

TOWN OF BOWDOINHAM

SELECT BOARD MEETING MINUTES

Date: May 26, 2026

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 and Nicole Briand, Town Manager. Shelley Hooper was absent.

II. Amendments to the Agenda

- 4.C.1 Lisbon Emergency's April Report
- 7.K Act on Midcoast Humane FY27 Contract
- 7.L Act on Property Tax Abatement #4

III. Comments from the Public

Albert Stehle addressed the board with a request for additional funding to continue the repair work he is doing at Village Cemetery. Acker asked the Board if they could make a motion. Board agreed.

Acker moved the Board approve up to \$2,500 from the Cemetery Reserve to continue the repairs at Village Cemetery; seconded by Favreau. Vote was 4-0.

Frank Drummond addressed the Board and distributed handouts on the Emerald Ash Borer. He provided background on the spread of the insect and reported that an infestation had recently been identified in Bowdoinham. He explained that Emerald Ash Borer attacks ash trees over time kills them. To help limit the spread, he recommended removing trees that are 'flagging' (when branches suddenly turn brown, wilt, or die while the rest of the tree appears healthy), as well as trees that are dying or already dead. He said removed trees should be burned or chipped. Drummond also noted that ash trees can be treated with injections, but the treatment is costly and must be repeated periodically.

Susan Drucker added that you should be careful where the chips are used because they may contain larvae. Hank Ogilby added that it is safe to use the chips after they are left on the ground for a year.

Hodde asked about how they could be proactive. Drummond said removing infected trees or injecting them with insecticides if they are a tree you want to save.

Favreau asked if the Tree Sub Committee could comprise a list of where the municipal ash trees are so that the Town could keep an eye on them.

IV. Approval of Consent Calendar

- A. Meeting Minutes
 - 1. May 12, 2026
- B. Warrants & Financial Reports
 - 1. Treasurer's Warrant #22
- C. Reports and Communications
 - 1. Lisbon Emergency's April Report

Acker moved the Board approve the Consent Calendar, as presented; seconded by Favreau. Vote was 3-0-1. Hodde abstained because he was not at the last meeting.

V. Public Hearing

- A. Solid Waste and Recycling Rules – Trash Tag Fees
Convened 6:38 pm. Adjourned 6:39 pm
No comments from the Public.
- B. Cannabis Business License for Cannabis Cultivation – Cannabis for Medicine, LLC
Convened 6:39 pm. Adjourned 6:40 pm
No comments from the Public.
- C. Cannabis Business License for Cannabis Manufacturing Facility – Upta Camp Edibles
Convened 6:40 pm. Adjourned 6:41 pm
No comments from the Public.

VI. Licensing

- A. Cannabis Business License for Cannabis Cultivation – Cannabis for Medicine, LLC

Acker moved the Board finds:

- The Planning Board approved their Site Plan Review Tier II application on March 25, 2025, 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 4-0.

Acker moved the Board approves this Cannabis Cultivation Facility Business License application for Cannabis for Medicine, LLC 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 25, 2025.

Seconded by Favreau. Vote was 4-0.

- B. Cannabis Business License for Cannabis Manufacturing Facility – Upta Camp Edibles

Acker moved the Board finds:

- The Planning Board approved their Site Plan Review Tier II application on December 18, 2019, 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 4-0.

Acker moved the Board approves this Cannabis Business License application for Upta Camp Edibles, LLC 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, December 18, 2019."

Seconded by Favreau. Vote was 4-0.

- C. Cannabis Business License for Medical Registered Caregiver – Billy Jasper

Acker moved the Board find Billy Jasper's application for a Cannabis Business License complete; seconded by Favreau. Vote was 4-0.

Acker moved the Board schedule a public hearing for Billy Jasper's application for a Cannabis Business License on June 9, 2026 at 6:30pm; seconded by Favreau. Vote was 4-0.

VII. Action Items

A. Act on Solid Waste & Recycling Rules

Board voted on change of trash tags from \$3.00 to \$3.25.

Favreau moved the Board approve the Solid Waste and Recycling Rules, as proposed; seconded by Acker. Vote was 4-0.

Hodde asked if the Bulky Waste fees were still accurate. Bryan Benson, Director of Solid Waste & Recycling, said that they would need to review them after they have disposal contracts signed.

B. Act on Age Friendly By-Laws Amendment

Favreau moved the Board approve the Committee on Age Friendly Bowdoinham Bylaws, as proposed; seconded by Hodde. Vote was 4-0.

C. Act on AARP Community Challenge Grant Acceptance

Favreau moved the Board accept the 2026 AARP Community Challenge Grant; seconded by Hodde. Vote was 4-0.

D. Act on Durable Medical Equipment Storage Unit Grant Support

Favreau moved the Board support applying for a grant for storage of Durable Medical and Accessibility Equipment and authorize up to \$1,000 from the Committee on Aging Reserve; seconded by Hodde. Vote was 4-0.

E. Act on Open Farm Day 2026

Favreau moved the Board approve the 2026's Open Farm Day Event; seconded by Hodde. Vote was 4-0.

F. Act on Open Space Project Award

Yvette Meunier, Director of Planning & Development, provided the Select Board with a memo regarding the Community Action Grant and the proposed Open Space Plan project. The memo explained that in July 2025, the Comprehensive Planning Committee was authorized to apply for a no-match Community Action Grant to develop a municipal Open Space Plan. Bowdoinham received the grant in February 2026, and the Select Board accepted the funding. Following the issuance of a Request for Proposals and review of submissions, the Comprehensive Planning Committee recommended awarding the project to Viewshed/FB Environmental.

Acker expressed opposition to creating an Open Space Plan in Bowdoinham, stating that he did not believe there was a need for one. He noted that the Town already has more than 1,300 acres of public land and questioned whether residents fully utilize those lands. He also expressed concern that an Open Space Plan would restrict property owners' rights and stated that he would strongly oppose efforts to implement such a plan in Bowdoinham.

Hodde asked where Viewshed is located, and Meunier responded that she believed the company is based in the Windham area. Hodde expressed concern that residents may not have sufficient input when the Town works with an outside consulting firm.

Favreau stated that he agreed with Acker and did not believe the Town has need of an Open Space Plan. He added that he would work with Acker to oppose adoption of the plan into Town ordinances.

Favreau moved the Board award the Open Space Plan project to Viewshed/FB Environmental and authorize the Town Manager to sign the contract; seconded by Hodde. Vote was 1-3. Joy in favor, Hodde, Favreau and Acker opposed.

G. Act on Health Insurance Reserve Request

The Town is requesting \$4,000 from the Health Benefits Reserve for the Fire Department to cover the overage due to this year's premium changes.

Hodde moved the Board approve \$4,000 from the Health Benefits Reserve for the Fire Department Health benefit overage; seconded by Favreau. Vote was 4-0.

H. Act on Fire Reserve Request

The Town is requesting \$4500 from the Fire Department Reserve to purchase an additional set of turnout gear needed for additional volunteers.

Favreau moved the Board approve up to \$4,500 from the Fire Reserve for a set of turnout gear; seconded by Hodde. Vote was 4-0.

I. Act on Capital Improvement Reserve Request

The Town is requesting for up to \$5,300 from the Capital Improvement Reserve for the purchase of an enclosed trailer for the storage of election supplies and equipment.

Favreau moved the Board approve up to \$5,300 from the Capital Improvement Reserve for the purchase of an enclosed trailer; seconded by Hodde. Vote was 3-1. Acker opposed.

J. Act on MMA's Legislative Policy Committee Nomination

Favreau moved the Board nominate Nicole Briand to serve on Maine Municipal Association's Legislative Policy Committee; seconded by Hodde. Vote was 4-0.

K. Act on Midcoast Humane FY27 Contract

Favreau moved the Board approve Midcoast Humane Agreement for Services; seconded by Hodde. Vote was 4-0.

L. Act on Property Tax Abatement #4

Favreau moved the Board approve FY26 Property Tax Abatement #4, as presented; seconded by Hodde. Vote was 4-0.

VIII. Discussion Items

A. Four Way Stop Demonstration Project Update

Briand stated that during the last discussion, the Board had two questions for MaineDOT regarding the demonstration project and future traffic control measures. MaineDOT provided the following responses:

- The demonstration project is intended to evaluate traffic behavior prior to making final engineering decisions. If the temporary all-way stop proves successful, MaineDOT may conditionally allow the demonstration stop to remain in place until the permanent four-

way stop is installed, provided the timeframe is reasonable and all temporary safety measures are properly maintained.

- Discussion also included future lighting adjustments. MaineDOT stated that when flashing signs require replacement, they are replaced with static signs rather than additional flashing units.

Favreau noted for the public that the proposed changes will not alter the direction of traffic, and the roadway will remain a two-way traffic pattern.

B. Gateway Demonstration Project

Briand informed the Board that, to address speeding entering the village area, the Town could propose a gateway demonstration project to MaineDOT for temporary gateway installations on Bay Road, River Road, and Main Street. The proposal would include installing 3–4 centerline delineators (tubular markers) near the proposed gateways, subject to MaineDOT approval. Briand explained that MaineDOT uses tubular markers as a traffic-calming measure to create additional vertical definition along the roadway centerline, making roads appear narrower to drivers. The estimated project cost is \$750. Acker expressed concern that motorists might run over the markers. Joy noted the Town had received several speeding complaints and felt the project was worth trying. Favreau added that the Sheriff had recommended the measure to help slow traffic.

Acker wants to know how they would know if they actually helped slow traffic. Briand said that DOT data saw they helped. She said she could ask if they were willing to do a speed check or if the Town could put out their speed sign to monitor speeds.

C. Carding Machine Road Traffic Calming

Briand proposed adding centerline delineators along sections of Carding Machine Road to help slow traffic. The estimated project cost is \$750.

Consensus from Board members is that the project is worth a try to slow traffic in the two areas.

D. Data Centers

Hodde asked the Board to discuss, at Sally Cluchey's request, whether Bowdoinham should consider regulations regarding data centers. The Board discussed asking the Planning Board to review potential data center business standards and determine the Town's needs before any proposals are submitted. This could include adding temporary ordinance language until further study is completed.

Favreau asked whether existing size requirements might already discourage data centers or if the ordinance should specifically reference them. Acker suggested adding performance standards for that type of business.

Joy asked about the process for requesting a review. Briand said the Board could ask the Planning Board to review standards related to data centers. Acker also noted there are currently no standards for fuel businesses, and Joy requested that those businesses also be reviewed. Acker further suggested reviewing possible redundancies in cannabis business license renewals.

Briand told the Board the Town received a survey from Maine Municipal Association the Governor has convened a council to look at large scale data center developments in Maine and to make recommendations. They are asking the Board what questions the council should be reviewing. Board members expressed concerns about environmental impact, energy and water consumption, air quality, noise, and emergency response.

Briand said they also asked what type of public engagements opportunities are best. Board agreed on public forums in person.

IX. **Town Manager's Report**

Tuesday, June 9th – Elections (State Primary and School Ballots)

Wednesday, June 10th – Town Meeting

Friday, June 19th - Trek Across Maine

The Lower Abby Bridge on Browns Point Road will be closed again, May 26-28th for additional soil borings.

Town Office Hours:

June 10th – Open 10am-2pm - Town Meeting Set-up

June 18th – Closing at 12:30pm – Staff Appreciation (*Recycling will also be closing at 12:30pm.*)

June 19th – Juneteenth

June 30th – End of Year Processing

July 3rd – Closed for Independence Day Holiday

Bowdoinham will host Lisbon EMS's Study Presentation to the communities on Wednesday, May 27th. Additionally, Lisbon EMS is still working to get a contract with Lisbon for FY27.

Updates:

- The State will be paving a portion of Pond Road and Main Street this summer.
- The Town received reimbursed \$8,134 from the insurance for the damage at the waterfront restrooms due to the freeze up; our deductible was \$1,000.
- On May 15th, a vehicle backed into one of the garage doors at the Fire Station. We are working with the Sheriff's Department and insurance company to address the damage.
- RH Construction is working to get the insulation installation scheduled at Public Works and expects to complete the work in Town Hall in June.
- The Center Street retaining wall has been completed. The Ridge Road retaining wall is scheduled for the end of June after school closes for the summer.
- The bid opening for Back Hill Road and Spring Street reconstruction is scheduled for June 18th. Funding for this project will be contingent on Town Meeting budget approval.
- MSAD #75 has provided municipalities with an updated draft of their Facilities Usage Procedures and Fees policy to review, so that we may provide comments before it is finalized.

Acker stated that he was the one who requested to see the financial information for Bulky Waste Day. He said the Town only made \$128 after expenses. He did not feel that this number supported the Town collecting bulky waste year-round. Joy stated that not everyone in Town is able to attend Bulky Waste Day, using herself as an example. Briand said complaints have been heard that others do not want to hold on to waste for six months at a time to get rid of it.

Bryan Benson, Director of Solid Waste & Recycling, stated that his department refers people on a daily basis to other facilities to get rid of waste. And that they could collect bulky waste everyday they are open.

X. **Announce Future Select Board Meetings**

A. June 9, 2026 at 6:30 pm – Regular Meeting

B. June 23, 2026 at 6:30 pm - Regular Meeting

XI. **Select Board Member's Comments and Request**

Favreau reminded people that Town Meeting on June 10 starts at 6 pm. People need to get there early to check in and get seated. Joy added that there are materials available before Town Meeting for people to review and doors open at 5 pm.

Acker requested that the Board have a discussion item at their next meeting on communications policy. He feels that the Board should discuss upcoming meetings that Board members may attend and decide who will attend, not just the same members. He also feels that other members of the Board should receive a formal summary of these types of meetings.

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

XIII. **Executive Session**

- A. Convene in Executive Session Pursuant to 1 M.R.S. §405(6)(E) to consult with Town Attorney regarding legal services.

Favreau moved the Board enter Executive Session Pursuant to 1 M.R.S. §405 (6) (E) to consult with Town Attorney regarding legal services; seconded by Hodde. Vote was 0-4.

Acker expressed his opposition to discussing the matter with Town Attorney, Leah Rachin in executive session. He stated that his complaints had been made publicly and because the attorney is not a town employee, he believed the matter should be addressed in an open session.

Favreau noted that some items previously discussed in executive session could not be discussed publicly. Acker responded that he would avoid mentioning those items.

Joy added that the Board had previously agreed to speak with the attorney in executive session. Acker reiterated that, because his complaint had already been publicly expressed and published, he believed any response should also occur in public session.

The Board then suggested rescheduling the discussion for a future meeting.

- B. Convene in Executive Session Pursuant to 1 M.R.S. §405(6)(E) to consult with Town Attorney regarding the Land Use Ordinance violations at 1441 River Road.
Convened 8:05 pm. Adjourned 8:53 pm.

Favreau moved the Board enter Executive Session Pursuant to 1 M.R.S. §405 (6) (E) to consult with Town Attorney regarding the Land Use Ordinance violations at 1441 River Road; seconded by Hodde. Vote was 4-0.

Acker moved the Board leave executive session; seconded by Favreau. Vote was 4-0.

Acker moved the Board to direct the Town Attorney to proceed with 80K Land Use Ordinance violation proceedings at 1441 River Road if no consent agreement is signed by June 15, 2026; seconded by Favreau. Vote was 4-0.

- C. Convene in Executive Session Pursuant to 1 M.R.S. §405(6)(E) to consult with Town Attorney regarding the Land Use Ordinance violations at 780 Ridge Road.
Convened 8:54 pm. Adjourned 9:22 pm.

Acker moved the Board enter Executive Session Pursuant to 1 M.R.S. §405 (6) (E) to consult with Town Attorney regarding the Land Use Ordinance violations at 780 Ridge Road; seconded by Favreau. Vote was 4-0.

Acker moved the Board leave executive session; seconded by Favreau. Vote was 4-0.

Acker moved the Board authorize the Town Attorney to move forward with 80K proceedings at 780 Ridge Road pursuant to the letter stating all debris be removed in ten days as of the date of the letter; seconded by Favreau. Vote was 4-0.

- D. Convene in Executive Session Pursuant to 1 M.R.S. §405(6)(E) to consult with Town Attorney regarding pending Gallant court proceedings.
Convened 9:23 pm. Adjourned 9:32 pm.

Acker moved the Board enter Executive Session Pursuant to 1 M.R.S. §405 (6) (E) to consult with Town Attorney regarding pending Gallant court proceedings; seconded by Favreau. Vote was 4-0.

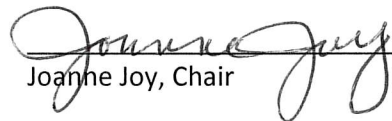
Acker moved the Board leave executive session; seconded by Hodde. Vote was 4-0.

No action was taken.

XIV. Adjourn

Adjournment was at 9:33 p.m.

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