

TOWN OF BOWDOINHAM

SELECT BOARD MEETING

MINUTES



Date: February 25, 2025

Time: 6:30 pm

I. Call Meeting to Order and Establish a Quorum

The meeting was called to order, and a quorum was established by the Select Board Chair, Joanne Joy, at 6:30 pm. Select Board members participating were Joanne Joy, Mark Favreau, Jason Hodde, Allen Acker, Peter Feeney, and Nicole Briand, Town Manager.

II. Amendments to the Agenda

7.C Act on 2025 AARP Flagship Grant Application

7.D Act on Town office Reserve

III. Comments from the Public - None

IV. Approval of Consent Calendar

A. Meeting Minutes

1. February 11, 2025

B. Warrants & Financial Reports

1. Treasurer's Warrant #16

C. Reports and Communications

1. Lisbon Emergency's January Report

Favreau moved the Board approve the remainder of the Consent Calendar, as presented; seconded by Acker. Vote was 4-0. Feeney abstained because he was not present at the previous meeting.

V. Public Hearing

Convened 6:34 pm. Adjourned 6:51 pm.

A. Marijuana Business License – Great Buds Farm

Jason Lorrain, Code Enforcement Officer, presented two emails that he had received from neighbors of Great Buds Farm who would not be able to attend the Public Hearing. Both Alfred Booty and Karen Libby had concerns of odor issues that have come from the property. Lorrain went on to say that the applicant was not able to make the meeting but asked Lorrain to relay that he has the appropriate filtration system to deal with odor mitigation.

Board members asked Lorrain about the odor issues. Lorrain said that this applicant had the required filtration system but there are other marijuana businesses operating from the same property, not all of them are licensed by the Town. Three have submitted licenses.

When he does the inspections, they will know if these businesses have the appropriate odor mitigation systems or if they need to be updated.

VI. Licensing

A. Marijuana Business License – Great Buds Farm

Property: 112 Pond Road (Map R02, Lot 063-F)

This Marijuana License Application is to renew their license. As part of the renewal process, the Board reviews whether operations have been consistent with the approval and performance standards.

Acker moved the Board finds:

- that the Planning Board approved the project on September 30, 2021, and all performance standards were determined to be adequately met.
- that a site visit was conducted by the Town's CEO and all performance standards and conditions of approval are being adequately met.

Seconded by Favreau. Vote was 5-0.

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

- The applicant shall reimburse the Town for all noticing fees.
- The applicant shall maintain the necessary State Licenses and approvals while in operation.
- The applicant shall comply with their Site Plan Review Permit from the Planning Board, September 30, 2021.

Seconded by Favreau. Vote was 5-0.

B. Marijuana Business License – Growing Balance

Property: 112 Pond Road (Map R02, Lot 063-F)

This Marijuana License Application is for their first license application. They received their Site Plan Review Tier I Approval from the Code Enforcement Officer on February 12, 2025.

Favreau moved the Board find Growing Balance's application for a Marijuana Business License complete and that the Board schedule a public hearing for Growing Balance's application for a Marijuana Business License on March 11, 2025; seconded by Hodde. Vote 5-0.

C. Marijuana Business License – Funk House Farms

Property: 112 Pond Road (Map R02, Lot 063-F)

This Marijuana License Application is for their first license application. They received their Site Plan Review Tier I Approval from the Code Enforcement Officer on February 11, 2025.

Acker moved the Board find Funk House Farms' application for a Marijuana Business License complete and that the Board schedule a public hearing for Funk House Farms' application for a Marijuana Business License on March 11, 2025; seconded by Feeney. Vote 5-0.

D. Marijuana Business License – Bancrop LLC

Property: 112 Pond Road (Map R02, Lot 063-F)

This Marijuana License Application is for their first license application. They received their Site Plan Review Tier I Approval from the Code Enforcement Officer on February 4, 2025.

Hodde moved the Board find Brancrop LLC's application for a Marijuana Business License complete and that the Board schedule a public hearing for Brancrop LLC's application for a Marijuana Business License on March 11, 2025; seconded by Acker. Vote was 5-0.

VII. Action Items

A. Act on Building Resilient Infrastructure & Communities Grant Acceptance

The Town has been awarded a \$38,000 grant from FEMA through Maine Emergency Management Agency for the proposed Riverview House Mitigation scoping project. The project includes an assessment of the Riverview House (aka yellow building) and design plans to mitigate future natural hazards. The Town's match is \$11,875, which is planned to come from the CMP TIF.

Favreau moved the Board accept the grant FEMA grant EMB-2023-BR-001-0023; seconded by Feeney. Vote was 5-0.

B. Act on Road Paving Award

The low bid for the paving of Carding Machine Road (section 1) and Dinsmore Cross Road is Spencer Group Paving. The Town's FY24 road paving work was completed under budget; therefore, the Town has the funding available to complete this paving work.

Acker moved the Board award the 2025 Roadway Paving bid to Spencer Group Paving, LLC.; seconded by Favreau. Vote was 5-0.

C. Act on 2025 AARP Flagship Grant Application

Maureen Booth from the Age Friendly Committee explained to the Board that Age Friendly would like to use this grant to update their website, purchase equipment for the waterfront and develop a pop-up for the committee to use at events.

Favreau moved the Board support the Age Friendly Committee's AARP Flagship Grant application; seconded by Hodde. Vote was 5-0.

D. Act on Town Office Reserve

The Town received the work order to move the Consolidated Communication overhead line underground. The Town has \$120,484 available in the Town Hall/Town Office Reserve, of which \$10,000 was budgeted for electrical work. Frederick Electric completed the utility room work for \$1,931.09 and provided an estimate for the underground power of \$4,250.

Favreau moved the Board authorize expending \$2,465.38 from the Town Office/Town Hall Reserve to relocate aerial fiber and copper to underground; seconded by Feeney. Vote was 4-1. Acker opposed.

VIII. Discussion Items

A. Dingley Road

Briand expressed to the Board that they had asked for more information before they made their decision on the unmaintained portion of Dingley Road. She shared with them that the estimate to rebuild that section of Dingley Road is \$373,00. If the Board chose to discontinue the estimate to have the property appraisals would be \$16,800 and would be able to have complete by the end of September.

Briand reminded the Board that if they wanted to discontinue the Town would have to vote at Town Meeting in June 2026 or a special meeting in the winter of 2026 to approve discontinuing the road and the paying of damages. Briand added if they chose to rebuild it would get added to the Road Plan.

Favreau reminded the Board that they could legally choose to abandon the road but would need to call for a public hearing before they could officially vote to do so.

Mark Dodge gave the Board two quotes from the company he works for, Scott Dugas, for rebuilding the sections of Dingley Road in question. He stated his case for having the Town rebuild the road, letting the members know that he and his family were planning on living in Bowdoinham for a long time.

George Christopher stated that abandonment should happen when there is no damage to anyone, that unlike years ago there are new landowners wanting to build and that the Town should not abandon the road.

Feeney stated that he felt they were left with a messy situation that has gone on for a long time due to past administration. He felt they needed to decide on this. He feels if they vote to abandon the road, they could potentially face years of legal battles fighting their decision.

Joy asked other Board members how they felt, with the added information, they unanimously felt they should rebuild the road.

Briand said this portion of Dingley would get worked into the Road Plan. The appropriation for funding will be voted on at the Town Meeting. She added that a survey would need to be done before they put the project out to bid.

B. Road Plan

Briand reviewed the Town's plan to maintain town roads and stating that last year they were able to get a lot done but the Town is still catching up. The yearly budget is \$350,00. She added that the road plan was ever changing as needs change. The Town is looking at having to rebuild Back Hill Road and Spring Streets and part of Dingley Road. They had received a request from residence on Wallentine to have it paved.

It was asked if part of the overage in undesignated could be used to help with road maintenance in place of bonding? Briand said they could look at that as an option.

Acker felt that keeping the budget at \$350,000 a year was not realistic since the price of materials increases each year. He suggested that they increase \$15,000 a year to reflect the increase in materials. If there are any unused funds it could be used for smaller projects or put into the undesignated to be used for emergency repairs or larger projects.

IX. Town Manager's Report

- At the request of the Library the Town is looking to see if the library phone can be added to the Town's service.
- The Town Office will be closed on Monday, March 24th for Frederick Electric to install our new underground power service.
- Briand asked MJF Enterprises to install a new front entry door for the Town Office. The estimated cost of \$4,234.93 will be paid from the Town Office maintenance and repair budget.
- The Planning Board will be holding a public hearing on proposed amendments to the Land Use Ordinance on February 27th.
- The Finance Advisory Committee will begin their review of the draft FY26 Budget at their February 26th meeting. The draft budget proposes a net municipal budget increase of \$20,754. The budget materials are available on the Town's website.

X. Announce Future Select Board Meetings

- A. March 11, 2025, at 6:30 pm – Regular Meeting
- B. March 25, 2025, at 6:30 pm – Regular Meeting

XI. Select Board Member's Comments and Requests

Joy asked Board members to review the report she had drafted for the Annual Report and to give her their input on it.

XII. Comments from the Public


George Christopher, acting as a member of the Finance Advisory Committee, asked the Board to confirm that from his understanding of their conversations the Board would like to refrain from bonding and to use some of the extra funds in the undesignated fund to offset cost. Joy confirmed that they would like to look at that option.

XIII. Adjourn


Adjournment was at 8:45 p.m.

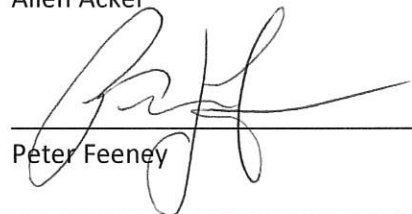
Select Board
Town of Bowdoinham, Maine


Joanne Joy, Chair


Mark Favreau, Vice-Chair


Jason Hodde


Allen Acker


Peter Feeney

Respectfully Submitted,


Lisa-Marie Curtis, Administrative Assistant