

**BOARD OF SELECTMEN MEETING MINUTES**  
**AUGUST 21, 2023**  
**6:30PM**

- 1. Call to Order and Pledge of Allegiance:** Meeting was called to order at 6:30pm by Kurt Youland and the Pledge of Allegiance was said. Present: Steve Maheu, Kevin Nichols, Kurt Youland, Warren Hood, Angelo Terreri, and Kurt Schaub. Guest: Gerard Ellis
- 2. Adjustments to the Agenda:** No adjustments
- 3. Bid Award – Boofy Quimby Hall Parking Lot – 3-1 Review Bids:** Two potential bidders attended Friday’s pre-bid meeting. Bids were due today and only received one bid from Spencer Paving for \$139,150. The bid specifies that the work is to be done prior to the end of September. **3-2: Action as Warranted:** Motion and second to award bid to Spencer Paving for \$139,150. 4 in favor, Kurt Youland abstained as he will be a subcontractor for Spencer Paving on this project. Budget for this project is \$125,000 of ARPA funds. Agreed to utilize remainder of unallocated ARPA funds to cover the balance of the project’s cost.
- 4. Marijuana Licenses – Treetop Crops (Manufacturing) and 45 North Cannabis (Adult Use Cultivation) 4-1: Review Application for Treetop:** Reviewed application for Treetop Crops, this suite was previously used for medical marijuana manufacturing, so there was no need for additional Planning Board review. The site has been inspected and required background checks are complete. **4-2: Public Hearing for Treetop:** Opened Public Hearing no comments, closed Public Hearing. **4-3: Action as Warranted:** Motion and second to approve license for Treetop, unanimous vote. **4-1: Review Application for 45 North Cannabis:** The site satisfies the requirements of the town ordinance and there have been no issues or concerns. **4-2: Public Hearing for 45 North Cannabis:** Opened Public Hearing no comments, closed Public Hearing. **4-3: Action as Warranted:** Motion and second to approve license for 45 North Cannabis, unanimous vote.
- 5. Old Business: 5-1: Century Boxes/Historical Society:** A copy of the news release that will be sent out by Rinck Advertising for review was presented. **5-2: Fiscal 2023 Overdrafts:** Four departments ran notable overdrafts during fiscal 2023. When tallied, the total of all overdrafts, exclusive of Winter Roads, comes to \$57,444.77, against Contingency of \$50,000, so the final amount that needs to be covered is \$7,444.77. Motion and second to use \$7,444.77 in ARPA funds to cover a portion of Rescue Wages, due to increased demand for services, unanimous vote.
- 6. New Business: 6-1: Fiscal 2024 Tax Commitment:** First step is to review revenues and determine whether or not board agrees with the amounts the Town Manager proposed, next step is to review the town’s fund balance, with an eye toward how much can be used to reduce the tax commitment. The general goal is to maintain two to three months of operating expenses in the undesignated fund. After reviews and discussions there was a motion and second to approve the use of \$300,000 of Fund Balance which

would put the tax rate at 12.55, unanimous vote. **6-2: CMP Pole Permit:** Review of pole permit application from CMP to be located on East Hebron Road, motion and second to approve pole permit, unanimous vote.

- 7. Regular Reports:**
  - 7-1: Highway Manager Report:** All looked good.
  - 7-2: Code Officer's Report:** All looked good.
  - 7-3: Town Manager Report:**
    - 7-3a: New Website:** Anticipate the town's new website will debut this coming week. Held our initial staff training session on it this past Wednesday, and are very pleased with the features it will offer. Our staff email addresses also will change, to use the turnermaine.com extension.
    - 7-3b: Maine Municipal Association Convention:** The Maine Municipal Association annual convention will be held in Augusta this year on Wednesday and Thursday, October 4 and 5. Would like staff to attend on the 4<sup>th</sup>, as there will be educational programs all will benefit from, so would like to close the office that day. Motion and second to approve closing the office on October 4<sup>th</sup> for staff to attend the MMA convention, unanimous vote to close the office on October 4<sup>th</sup>.
    - 7-3c: State Affordable Housing Rules:** Last year, the Legislature adopted new requirements for municipalities that are designed to increase housing availability and affordability. Planner Ben Smith has reviewed Turner's Zoning Ordinance and, while we are already fairly close to meeting the new standards, there will be some minor changes needed in the Zoning Ordinance to comply. Ben will prepare those amendments for action at the 2024 Town Meeting.
    - 7-3d: Marijuana Store License Availability:** The town's Marijuana ordinance mandates that the town conduct a lottery-type process when marijuana store licenses are available. We have three medical storefront licenses and one adult-use storefront license available. It appears that one medical store, that was approved to convert to adult-use has closed. Town is attempting to verify that with the Office of Cannabis Policy, but there is a glitch with their website. Town Manager will ask them directly during the lunch forum that will be held at Town Office.
- 8. Consent Agenda:** Motion and second to accept the consent agenda, unanimous vote.
- 9. Executive Session – Legal – pursuant to 1 M.R.S.A. 405(6) (E):** Motion and second to enter into executive session at 7:20pm, unanimous vote. Motion and second to exit Executive Session at 7:52pm, unanimous vote.
- 10. Adjourn:** Motion, second and unanimous vote to adjourn at 7:52pm.

Respectfully submitted,  
Rebecca M. Allaire, CCM