

TOWN OF BOWDOINHAM SELECT BOARD MEETING MINUTES



Date: February 22, 2022

Time: 5:30 pm

I. Call Meeting to Order and Establish a Quorum

The meeting was called to order and a quorum was established by Select Board Chair, David Engler, at 5:30 p.m. This was a Zoom meeting in accordance with the Towns remote participation to board members and the public, due to the up surge of the Covid virus. Select Board members participating were David Engler, Mark Favreau, Jeremy Cluchey, Peter Lewis, and Debra Smith, and staff Nicole Briand, Town Manager, Jenn Curtis, Town Planner and Darren Carey, Code Enforcement Officer.

II. Amendments to the Agenda

- A. Consent Calendar
 - 1. Warrant for \$236.88 for mailing Newsletters
 - 2. Accept resignation of David Grogan from Town Hall Committee

III. Public Hearings

- A. Marijuana Business License for Medical Marijuana Caregiver and Dispensary
 - Applicant: Green Maiden Ventures, LLC
 - Property: 107 Pork Point Road (Map R10, Lot 032)

Public hearing began at 5:33 p.m. ended at 5:34 p.m. there were no comments from the public.

IV. Approval of Consent Calendar

- A. Meeting Minutes:
 - 1. February 8, 2022
- B. Warrants & Financial Reports:
 - 1. Treasurer's Warrant #17 for \$87,424.09
 - 2. Newsletter Warrant for \$236.88

C. Communications

1. Smith Community Development Advisory Committee Resignation
2. Grogan Town Hall Committee Resignation

Favreau moved the Board approve the Consent Calendar, as presented; seconded by Cluchey. Vote was 5-0.

V. Licensing Items

- A. Marijuana Business License for Medical Marijuana Caregiver and Dispensary
Applicant: Green Maiden Ventures, LLC
Property: 107 Pork Point Road (Map R10, Lot 032)

Everything was found in order upon inspection done by Carey, an amendment was made to the report correcting a date typo.

Favreau moved the Board find the performance standards for this proposed project have been met; seconded by Cluchey. Vote was 5-0

Favreau moved the Board approve this Marijuana Cultivation Facility Business License application with the following Conditions of Approval:

- o The applicant shall reimburse the Town for all noticing fees.
- o The applicant shall obtain the necessary State Licenses and approvals.

Seconded by Cluchey. Vote was 5-0.

VI. Discussion Items

- A. Solar Options

Curtis presented an updated review of other solar options that had previously been presented after which the board presented their opinions.

Lewis wanted to state that he has issues with the email received from ReVision. First off, the author claimed she has nothing to gain or lose if the town signs a contract with them. Lewis said this is false since ReVision is an employee-owned company, she would most definitely gain from them signing a \$500,00 contract with them. Second, the author claims to be the one who did the calculations, he wonders if she is the same person who did the calculations for Topsham which were incorrect, and they are not seeing savings stated. The letter received has not changed his opinion towards their contract.

Cluchey stated he is interested in doing what is right and doable for the town, both in for the near and far term. He believes they should be looking for opportunities to use solar at the town office and waterfront but does not feel they would see the efficiency or cost benefits as the Revision project, because of the size. But noted that technology is getting cheaper, and it could make the difference. He also commented he felt that offsite options are worth looking into.

Favreau stated they should table the discussion until they get more data on other options. He also is for looking into smaller projects, like the roof of the Town Office and at the waterfront which possibly can be paid for with grants. These will not pay for all of the town's electricity, but they will offset it and can be tied to the school.

Engler added he was for looking at options that have no risk of getting turned upside down on them.

After much discussion it was decided to table the topic until Curtis has time to get updated proposals they can act on.

B. Proposed Amendments to Land Use Ordinance

Curtis explained reasons for each item change.

- Site Plan Review Renumbering
This was done so that Approval criteria would line up Performance standards, which are supposed to relate to one another, hence making the approval process smoother.
- Shoreline Zoning
Purposed changes have been suggested after a lot of conversations with the State as to what is and is not allowed. The Comprehensive Planning Committee and the Planning Board both feel the specific change is appropriate.
- Select Board Licensing
Clarification of language to avoid confusion about what is required in a Select Board Licensing Application and the addition of fees for liquor license.
- Solar Energy Systems
With increase in solar projects, it was felt that the town should add wording to address and classify the variety of type of solar projects that the town will be facing.

C. Capital Improvement Plan

Briand presented a spreadsheet to the Select Board laying out a 5-6 year plan on what spending would look like based on department equipment and facilities. Taking into account the need of maintenance and expect replacement dates of equipment as well as new items that are needed.

She also stated that this did not include roads, which is a subject that needs further discussion.

VII. Presentation

A. FY 2020-2021 Audit Report, James Wadman

James Wadman gave an overview of the Audit Report. He noted how cooperative and helpful the Town staff had been in providing them the necessary data needed to do the audit.

VIII. Town Manager's Report

Included in the Town Manager's Report:

We posted roads on Friday, February 18, 2022.

Bureau of Motor Vehicles – We have passed our six-month probation period and we are now eligible to do commercial truck registrations. We are working with the state to schedule a truck training for our office staff.

Food Waste - We have teamed up with Brian Hobart of Hobart Farm to collect food waste at public works starting February 15th for the purpose of making compost and keeping a small portion out of the waste stream. Brian has supplied us with a container for the collection process. When the container is full he will come and pick it up and empty it. This will give us the opportunity to learn more about the composting process prior to becoming a transfer station.

We have received an ACOE permit for the Mallon Brook Stream Crossing on Dingley Road! The project has been put out to bid, bids are due back on March 1st and will be on the Board's agenda for March 8th's meeting.

Public Works is still working to reclaim the sidewalks as the warmer temperatures allow.

We had 75 tickets sold for Bowdoinham Night at the Maine Celtics on Saturday, February 12th.

Building updates for 61 Bay Road and 15 Main St.

IX. Select Board Member's Request for Agenda Items for Next Meeting -None

X. Announce Future Select Board Meetings

A. March 8, 2022 – Regular Meeting

B. March 22, 2022 – Regular Meeting

Meetings will resume to be held in person at the Town Hall.

Casella will be giving a Recycling Presentation on March 8th

XI. Comments from the Select Board Members- None

XII. Comments from the Public – None.

XIII. Executive Sessions

Favreau moved the Board convene in Executive Session Pursuant to 1 M.R.S. § 405 (6) for the Town Manager Performance Review; seconded by Cluchey. Vote was 5-0
Entered at 7:05 p.m.

Favreau moved the Board to leave Executive Session; seconded by Cluchey. Vote was 5-0
Exited at 7:17 p.m.

XIV. Adjourn

Adjournment was at 7:17 p.m.

Select Board
Town of Bowdoinham, Maine

David Engler, Chair

Mark Favreau, Vice-Chair

Peter Lewis

Debra Smith

Jeremy Cluchey

Respectfully Submitted,

Lisa-Marie Curtis, Administrative Assistant