

TOWN OF BOWDOINHAM SELECT BOARD MEETING MINUTES



Date: April 22, 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 Select Board Chair, Joanne Joy, at 6:30 p.m. 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

- Amendment to the Warrant
- Tree Committee and Appointments

III. Comments from the Public

Lilly Peterson introduced herself. She will be Miss Bowdoinham in the Miss Maine Pageant. As she represents the Town in the pageant, she wanted to let the Board know that her platform was to bring attention to mental health. She will be having a bake sale in front of the Fairground Café on May 2nd to help raise funds for the competition.

IV. Approval of Consent Calendar

- A. Meeting Minutes
 - 1. April 8, 2025
- B. Warrants & Financial Reports
 - 1. Treasurer's Warrant #20

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

V. Public Hearing

Convened 6:38 pm. Adjourned 6:44 pm.

- A. Marijuana Business License – Cannabis for Medium, LLC
 - No comments were made.
- B. Marijuana Business License – North Fire, LLC
 - No comments were made.

VI. Licensing

- A. Marijuana Business License – Cannabis for Medium, LLC

Acker moved the Board finds:

- a. **The Code Enforcement Officer approved their Site Plan Review Tier I permit on March 25, 2025, and all performance standards were determined to be adequately met.**

- b. 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:

- c. The applicant shall reimburse the Town for all noticing fees.
- d. The applicant shall maintain the necessary State Licenses and approvals while in operation.
- e. The applicant shall comply with their Site Plan Review Permit from the Code Enforcement Officer, March 25, 2025.

Seconded by Favreau. Vote was 5-0.

B. Marijuana Business License – North Fire, LLC

Acker moved the Board find:

- a. That the performance standards for this proposed project were reviewed as part of the Planning Board's Site Plan Review application process which received its Site Plan Review permit from the Planning Board on April 29, 2021."
- b. That this application is for a new business which has not begun operation. The proposed business shall meet the conditions of its Site Plan Review Permit.

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:

- c. The applicant shall reimburse the Town for all noticing fees.
- d. The applicant shall maintain the necessary State Licenses and approvals while in operation.
- e. The applicant shall comply with the Site Plan Review Permit from the Planning Board, April 29, 2021.

Seconded by Favreau. Vote was 5-0.

C. Marijuana Business License – Ganja Babes

Acker moved the Board find Ganja Babes' application for a Marijuana Business License complete; seconded by Hodde. Vote was 5-0.

Acker moved the Board schedule a public hearing for Ganja Babe's application for a Marijuana Business License on May 13, 2025; seconded by Favreau. Vote was 5-0.

VII. Action Items

A. Act on Fuel Bid Awards

Acker moved the Board award the fuel bids for #2 Heating Fuel, Kerosene-1, Diesel and Propane to O'Farrell Energy; seconded by Feeney. Vote was 5-0.

Acker moved the Board award the fuel bid for Gasoline to Main Street Fuel; seconded by Feeney. Vote was 5-0.

B. Act on Age-Friendly Committee By-Laws

Acker moved the Board approve the amendments to the Advisory Committee on Age Friendly Bowdoinham's Bylaws as amended by Chair and Hodde; seconded by Feeney. Vote was 5-0.

C. Act on Comprehensive Planning Committee By-Laws

Acker moved the Board approve the amendments to the Comprehensive Planning Committee's Bylaws; seconded by Feeney. Vote was 5-0.

Hodde moved the Board approve the creation of the Comprehensive Planning Committee's Tree Plan Ad Hoc Committee; seconded by Feeny. Vote was 5-0.

D. Act on Committee Appointments

Acker moved the Board appoint Hank Ogilby, Francis Drummond, and Susan Drucker to the Comprehensive Planning Committee's Tree Plan Ad Hoc Committee; seconded by Feeney. Vote was 5-0.

Feeney moved the Board appoint Mark Tanner to the Comprehensive Planning Committee; seconded by Vote was 5-0; seconded by Favreau. Vote was 5-0.

E. Act on Grant Support

Acker moved the Board support applying for a \$50,000 EMS Sustainability Grant; seconded by Hodde. Vote was 5-0.

F. Act on Grant Acceptance

1. The Town has been awarded funding from UMaine for year 2 of the Community Connections Program. Stipend for the Community Coordinator (Sally) will still be direct from UMaine; we will receive \$5,000 for administrative expenses. The Town also been awarded the Challenge Grant for Waterfront Park infrastructure (benches, bike racks, etc) for \$21,297. Total check from UMaine will be \$26,297.

Hodde moved the Board accept the grants from the University of Maine; seconded by Favreau. Vote was 5-0.

2. The Town has been awarded a Community Resilience Partnership Community Action Grant from the Governor's Office of Policy Innovation & the Future for Town Hall energy efficiency improvements. The Town applied for \$75,000 and are awaiting the final grant amount.

Acker moved the Board accept the Community Resilience Partnership Community Action Grant; seconded by Favreau. Vote was 5-0.

G. Act on Town Office Reserve Request

The Town is requesting up to \$10,000 from the Town Office/Town Hall Reserve for the replacement of the stairs to the Library and the removal of the stairs-to-nowhere.

Acker moved the Board authorize expending up to \$10,000 from the Town Office/Town Hall Reserve for the replacement and removal of the outside stairs; seconded by Favreau. Vote was 5-0.

H. Act on Town Hall Project – Floors

The Town has an estimate of \$20,000 from Colonial Hardwood, Inc for the installation of new floors at Town Hall. CMP TIF would fund this project.

Acker moved the Board authorize the Town Manager to contract with Colonial Hardwood, Inc, for the installation of new floors at Town Hall; seconded by Feeney. Vote was 5-0.

I. Act on June 10, 2025, Election Warden

Tina Magno, Town Clerk is requesting the Board's approval to appoint Donald Lamoreau as the Deputy Warden for the Election to be held on Tuesday, June 10, 2025. Rachele Tome will not be available as previously planned.

Acker moved the Board approve the appointment of Donald Lamoreau as Deputy Warden for the Election to be held on Tuesday, June 10, 2025; seconded by Feeney. Vote was 5-0.

J. Act on Land Use Ordinance Amendment – Land Use Districts

Favreau moved the Board approve, "An Ordinance to Amend the Town of Bowdoinham Land Use Ordinance to Revise Various Provisions of Article 5 (Land Use Districts)" be placed on the June 11, 2025 Town Meeting Warrant; seconded by Hodde. Vote was 5-0.

K. Act on FY25-26 Municipal Budget

Acker moved the Board approve and recommend the FY25-26 municipal budget, as presented; seconded by Favreau. Vote was 5-0.

L. Act on Approval of Non-Municipal Organizations' Funding Request

- a. Spectrum Generations - \$1,820
- b. The Life Flight Foundation - \$762
- c. Kennebec Behavior Health - \$100
- d. Tedford Housing - \$1,200
- e. Big Brothers Big Sisters of Bath/Brunswick -\$250
- f. New Hope for Women - \$280
- g. Sweetser - \$500

The Board chose to vote on all Non-Municipal Organization Funding request as a group.

Acker moved the Board approve and recommend the Town Meeting Warrant Articles for Non-Municipal Organizations' Funding Request; seconded by Feeney. Vote was 5-0.

M. Act on June Town Meeting Warrant Recommendations

Hodde moved the Board recommend the Ordinance Amendments 2-10 to pass; seconded by Favreau. Vote was 5-0.

Favreau moved the Board recommend the Capital Improvement & Fund Balance Articles 11-12 pass; seconded by Feeney. No vote was taken, the Board expressed concerns, so the motion was revised.

Favreau moved the Board recommend the Capital Improvement & Fund Balance Articles 11-12 be voted on separately; seconded by Feeney. Vote was 5-0.

Favreau moved the Board recommend the Capital Improvement & Fund Balance Article 11 pass; seconded by Feeney. Vote was 1-4. Joy in favor. Hodde, Favreau, Acker & Feeney opposed.

Board members expressed concern that although they felt this was a good package for solar project not knowing what is going to happen with the State budget and the possibility of the Town not receiving or having funding delayed it was not a good time to take funds from the Undesignated Fund that may be needed later. Joy expressed concerns with pricing increasing if they wait to do this project.

Hodde moved the Board recommend the Capital Improvement & Fund Balance Article 12 pass; seconded by Favreau. Vote was 5-0.

Favreau moved the Board recommend the Business Articles 32-47 pass; seconded by Acker. Vote was 5-0.

Favreau moved the Board recommend Business Article 31 pass; seconded by Acker. Vote was 0-5. The Board does not recommend Article 31.

The Board discussed Article 31 and felt it would set a precedent for maintaining other discontinued roads in the winter. The .19-mile road is also difficult for Public Work crews to maintain in the winter.

VIII. Town Manager's Report

- Thursday, May 15th – MSAD 75 District Budget Approval Meeting
- Tuesday, June 10th – MSAD 75 District Validation Referendum
- Wednesday, June 11th – Town Meeting
- The Solid Waste Committee is recommending the trash tags remain at \$3.00 per bag for FY26. Per the new Solid Waste Management Ordinance, a public hearing is only required when the Select Board is proposing to change the price.
- The subfloor and sill work as started at Town Hall. We are working on our next scopes of work and will be soliciting estimates for the Board's approval.
- The Town's consolidated hearing date for all the remaining outstanding Gallant matters has been rescheduled for April 24th at 8:30am.
- Mr. Gallant is appealing against the Court's Protection Order; briefs were due starting in April; he filed his brief the day after his extended deadline.

IX. Announce Future Select Board Meetings

- A. April 29, 2025, at 5:30 pm – Special Meeting
- B. May 13, 2025, at 6:00 pm – Regular Meeting
- C. May 27, 2025, at 6:00 pm - Regular Meeting

The Select Board discussed and decided to move future meetings' start time to 6 pm.

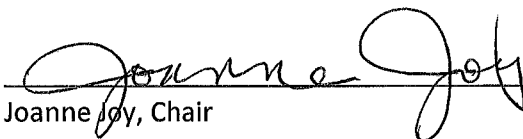
X. Comments from the Select Board Members- None


XI. Comments from the Public- None

XII. Adjourn

Adjournment was at 7:38 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