



TOWN OF WELLS

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Offices of the
Town Manager and
Board of Selectmen

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AGENDA SELECTMEN'S MEETING Tuesday, July 7, 2026

5:00 PM – EXECUTIVE SESSION – To hold an executive session, pursuant to 1 M.R.S. § 405(6)(E), to consult with the town attorney regarding the Board's legal rights and duties relating to LD 1829, "An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density."

6:00 PM – SELECTMEN'S MEETING

Pledge of Allegiance

SPECIAL PRESENTATION: Piping Plover Coordinator Recognition

MUNICIPAL OFFICERS WORKSHOP / BUSINESS / PUBLIC HEARINGS

1. Public hearing to release up to \$52,500 from the Emergency Facility Repair and Energy Improvement Fund for repairs to the Retaining Wall at the Transfer Station.
2. Nolettes Pizza, Inc., dba: Home Town Pizza, 1517 Post Road, Wells, application for a full-time Beer Liquor License. (R)
3. Pointer Hospitality LLC, dba: Spinnakers, 139 Post Road, Wells, application for a full-time Beer and Wine Liquor License. (R)
4. Wells Beach Lobster Pound, Inc., dba: Wells Beach Lobster Pound, 321 Webhannet Drive, Wells, application for a full-time Beer and Wine Liquor License. (R)
5. Tyler Boston, dba: Ty's Trash Collection & Junk Removal, 58 Maplecrest Road, Parsonsfield, application for a Solid Waste Disposal License. (R)
6. Dennis McMahan, dba: Captain Satch & Sons, 793 Morrills Mill Road, North Berwick, application for a Commercial Recreation Business License. (R)

7. Good News
8. Open to the Public (10 minutes)

CURRENT AGENDA ITEMS

1. Review and action on Accounts Payable and Payroll Warrants.
2. Update, discussion and action on Committees, Projects, Issues, Purchases and Personnel:
 - a) **Discussion and action to reaffirm ratification of the Labor Contract between the Town of Wells and the Teamsters Local Union 340 for the Public Works Unit.**
 - b) **Continued discussion and update regarding “An Ordinance to Establish a Retroactive Moratorium on Data Centers” (with retroactive application back to June 16, 2026).**
 - c) **Discussion and action on bid award for repairs to the Retaining Wall at the Transfer Station.**
 - d) **Discussion and action to authorize the Wells Fire Department to accept a Hannaford gift card given in appreciation of their actions at a house fire on June 14, 2026.**
 - e) **Discussion and action to schedule a public hearing on a proposed “Ordinance to Amend Chapter 150 (Licenses and Permits) of the Town of Wells to Clarify Provisions Regarding Lodging Facility Occupancy Registers and Enforcement Authority”.**
 - f) **Discussion and action on “An Ordinance to Amend the Building Permit Fees and Establish Private Street Application Fees of the Town Wells”.**
 - g) **Discussion and action to accept a gift of land from Beth Cilluffo.**
 - h) **Discussion and action to accept funds from a subdivision development on Route One to be used for future sidewalk development along Route One.**
 - i) **Discussion and action regarding the study of food waste diversion by the Energy Advisory Committee.**
 - j) **Discussion and action to adopt the annual Disbursement Warrant Policy.**
 - k) **Discussion and action on Select Board Committee Assignments.**

- l) Discussion and action to approve a request from the National Multiple Sclerosis Society for the annual Great Maine Getaway cycling event through Wells on August 1st and August 2nd, 2026.**
- m) Discussion and action on nominations for MMA's 2026-2028 Legislative Policy Committee.**
- n) Discussion and action on Updates, Personnel and Committee Assignments, Resignations and Issues.**
- o) Discussion and action to accept Donations and Bequests.**
- p) Discussion and action to approve minutes of the April 7, May 5 and June 2 Selectmen's meeting.**

NEW BUSINESS

- 1. Open to the Public (10 minutes)
- 2. Town Manager's Report
- 3. Select Board Comments
 - a. Subcommittee Reports
 - b. Individual Select Board Member Comments
- 4. **EXECUTIVE SESSION** – To hold an executive session, pursuant to 1 M.R.S. section 405(6)(C), to consider the acquisition of real property.
- 5. **EXECUTIVE SESSION** - To discuss a personnel matter with the Town Manager, pursuant to 1 M.R.S. § 405(6)(A).
- 6. Adjournment