

TOWN OF BROWNVILLE
PUBLIC HEARING – Marijuana License Application
Tuesday, November 15, 2022 ~ Beginning @ 6:00 pm
BOARD OF SELECTPERSONS MEETING MINUTES
American Legion Post #92 ~ 67 Railroad Ave. Brownville

PUBLIC HEARING

To act upon a marijuana license application for a Caregiver Retail Store operated by Andrea Witham D/B/A Triple Goddess Cannabis at 1497 Main Road in Brownville.

Meeting opened at 6:00PM by Felice Lyford, Deputy Clerk

Present: Shawn Mitchell, Jeff Coates, Mary Brooks, Andrea Witham, Shannon Lord, Scott Thompson, Adam Peirce, Cody Larrabee, Megan Larrabee, Anisa Witham, Leesa Coates (Board Secretary), (Board Members present) Byron Weymouth, Shelly Ekholm, Kevin Emery, Dean Bellatty, and Felice Lyford.

A question-and-answer session was held including:

- ◇ Will this business be for medical marijuana use only?
Yes
- ◇ Is the store still listed for sale? What will happen if it sells?
Yes, if the store sold, and the applicant relocated, the licensing process would have to come back to the voters for approval in a new location.
- ◇ What are the planned hours for the business?
10am-7pm. Closed on Sundays. Also offer a delivery service.
- ◇ Are they going to employ people?
Yes, but no more than three are planned once up and running.
- ◇ Will they be growing marijuana at the business location?
No, not interested in growing and that is a different license with the State also.

All questions were answered. No further discussion.

Public Hearing Closed at 6:08

BOARD OF SELECTPERSONS MEETING

1. Called to Order at 6:09 by Chairman Byron Weymouth
 - a. Selectpersons Present: Byron Weymouth, Shelly Ekholm, Kevin Emery, Dean Bellatty.
 - b. Employees Present: Felice Lyford, Leesa Coates, Kevin Black, Shawn Mitchell
 - c. Residents/Others Present: Jeff Coates, Mary Brooks
2. Approval of prior meeting minutes from October 18, 2022
Motion made by Shelly Ekholm, Second by Kevin Emery, All in favor
3. Review of the Treasurer's Warrants (Payroll, Accounts Payable, Water/Sewer)
4. Marijuana License Application - *Motion to approve the application for a marijuana license to Andrea Witham D/B/A Triple Goddess Cannabis for a Caregiver Retail Store to be located at 1497 Main Road. Motion was made by Shelly Ekholm, Second by Kevin Emery, All in favor.*
5. Liquor License Renewal – Wildwoods Trailside Cabins & Restaurant

Liquor license was submitted early (exp Jan 2023), so as to allow for extra time during these busy months before holidays and end of year processes.

Motion to approve the renewal of a Class A Restaurant Malt, Liquor, Wine & Spirits License for Wildwoods Trailside Cabins operated by Cheri Zelkan for the year 2023. Motion was made by Dean Bellatty, Second by Shelly Ekholm, All in favor.

6. Real Estate Tax Abatements/Supplementals - The Assessor is recommending a supplemental to Henry & John Zwetsloot for a tree growth penalty (at the owner's request) for removal of one acre Map 8 Lot 2 off Schoodic Lake Rd for a taxable amount of \$140.00. Also, she is recommending an abatement to Alpine Property Trust, Tax Map 2 Lot 13-1, 554 Stickney Hill Rd for an overvaluation of \$5,600 and a tax abatement of \$114.24 and an abatement to Bill Bouzianis, Tax Map 4 Lot 72, 292 Church St for an overvaluation of \$21,600 and a tax abatement of \$440.64 as the cabin was not built as of 4/1/2022.

Motion to approve a supplemental to Henry & John Zwetsloot Map 8 Lot 2 of \$140.00, an abatement to Alpine Property Trust, Map 2 Lot 13-1 of \$114.24 and an abatement to Bill Bouzianis, Map 4 Lot 72 of \$440.64. Motion made by Shelly Ekholm, Second Kevin Emery, All in favor

7. Release Deeds – Water/Sewer Foreclosures – ***Tabled, awaiting legal opinion on wording of quit claim deed as owner deceased and there is an estate involved.***
8. Maine Highlands Broadband Coalition - As discussed and authorized at our October meeting, I signed an MOU with Consolidated Communications committing \$17,000 of our ARPA funds to support the grant application with Maine Connectivity for expansion of fiber broadband in unserved and underserved areas. That application deadline was 11/9/2022. No further action is needed at this time. We will wait and see if the coalition receives the award.
9. Fire Truck Purchase & Sale - We have received an offer from Tom York at K&T Fire Equipment to purchase our 1989 Volvo Tank Truck for the amount of \$11,500. Also, the Dover-Foxcroft Board of Selectpersons voted at their Board meeting to accept \$30,000 from Brownville to purchase their 2000 International Fire Truck with some equipment. As discussed at last month's meeting, this would replace a truck that we are rarely able to utilize with one that would be beneficial at any call. Aside from lettering the truck, the Chief estimates around \$6,000 to outfit it optimally. The Town does have approximately \$35,000 in the Fire Department Reserve and \$10,000 in Small Equipment Fire Reserve.

A) Motion to sell our 1989 Volvo Tank Truck to Tom York/K&T Fire Equipment for the amount of \$11,500, to be put in the Fire Department Reserve.

Motion: Shelly Ekholm, Second: Kevin Emery, All in favor

B) Motion to purchase a 2000 International Fire Truck from the Dover-Foxcroft Fire Department for the amount of \$30,000 from the Fire Department Reserve.

Motion: Shelly Ekholm, Second: Kevin Emery, All in favor

C) Motion to spend up to \$2,000 to outfit the 2000 International Fire Truck from Small Equipment Reserve.

Motion: Shelly Ekholm, Second: Kevin Emery, All in favor

10. Department Head Updates -

a. Administration -

- i. Ordinances Reviewed in 2021- Continue research into Shoreland Zoning Ordinance and drafted changes.
- ii. Budget Review – Hand out was given with numbers to date. Most departments are within 80% of appropriated fund used. Some are over, but this will give a more

accurate view into budget for the future. Maine Municipal Employees Health Trust 2023 Rates – We will see an increase in 2023 for our health insurance rates as well as our income protection plan rates. Any dental, vision and life insurance benefits remain the same as 2022. MMEHT indicates a 4.5% increase to health and a 4.9% increase to income protection plan. This equates to \$586.55 per person for health (about \$4100 increase total) and ranges from \$1.87 - \$4.20 (depends on annual salary) for IPP. We are currently in open enrollment for employees to make any changes they wish for the 2023 calendar year. County Budget – As of Nov 3rd, the proposed budget for the County shows a possible increase to Brownville of \$12,743 over 2022. \$108,893 was our 2022 assessment. 2023 would be \$121,637. The budget will be discussed at a Public Hearing on Monday, November 28, 2022 at 6:00p.m. in the Commissioners' Chambers in the Peaks Building if anyone is interested in attending.

- iii. Website – Temporary page is visible.
 - iv. Charter Review 2023 – Felice will review and make recommendation for the one amendment change that can take place on an annual basis, to be brought before the public at 2023 Town meeting.
 - v. Impending Real Estate Tax Foreclosures – 32 impending foreclosures notices were mailed on 10/31/22 with maturity date of 12/4/22. We have 8 paid since then. More have been promised.
 - vi. Municipal Stream Crossing Upgrade Grant – Kevin & I met with Christian Fox from the Nature Conservatory back in June regarding culvert replacement priorities in town. Maine DEP is funding upgrades for stream crossings and the Nature Conservancy along with Calderwood Engineering were given funds to assist with writing grants for municipalities. The Alder Stream Crossing on Spencer Road was identified as a priority, and the estimated project cost is \$178,000 to install a 10' x 4.5' corrugated metal arch to replace two small culverts, one 3' diameter and one 2' diameter. The grant application is for \$150,000. The Town would be responsible for an in-kind match of material (gravel), trucking and some labor estimated at \$28,000.
- b. Public Works-
- i. PSWC Update - The transfer site is now accepting corrugated cardboard for recycling. Next PSWC meeting is Wednesday, December 14th.
 - ii. MRC Update – MRC is still working through legalities on the acquisition of the Hampden Facility. We do not have info on when they will reopen at this time.
- c. Public Safety
- i. Dangerous Buildings – First formal letter mailed certified on 10/21/22. There were no changes/improvements when I visited each property the day before. A letter has also been sent to a property owner on Quarry Ave regarding occupancy of a mobile home that was permitted to be used as storage only. There is no known subsurface wastewater disposal system or storage tank to that building. A generator runs 24/7 as well as solar panel and now there appears to be a wood stove. Same property also has very large items in the roadway obstructing road maintenance and through travel as well as other vehicles, metals and various junk throughout the property.
 - ii. Donation of Conex Box – Northern Clearing Inc – You may have noticed the large storage unit sitting beside the Jct Fire Station recently donated by Northern Clearing Inc. The added space was much needed and greatly appreciated!
 - iii. Fire Chief and Assistant Chief requesting addition of two Lieutenant positions within the department. Suggest an additional stipend of \$1,000 for each starting with the 2023 budget. There are two individuals very interested in the new responsibilities and they are willing to start now with no additional pay if the Board approves. **Motion to authorize the addition of two Lieutenant positions within the Fire Department without pay for the remainder of 2022. Motion: Shelly Second: Dean Vote: Unanimous.**
- d. Parks & Recreation
- i. Holiday Train in November – The Holiday Train will be arriving at the CP Railyard on Wednesday, November 23rd around 2:45p.m. with access from the Main Road

(Railroad Ave access is blocked by snow fence). We are starting to circulate more details in preparation

- e. Water/Sewer
 - i. Main Road Service Relocation Project – The project is complete. Kevin submitted the invoices for reimbursement of matching funds through the Drinking Water State Revolving Fund. Our 15% match should equate to approximately \$3,700.
 - ii. Septage Land Application – Legislation passed last spring that became effective in August 2022 to prevent further contamination of soil and water in the state with so-called forever chemicals (PFAS). Part of the new law directs DEP to “study methods and develop a plan for prohibiting the land application of septage in the state,” and report to the Legislature by 1/15/2023, which places our application that was submitted earlier this year to renew, on hold. Without the ability to spread sludge at our treatment plant, we would be looking at very costly alternatives such as having a company pump and truck our sludge somewhere else (with no identified places to go), or find alternative ways to treat it ourselves, which is not a viable option at our current treatment plant. There is an informational meeting being held by DEP on Tuesday, November 29th in Augusta to also give stakeholders the opportunity to comment and/or ask questions. Kevin & Felice will plan to submit written comments at the very least to hopefully provide a picture of the significant impact this could have on our small sewer system and this little community.
 - iii. Sewer Jetter – We are keeping our eye out for something used. Will report back if we find something that fits our needs and is an affordable option.

11. Open Session – We are planning to hold our fourth quarter staff training on December 20th in the afternoon along with our holiday party if any Board members would like to attend.

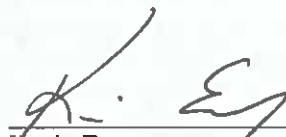
12. Next Meeting – Tuesday, December 20 at 6:00 pm. Plan to do appointments for Fire Chief, Assistant Fire Chief and two Lieutenants starting 1/1/2023.

13. Motion to Adjourn at 7:38PM

Motion: Shelly Ekholm, Second: Kevin Emery All in favor

Respectfully submitted,
Leesa Coates
Selectpersons Secretary


Byron Weymouth, Chairperson


Kevin Emery

James Hartin


Shelly Ekholm

Dean Bellatty