current Ram 1500 is five years old with 30,000 miles on it. The truck is in good condition. Moving forward, purchasing the current vehicle is the least expensive option. The fund balance of 0827 as of March 7, 2025, is \$0.00. The proposed amount and expenditure amount requested are \$21,520.
- 4) **WEMS – Ambulance Replacement (0715):** Proposed annual addition to this fund for future ambulance replacement. The fund balance of 0715 as of March 7, 2025, is \$162,249.72. The proposed amount requested is \$50,000.
- 5) **WEMS – Command/Service Vehicle (0715):** This request is to purchase a command/service vehicle, cap storage, emergency lighting, siren, radios and command consoles. This command/ service vehicle will allow for interoperability between all Town departments. It will also serve as a service vehicle to retrieve equipment from hospitals that have not been cleaned of biohazards. The fund balance of 0715 as of March 7, 2025, is \$162,249.72. The proposed amount requested, and the expenditure amount requested, is \$110,000.

- 6) **WEMS – Mass Casualty Trailer (0715):** WEMS seeks to purchase a trailer that will allow for storing medical equipment on wheels, which will assist in moving medical necessities to a scene for a Mass Casualty Incident. The fund balance of 0715 as of March 7, 2025, is \$162,249.72. The expenditure amount requested is \$10,000.

### **Technology Plan**

- 1) **Police – IT Projects & Hardware (0740):** The Town's outside IT provider has given the Town a long-range projection of replacement needs for FY 26 and beyond. This request continues with the refresh of the town's townwide server infrastructure and the replacement of the town's firewalls in the server room. Other projects are to update/replace soon to be outdated RMS, CAD and other dispatch and LE software. Establish funds to address any maintenance issues and establish a refresh schedule for the CCTV camera systems. Establish funds for equipment, laptops and workstation purchases. The fund balance of 0740 as of March 7, 2025, is \$203,242.78. The proposed amount requested is \$510,000 and the expenditure amount requested is \$285,250.

### **Infrastructure**

- 1) **Public Works – Paving/Culverts and Bridges (0723):** The Public Works Director, following the existing pavement management plan, has a long list of paving projects and additional surface coats to streets previously reconstructed. The fund balance of 0723 as of March 7, 2025, is \$205,813.49. The proposed amount and expenditure amount request is \$1,000,000.
- 2) **Public Works – Drainage (NEW):** The department has identified an urgent need for townwide drainage improvements due to aging and failing infrastructure. Much of the Town's subsurface drainage system is over 30 years old and now requires significant repairs or replacement to ensure proper functionality and to address persistent drainage issues. The proposed amount and expenditure amount requested is \$300,000.
- 3) **Parks and Recreation – Field Repairs & Irrigation (0708):** The Walter Marsh Rec Area was a town stump dump for many years. There is constant decay of stumps under the playing fields which cause dangerous sink holes that need constant attention. This request creates a six-year loan which the Recreation Enterprise will repay the Town for the funding for this project. The first loan payment would be due in FY 27. This project will allow for the removal of the existing irrigation from center field to left field and scrape off the top portion of the field. Any remaining stumps and logs will be excavated before bringing in fill and mixed topsoil to gradually slope the area for proper drainage toward the rear of the site. Replacing and extending the irrigation to address the new grassy area near the tennis courts and playground and bringing in necessary fill to level the area off will be included in this effort. Hydroseeding or sod will then be applied so the field can soon be used again. The fund balance of 0708 as of March 7, 2025, is \$1,724,666.98. The expenditure amount requested is \$300,000.

### **Equipment**

- 1) **Fire- Ballistic Vests (0718):** The Fire Department seeks to outfit each of its members and applicable apparatus with the necessary Personal Protective Equipment as required through NFPA 3000 Standard for Active Shooter/Hostile Event Response (ASHER) Program. The PPE to be purchased includes armor plates, carriers (vests), pouches, tactical medical supplies and ballistic helmets. The fund balance of 0718 as of March 7, 2025, is \$69,611. The proposed amount and expenditure amount requested is \$50,000.
- 2) **Fire – Extrication & Rescue Equipment (0734):** The funds requested will be used to replace the existing expired air lifting bags, purchase additional extrication equipment to complete the interoperability of the departments extrication equipment and replace the expired rescue rope required for low angle rescue incidents. Additional extrication equipment will be purchased to improve the department's capabilities to safely stabilize a large vehicle, like a box truck or tractor trailer unit. The fund balance of 0734 as of March 7, 2025, is \$47,366.95. The proposed amount and expenditure amount requested is \$60,000.
- 3) **Fire – Lifeguard AED's:** The lifeguards are trained in CPR and First Aid to provide immediate assistance to our beachgoers who require medical attention while awaiting the arrival of Wells Fire and Wells EMS. The lifeguards currently have five (5) AED's. Four (4) of those AED's are over 10 years of age. The manufacturer recommends that any AED over 10 years of age be considered for replacement. This project will replace all five (5) of the lifeguard AED's and add an additional AED to be placed at the lifeguard shack in the Eastern Shore parking lot. The fund balance of 0734 as of March 7, 2025, is \$47,366.95. The proposed amount and expenditure amount requested is \$18,000.

- 4) **Fire – Lifeguard EMS/UTV:** The department is seeking to replace the existing four-wheeler beach UTV that is approaching 8 years old. The current vehicle is in constant saltwater use which has prematurely corroded the vehicle before its intended life expectancy. Although it is still useable, it is becoming increasingly difficult to keep running and maintained for emergency use. The new vehicle would include a bed insert for transporting a patient as well as an EMT in the back for medical support. The fund balance of 0734 as of March 7, 2025, is \$47,366.95. The proposed amount and expenditure amount requested is \$45,425.
- 5) **Fire – Forestry Four-Wheeler:** The department wishes to purchase a four-wheel forestry off road woods truck to replace its existing six-wheeler. The four-wheeler is used for brush and woods fires. The current six-wheeler is useable but is becoming difficult and costly to maintain. The vehicle is underpowered and difficult to drive. Due to it having been used on the beach in saltwater conditions previously, it has major rusting and electrical issues. The fund balance of 0734 as of March 7, 2025, is \$47,366.95. The proposed amount and expenditure amount requested is \$44,400.
- 6) **Fire – Gear Replacement (0718):** A personal protective equipment plan has been established for the replacement of gear for career and call firefighters. This funding request will increase the balance of the fund for future purchases of full sets of NFPA 1851 (Standard on Selection, Care and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting) compliant personal protective equipment to include: turnout coat, pants, helmets, helmet shields, structural firefighting gloves, vehicle extrication gloves and hood. In addition, the fund will be used to purchase personal protective equipment for an Active Shooter/Hostile Even Response as required by NFPA 3000. The fund balance of 0718 as of March 7, 2025, is \$69,611. The proposed amount requested is \$20,000.
- 7) **Fire – Radio Replacement (0719):** The complexities of radio communication both within the department and with mutual aid partners is continually changing. This request will add funding for the future purchase of new radios as the current radios need to be replaced or upgraded. The fund balance of 0719 as of March 7, 2025, is \$70,453.88. The proposed amount requested is \$20,000.
- 8) **Parks and Recreation – Mower Replacement (0527):** The department seeks to replace the current mower that was purchased in 2021. At the time of that purchase, the department was forced to purchase a machine that was not a preferred brand due to delays in manufacturing caused by COVID. Since purchasing the current mower, it has not performed well despite the department's ongoing efforts to keep it functional. The mower is used daily in the warmer months and despite the proper maintenance given for the machine it needs constant repairs, The fund balance of 0527 as of March 7, 2025, is \$0. The proposed amount and expenditure amount requested is \$25,000.
- 9) **Parks and Recreation – Playground Equipment (0527):** This request would add additional playground equipment to the Walter Marsh Recreation Area Playground. The project would also entail removing the 30 plus year old pressure treated platform and replace it with a cement slab. A manufactured shelter system specifically designed for playgrounds would be installed. The fund balance of 0527 as of March 7, 2025, is \$0. The proposed amount and expenditure amount requested is \$50,000.
- 10) **Public Works – Equipment Replacement (0701):** Following the established Public Works equipment replacement plan, the department is proposing to replace or upgrade the following equipment to enhance operational efficiency, safety and reliability: replacement of a light duty truck with a plow; replacement of a Multihog mower with a Trackless M17 and Boom Flail Mower; and replacement of tire mounting and balancing machines that have reached their end of use service life. The fund balance of 0701 as of March 7, 2025, is \$294,156.18. The proposed amount and expenditure amount requested is \$356,000.
- 11) **WEMS – Communications Upgrade (0735):** This request is to purchase three dual band UHF/VHF portable radios and upgrade the current four single band portable radios to dual band. In addition, the upgrade would have an emergency button (panic button) activated in all portable radios in case of an emergency where assistance is needed from the police or other agencies when personnel are unable to talk to dispatch. The fund balance of 0735 as of March 7, 2025, is \$10,024.53. The proposed amount and the expenditure amount requested is \$40,000.



# TOWN OF WELLS

*Wells, Maine*

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To: Wells Taxpayers  
From: Michael W. Pardue, Town Manager  
Jodie Sanborn, Finance Director  
Subj: FY'25-26 Proposed Budget Summary  
Date: April 1, 2025

We are pleased to present to you the proposed FY'25-26 Annual Budget for the Town of Wells.

This budget was developed with the philosophy of providing services to the level necessary to meet the needs and expectations of our community, particularly in the areas of public safety and public services. During the formulation of this budget proposal, personnel remained cost-conscious, while working to meet the increasing needs and expectations of our citizens. For the coming year, the net operational increase in the proposed budget is 14.27%.

To arrive at the net operational percentage increases presented, budgeted non-property tax revenues, use of surplus, use of reserve funds, use of enterprise or grant funds and exposures to surplus are deducted from the gross operational budget. Total of all projected revenues for FY'25-26 are expected to increase 16.41% over the current fiscal year. The total of the budgeted non-property tax revenues can be found in Table 1 on page 23. The total of **projected non-property tax revenues** are projected to increase by **10.55%** with the following items having significant increases:

Admin – Auto Excise Tax	16%
Admin – Interest Earned	100%
Admin – Tree Growth	75%
Admin – Crediford Solar Lease	23%
Transfer Station – Demolition	17%
Harbor – Bait Locker/Public Hoist	54%
Harbor – Ice Sales	68%
Local Roads Assistance Reimbursement	22%

## Budget Summary

The budget comparison below outlines budget totals for FY'25-26 that were discussed in detail during our budget meetings.

	Final FY'22-23	Final FY'23-24	Final FY'24-25	As Presented FY'25-26
Gross General Fund Budget	\$26,565,271	\$28,156,868	\$27,996,276	\$32,271,882
Salaries & Benefits	\$10,092,364	\$10,881,143	\$13,207,996	\$14,370,181
Operating Expenses	\$7,112,026	\$7,743,211	\$8,583,869	\$8,943,890
Revenue & Use of General Fund Balance	\$13,392,539	\$14,273,447	\$13,135,310	\$15,290,838
Capital Vehicles, Equipment & Projects	\$8,072,911	\$7,137,035	\$4,561,775	\$6,340,9004
Net Budget	\$13,172,732	\$13,883,421	\$14,860,966	\$16,981,044
% Net Budget Increase	5.51%	5.40%	7.05%	14.27%
New Bond Debt Authorized	\$2,250,000 Infrastructure Bond			

***As in past years, the budget has been divided into three major categories: operational, capital and staffing.***

## FY'25-26 LD1 Cap Amount

In 2024 the LD1 legislation was repealed by LD 2102 which had an effective date of August 9, 2024. The adopted repeal language was: LD 2102 – An Act to Support Municipalities by Repealing the Law Limiting the Municipal Property Tax Levy (Sponsored by Rep. Pierce of Cumberland City.) PL 2023, c. 603. This act repeals the law limiting the municipal property tax levy known as LD1.

Despite LD1 having been repealed the Assessor and Finance Director performed the LD1 calculation for the FY'25-26 budget. The submitted budget and supporting data in the preceding pages would have fallen within the municipal cap (LD1) if it had not been repealed. For FY'25-26, the property growth factor has been determined to be 1.32%, (new gross real and personal property growth) while the “Average Personal Income Growth” has been calculated to be 5.51%, for a total growth factor of 6.83%. This equates to an estimated allowable net increase to the LD1 ceiling of \$1,519,578. The recommended net budget of \$16,981,044 is under the calculated cap by (\$6,782,280).

## Staffing Changes

As the demand for enhanced community services continues to increase, as do the expectations of citizens, there is a need to strengthen some areas of staffing. This budget as presented includes adding six new positions along with the full year of funding for the full-time Public Works Equipment Operator and the Public

Works Admin Assistant that were approved last year and budgeted for 75% of the budget year.

- Public Works – Equipment Operator (budget reflects starting in October)
- Three (3) Patrol Officers (budget reflects starting on in October and two in January)
- Labor and Employee Relations Manager (budget reflects for full year)
- Part-Time Recreation Program Assistant (paid by Recreation Enterprise)

### **Contractually Required and Recognized Increases**

Currently all four union contracts are valid through June 30, 2026. Department salary budgets reflect contract wages and longevity/step increases.

The shared health insurance contribution varies between bargaining units and non-union employees. The overall budgeted increase for health insurance is 5.0% based on market increases.

Other major recognized increases (=>\$5,000):

- Ambulance – Quarterly Payment
- Dispatch – Operating Supplies
- Fire – Vehicles, Turnout Gear and Medical
- Information Center
- Insurance – Property & Casualty Insurance
- IT Infrastructure – Maintenance
- Parks and Rec – Field Maintenance
- Police – Vehicle replacement, Agreements/Contracts and Repair & Maintenance of Equipment
- Public Safety Facility – Building
- Public Works – Repair/Maintenance of Equipment, Building Repair/Maintenance, Storm Repair, Townwide Building Maintenance and Hired Equipment/Operator Snow and Ice Removal
- Transfer Station – Demolition Disposal, MSW(Trash) Disposal, Single Source/Recycling Expense, Paper Disposal and Food Waste Diversion
- Town Manager – Legal Services, Consultant and Event Support
- Townwide Utilities – Townwide Fiber, Traffic Light Repair and Maintenance and Hydrant Rental

### **Unassigned General Fund Balance**

The Unassigned General Fund Balance available after applying the Town's Fund Balance Policy is approximately \$1,500,000 as of June 30, 2024. These funds are redistributed in the capital budget.

### **Capital Items**

This year's capital budget is designed to address building and building improvements, conservation, vehicles, technology, infrastructure, equipment, and other projects.

The following summarizes the major (>= \$25,000) assets and projects to be discussed:

- Animal Control – Vehicle Replacement
- Conservation – Landbank funding
- Fire – Future Fire Truck Purchase
- Fire – Ballistic Vests
- Fire – Extrication & Rescue Equipment
- Fire – Lifeguard EMS/UTV
- Fire – Forestry Four-Wheeler
- Harbor – Storage Building
- Police - IT Projects and Hardware
- Public Works - Paving
- Public Works – Drainage
- Public Works – Equipment Replacement
- Recreation – Field Repairs & Irrigation
- Recreation – Mower Replacement
- Recreation – Playground Equipment
- WEMS – Ambulance Reserve
- WEMS – Command/Service Vehicle
- WEMS – Communications Upgrade

## Enterprise Accounts

### Recreation Enterprise

The Recreation Enterprise consists of the recreation programs and before/aftercare. They are part of a special enterprise (fee-for-service) account and are not in the current budget.

### Beach Enterprise

The Beach Enterprise consists of beach stickers and parking enforcement, lifeguards, beach cleaning, trash disposal and piping plover management. It is part of a special enterprise (fee-for-service) account and is not in the current budget.

### Code and Planning Enterprise

The Code and Planning Enterprise consists of revenues that include but are not limited to the fees paid for building permits, plumbing permits, copies, zoning board of appeals, site plan review and subdivision review. The benefits and salaries for all Code and Planning personnel as well as department operating costs are paid from the Enterprise account.

### **FY'25-26 BUDGET SCHEDULE**

Informational Public Hearing on the proposed FY'25-26 Budget will be held in the Littlefield Meeting Room at Wells Town Hall on the following dates:

Hearing #1	Tuesday, May 6	6:00 pm
Hearing #2	Tuesday, May 20	6:00 pm
Hearing #3	Tuesday, June 3	6:00 pm

Budget meetings are open to the public and can be viewed in person at the Town Hall, on Cable TV channel 3, or online (live and archived for viewing anytime) **at** [www.townhallstreams.com](http://www.townhallstreams.com).

The information provided in the budget book (budget schedule, backup information, etc.) can be viewed online at: <https://www.wellstown.org/802/Budget>

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