

TOWN OF BOWDOINHAM

SELECT BOARD MEETING MINUTES

Date: April 28, 20126

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 pm. Select Board members participating were Joanne Joy, Mark Favreau, Jason Hodde, Allen Acker, Shelley Hooper and Nicole Briand, Town Manager.

II. Amendments to the Agenda

Item 7.E Cemetery Reserve Request
Item 7.F Utility Pole Permit

III. Comments from the Public

David Berry addressed the Board and asked if there was an update on accepting glass as a recyclable item at Solid Waste. He stated that, to his understanding, the Select Board had the authority to do so and asked the Board to make a decision. Joy explained that they had not heard back from the Solid Waste Committee and had no new information at this time.

Mr. Berry then asked Bryan Benson, Solid Waste and Recycling Manager, about the cost per ton. Mr. Benson said he did not have the figures in front of him and could not provide an answer at that time. He added that the committee would meet on May 6th to discuss glass and was currently looking for options to recycle it.

Joy stated that the Board would wait to hear from the committee after its May 6 meeting. Mr. Berry then said he would like the matter placed on the Town Meeting warrant; the Board responded that it could not be added because the warrant had already been approved. Mr. Berry stated that he would submit a petition and that the Town would then need to hold a special meeting to decide the matter.

IV. Approval of Consent Calendar

- A. Meeting Minutes
 - 1. March 24, 2026
 - 2. April 14, 2026
- B. Warrants & Financial Reports
 - 1. Treasurer's Warrant #20

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

V. Public Hearing

Convened 6:38 pm. Adjourned 6:40 pm.

- A. Cannabis Business License for Medical Cannabis Cultivation- AE, LLC
Owner addressed the Board, saying he felt he had provided everything that was required and did not have anything else to add.

VI. Licensing

- A. Cannabis Business License for Medical Cannabis Cultivation - AE, LLC

Acker moved the Board finds:

- **The Planning Board approved their Site Plan Review Tier II application on March 26, 2026, and all performance standards were determined to be adequately met.**
- **A site visit was conducted by the Town's CEO and found that all conditions of approval were adequately met.**

Seconded by Favreau. Vote was 5-0.

Acker moved the Board approve this Cannabis 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, March 26, 2026.**

Seconded by Favreau. Vote was 5-0.

B. Cannabis Business License for Cannabis Cultivation – North Fire, LLC

Acker moved the Board find North Fire, LLC's application for a Cannabis Business License complete; Seconded by Hooper. Vote was 5-0.

Acker moved the Board schedule a public hearing for North Fire, LLC's application for a Cannabis Business License on May 12, 2026 at 6:30 pm; seconded by Favreau. Vote was 5-0.

VII. Action Items

A. Act on Town Meeting Warrant

The Select Board approved the Town Meeting warrant after the Town Manager corrected minor typographical errors.

Hooper moved the Board approve the Town Meeting Warrant for June 10, 2026, as adjusted; seconded by Favreau. Vote was 5-0.

B. Act on Waterfront Improvements Change Order #6

The proposed change order to install the remaining streetlights in the new Riverfront Park. Streetlight specifications include 3000K color temperature, 9000 lumens, and 55 watts; the fixtures are dark-sky compliant and meet new state law requirements.

Hooper moved the Board approve Change Order #6 for Waterfront Improvements Phase 2, Contract No. 2; seconded by Acker. Vote was 5-0.

C. Act on Waterfront Water Service

The Board discussed three water-service options for the new Riverfront Park. The preferred approach is to run a 2-inch water line from the Maily Waterfront Park restrooms and coordinate the work with the future entrance realignment and sewer installation before paving. Because this work will be done later and no quotes have been received the Board postponed action on this item for a later date.

D. Act on Hazardous Waste Program

The Town requested authorization to participate in a Household Hazardous Waste collection event with the Town of Topsham, to be held at the Topsham Public Works facility. The event is tentatively scheduled for August 28 (3:00-6:00 pm). Topsham will pay the event invoice and will bill Bowdoinham for its share. Costs are currently estimated at a 70/30 split (Topsham/Bowdoinham), subject to change based on resident participation. The initial set-up fee is \$1,800 and would be split at the 70/30 rate, depending on actual usage. Residents

will pay disposal costs at \$40 per unit (1 unit = 5 gallons or 20 pounds). Residents will pay the Towns representative at the event; collected funds will be turned in to the Town Office on the next business day as a user fee.

The Natural Resources Council of Maine offers a Sustainability Grant that could be applied for to help offset the Towns set-up fee.

Acker expressed concern that the fees collected might not cover costs. He also questioned whether many residents would participate, particularly on a Friday evening.

Hooper disagreed, noting that some small businesses and residents currently lack a practical way to dispose of hazardous waste. She said the program is preferable to people storing materials in basements or disposing of them improperly.

Joy said that, given the opportunity to drive only to Topsham, she would make time to dispose of items she has been holding.

Hodde said the program would be valuable to the Town and more convenient to residents than having to drive to Auburn.

Hodde moved the Board approve the Household Hazardous Waste Program and authorize applying for a Sustainability Grant; seconded by Hooper. Vote was 5-0.

E. Act on Cemetery Reserve Request

The Town is requesting up to \$8,000 from the Maxwell Trust to remove a tree at Ridge Cemetery, install a fence at Small Cemetery and re-install stones at Village Cemetery

Favreau moved the Board approve up to \$8,000 from the Maxwell Trust for the Ridge Cemetery, Small Cemetery and Village Cemetery projects; seconded by Hodde. Vote was 5-0.

F. Act on Quitclaim Deeds

Favreau moved the Board approve the municipal quitclaim deeds for property Tax Map R06, Lots 047 & 048, as presented; seconded by Acker. Vote was 5-0.

G. Act on Utility Pole Permit

Briand recommended approval with two conditions: (1) the poles be set six feet from the gravel way, and (2) underground power not be installed within the new roadway. The Board agreed.

Acker moved the Board authorize the Road Commissioner to approve the Pole Permit #10301163576; seconded by Favreau. Vote was 5-0.

Non-Agenda Action Item (Motion)

Acker asked the Board to add an additional action item to the agenda and then made a motion.

Acker moved that the Chair and Select Board direct the Town Manager to explore new legal representation, with any change not to take effect before finalizing the Gallant legal filings.

The motion was not seconded. Joy requested that the item be placed on a future agenda as a discussion item to allow additional time for consideration.

VIII. Discussion Items

A. Four Way Stop Demonstration Project Update

The Select Board discussed the proposed four-way stop demonstration project for Lower Main Street. Board members raised concerns about the use of flashing lights. Briand explained that MaineDOT specifies what must be included in the proposal, including required signage. She also noted that once the temporary demonstration project is complete, if the Town chooses to proceed with a four-way stop, it must petition MaineDOT to make the change permanent.

The Board asked whether the Town could keep the demonstration project in place while MaineDOT considers the request for a permanent four-way stop. Members also asked whether, if the stop is approved permanently, the Town could reduce the flashing lights after drivers have adjusted to the new traffic pattern. Briand will follow up with MaineDOT.

B. Riverview House Project Reports

The Board discussed the Riverview (“Yellow”) House. Favreau said he attended all related meetings and noted the building is in the floodplain and would require significant work. He said there is no urgency to decide at this time and recommended waiting to see what the rail trail and park needs are before determining next steps for the building.

Hodde said he believes the Town is split roughly 50/50 on the building and did not think the Board needed to make a decision at this time. Hooper noted that approximately 30–40 people attended the meetings, which she felt was a small sample of the community. She supported waiting to see how the project develops and noted the current renter is satisfied with the arrangement. She also said grant opportunities may be available if the Town chooses to renovate.

Joy supported waiting to determine future needs and reassessing later. She asked whether the building serves an economic or operational purpose (e.g., housing the rec department) and whether, if the building were removed, the Town would be permitted to rebuild on the site in the future.

Acker said he would like to remove the building and expressed concern that waiting for the rail trail planning process was not advisable because it may be several years away. Hodde noted the Town has accepted a planning grant and will be working with consultants to evaluate options and determine what may be feasible.

Joy noted that Board members expressed different views and emphasized that the discussion was informational, with no decision required at this time. Acker suggested placing a question on the November ballot to gauge what residents want to do with the building.

IX. Town Manager’s Report

Reminder of the Spirit of America Awards ceremony, this Thursday, April 30th at 10am at Sagadahoc County Courthouse.

The Town is preparing for June 9th Elections and June 10th Town Meeting.

The attic clean-up was successful; staff did a great job of cleaning out old files and equipment and reorganizing files.

They will be completing the Center Street retaining this week. The Ridge Road retaining wall is scheduled for the end of June after school is out for the summer.

MDOT is currently working on our speed limit requests, The Town Manager will provide additional information once MDOT completes their process.

Acker asked for a written update from MDOT, as it has taken over a year for them to respond to the Town’s speed limit request.

X. **Announce Future Select Board Meetings**

A. May 12, 2026 at 6:30 pm – Regular Meeting

B. May 26, 2026 at 6:30 pm – Regular Meeting

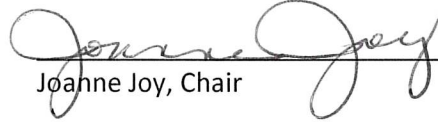
XI. **Select Board Member's Comments and Request - None**

XII. **Comments from the Public - None**

XIII. **Adjourn**

Adjournment was at 7:46 pm.

Select Board
Town of Bowdoinham, Maine



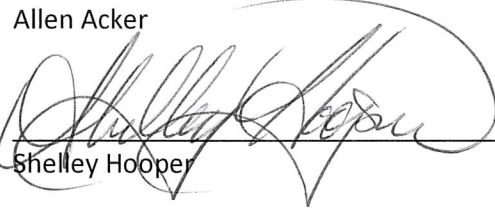
Joanne Joy, Chair



Mark Favreau, Vice Chair

Jason Hodde

Allen Acker



Shelley Hooper

Respectfully Submitted,



Lisa-Marie Curtis, Administrative Assistant