

Board of Selectmen Meeting Minutes
Tuesday, September 3, 2024

- 1. Call to Order and Pledge of Allegiance:** Meeting was called to order at 6:00pm by Kurt Youland and the Pledge of Allegiance was said. Present: Steve Maheu, Kevin Nichols, Kurt Youland, Warren Hood, Angelo Terreri, and Kurt Schaub. Guests: Mark Dubord, Ron Nickerson, Nick Merry, Lisa Bennett.
- 2. Adjustments to the Agenda:** Motion, second and unanimous vote to add Ron Nickerson as Agenda Item 4-4.
- 3. New Business: 3-1: Marijuana Business License Application - Cworx & Co., LLC – Adult Use Retail Store: 3-1a – Review Application –** Kurt Schaub reported the application was complete, fees have been paid, and the background check and inspection were clear. No complaints of record. **3-1b – Public Hearing –** Kurt Youland opened the Public Hearing. No comments were offered. The Public Hearing was closed. **3-1c – Action as Warranted –** Motion and Second to approve the application, unanimous vote. **3-2 - Marijuana Business License Application - J.T. Nadeau, LLC - Adult Use Cultivation Facility: 3-2a – Review Application –** Kurt Schaub reported the application was complete, fees have been paid, and the background check and inspection were clear. No complaints of record. **3-2b – Public Hearing –** Kurt Youland opened the Public Hearing. No comments were offered. The Public Hearing was closed. **3-2c – Action as Warranted –** Motion and Second to approve the application, unanimous vote. **3-3 - Marijuana Business License Application - 45 North Cannabis Co. – Adult Use Retail Store: 3-3a – Review Application –** Kurt Schaub reported the application was complete, fees have been paid, and the background check and inspection were clear. No complaints of record. **3-3b – Public Hearing –** Kurt Youland opened the Public Hearing. No comments were offered. The Public Hearing was closed. **3-3c – Action as Warranted –** Motion and Second to approve the application, unanimous vote. **3-4: Maine Municipal Association – Annual Meeting Voting Credentials –** Motion and second to designate Angelo Terreri as Official Delegate, Kurt Schaub as Alternate, unanimous vote.
- 4. Old Business/Projects: 4-1: Leavitt Institute Roof –** Mr. Schaub reported the project is underway, that Atlantic Roofing had worked over Labor Day weekend, and would continue straight through until completed. Work schedule was coordinated with building tenants/users, and Dave Rogers will monitor. **4-2: BQMC Building/Sign –** Sign scheduled to be complete in following week, no update yet on wall. **4-3: Transfer Station –** Proposal from Main-Land Development for design/permitting work was reviewed. Frustration was expressed in having to spend significant funds for formal design and permitting that would be better directed into the project itself. The question of whether to keep the facility in its current location was discussed, given growth in the community and the awkward shape of land area that can be used. Agreed to try to keep facility there, but to ask abutting owners if they'd be willing to sell a piece of land to the town. Also agreed to look into other expansion possibilities, including cutting into ledge/bank on west side and whether or not activities may get closer to closed landfill. **4-4: Ron Nickerson –** Ron Nickerson said he is asking for the town to honor a commitment to provide 35 loads of ditching material to his late

grandfather's property. Agreed to delay consideration to September 16 meeting and ask Kent Harrington to attend.

- 5. Regular Reports: 5-1: Fire Department** – Chief Nick Merry presented his written report. 35 calls during August, 322 year-to-date. Training covered new air bag system for motor vehicle accidents. He and Mark Dubord discussed burning the house at the corner of Snell Hill Road and Maine Street for training – that at least one lane of Snell Hill Road would need to be closed. It would be done on a Sunday so not to interfere with vehicles headed for Transfer Station. Motion, second and unanimous vote to allow closure of the road for training. Nick said it will take a few more weeks to plan, and will give ample notice ahead of time to warn the public of the road closure. He also reported that Engine 2 is in Vassalboro for pump repairs and should be back soon. **5-2: Rescue Department** – Chief Lisa Bennett reported 97 calls during August, 811 year-to-date. Nothing to report on budget until taxes are committed, and that training will address use of the cardiac monitors by non-medics. A Halloween Costume Dance fundraiser is being planned by Rachel Pack, to be held on November 1 at the Boofy Quimby Hall. **5-3: Town Manager** – **5-3a: Tax Commitment** – Kurt Schaub presented data relative to Fiscal 2025 Tax Commitment. First to be reviewed were the revenue estimates, including state Revenue Sharing. All were figured conservatively. Fund Balance also was discussed. Mr. Schaub suggested using \$500,000 from Fund Balance to reduce the commitment, which produces a rate of 12.9 mils and an overlay of \$55,650, which he believes is ample given the value of abatements required over the past few years. Steve Maheu asked about the example provided that utilizes \$600,000 from fund balance, produces a tax rate of 12.75 mils, and an overlay of \$53,255. He said he feels the Fund Balance will still be more than sufficient. All agreed the Fund Balance still will be sufficient. Motion, second and unanimous vote to set the Fiscal 2025 tax rate at 12.75 mils, using \$600,000 from Fund Balance. **5-3b: Trio System Upgrade** – Mr. Schaub reported he'd attended a session on the required Trio system upgrade. He said functionality will improve but costs will be higher next year, mostly from one-time cost of new software. Trio will provide estimate for budgeting. **5-3c: Correspondence** – An email from Androscoggin County Prosecutor Neil McLean about court backlogs was reviewed. The inquiry was initially submitted with regard to the timing of a case involving the alleged assault of a town employee.
- 6. Consent Agenda:** Motion and second to accept the Consent Agenda as presented, unanimous vote.
- 7. Executive Session – Legal – pursuant to 1 M.R.S.A. 405(6)(E):** Motion and second to enter executive session at 7:15pm, unanimous vote. Motion and second to exit executive session at 7:32pm, unanimous vote.
- 8. Adjournment:** Motion, second and unanimous vote to adjourn at 7:35pm.

Respectfully submitted,
Kurt E. Schaub, Town Manager