

WISCASSET SELECTBOARD,  
TAX ASSESSORS AND OVERSEERS OF THE POOR  
MAY 21, 2024  
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Terry Heller, Vice Chair Bill Maloney, Chair Sarah Whitfield (arrived during the meeting), and Town Manager Dennis Simmons

Absent: Pam Dunning

The Vice Chair called the meeting to order at 6:06 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the Payroll Warrants of May 10 and May 17, 2024. Vote 3-0-0.**

b. **Terry Heller moved to approve the Accounts Payable Warrants of May 14 and May 21, 2024. Vote 3-0-0.**

3. Approval of Minutes

a. **Terry Heller moved to approve the minutes of May 7, 2024, as amended. Vote 3-0-0.**

4. Special Presentations or Awards

Hunter Farrell and Logan Hilton, recent graduates of the Maine Criminal Justice Academy, were sworn in as Wiscasset Police Officers. Chief Hesseltine congratulated the new members of the Wiscasset Police Department and noted that this is the first time in his tenure as chief that the police force has been fully staffed.

5. Committee Appointments

6. Public Hearings

a. Annual Referendum Town Meeting Warrant Articles: **Terry Heller moved to open the public hearing at 6:13 p.m. Vote 3-0-0. Terry Heller moved to close the public hearing at 6:14 p.m. Vote 3-0-0.**

b. Medical Cannabis Storefront for Richard Petron, DBA Seafoam LLC, located at 493 Gardiner Road: **Terry Heller moved to open the public hearing at 6:15 p.m.** In response to Dan Sortwell's question, the Town Manager said the proposed location for Seafoam LLC was well

over 1000 feet from the school. (Sarah Whitfield arrived during the discussion.) **Terry Heller moved to close the public hearing at 6:16 p.m. Vote 4-0-0. Terry Heller moved to approve the application of Seafoam LLC. Vote 3-1-0 (Maloney opposed).**

7. Public Comment on non-agenda items – none

8. Department Head or Committee Chair

a. Department Head monthly reports

9. Unfinished Business

a. Wawenock Block Update: Sarah Whitfield reported she had received word that the masonry work was completed half-way up to the third-floor windows and should be finished with the installation of brick on the front elevation before June 15. When the masonry work is completed, the staging will be removed. Terry Heller noted that slag from the construction site was draining into the ground around a tree on the site; Dennis Simmons will advise the contractor.

10. New Business

a. Johnson Control presentation: Dean Angeledes presented the measures included in the proposed Guaranteed Energy Savings Contract. The contract would cover the Wiscasset High School, Elementary School, town offices, town offices-emergency, community center, DPW, transfer station and airport. The \$1.9 million construction would consist of Renewal Energy-photovoltaic Generation, interior and exterior lighting, weatherization, attic insulation, pipe valve insulation and FMS zone 1. Installation duration will be 16 months, the term of the contract is 20 years with a financing interest rate of 5.16%. Estimated savings over the 20-year contract will be \$3.265 million. The board will review the proposal and if it decides to move ahead with the project the matter will require a town vote. In response to Ed Polewarczyk's question, Simmons said the proposed contract will be on the town website. The chair added that the proposal will be on the next agenda with questions by the board and others.

b. New Business License Applications

- Marketplace Café, 681 Bath Road: **Terry Heller moved to approve the Business License Application for Marketplace Café located at 681 Bath Road. Vote 4-0-0.**
- ABC Plants, LLC, (online business) 8 Brookside Lane: **Terry Heller moved to approve the Business License application for ABC Plants, LLC, located at 8 Brookside Lane. Vote 4-0-0.**
- Aekeir Brewing, LLC, 11 Main Street: **Terry Heller moved to approve the business License Application for Aekeir Brewing, LLC, located at 11 Main Street. Vote 4-0-0.**
- Ambleside, 15 Bradford Road: **Terry Heller moved to approve the Business License Application for Ambleside located at 15 Bradford Road. Vote 4-0-0.**

c. Monthly Financials

- HM Payson Statement of Accounts
- Year to date expense/revenue reports

d. Commercial Waste Disposal Hauler License – Riverside Disposal: **Terry Heller moved to approve the Commercial Waste Disposal Hauler License for Riverside Disposal. Vote 4-0-0.**

e. Commercial Waste Disposal Hauler License – Dave’s Disposal: **Terry Heller moved to approve the Commercial Waste Disposal Hauler License for Dave’s Disposal. Vote 4-0-0.**

f. Legislative Policy Committee Nomination: **Terry Heller moved to appoint Pam Dunning to the Legislative Policy Committee. Vote 4-0-0.**

g. Wiscasset Farmers’ Market picnic table donation: Dan Sortwell said that the Farmers’ Market will donate an 8-foot picnic table that can be used by its customers and by the town employees. **Terry Heller moved to accept the donation. Vote 4-0-0.**

h. Memorial Bench Discussion – Peter Wells: Wells displayed alternate plans for proposed memorial benches with flowering trees and walkway near the recreational pier in memory of Ernie Gallerani who had died in 2023. Installation would be in the fall or next spring depending on fundraising the approximately \$4000 to \$5000 needed. Wells had met with the Waterfront Committee for their input. No town funds will be needed. **Bob Maloney moved to go ahead with the project Plan A contingent upon the Town Manager’s and Public Works’ discussion. Vote 4-0-0.**

i. American Legion Donation-bench at Veterans’ Memorial Monument – The American Legion will cover the costs. **Terry Heller moved to accept the bench at the Veterans’ Memorial Monument from the American Legion. Vote 4-0-0.**

11. Assessors’ Business

a. Ratio Declaration Form

12. Town Manager’s Report

Dennis Simmons conveyed condolences to the family and friends of Bruce Engert, former Code Enforcement Officer, who passed away recently.

Simmons congratulated the new police officers and listed their numerous responsibilities. He noted that it was EMS week and thanked the EMS staff for their work performing a difficult job.

The application to the DEP Clean Water State Revolving Fund for assistance in relocating the WWTP has been denied, as the requests for funding outweighed the financial resources available. The EPA has reached out to the town to begin the process of securing the \$5 million in Congressional Directed Spending that was appropriated during the current federal budget.

Work continues on the Old Ferry Road culvert replacement. Concrete work for the new arch culvert is nearly completed. The arch is expected to be delivered the week of the 19<sup>th</sup> and will need to be assembled on site before installation can begin.

Selectman Maloney and Simmons have been negotiating with the police department union representative to renew their agreement and should have something for the board's consideration before the current contract expires June 30<sup>th</sup>.

Simmons will be attending the Brownfields Summit May 29<sup>th</sup> and 30<sup>th</sup> in Portland and will be away from May 22 to May 26.

The Town Meeting Referendum is June 11 from 8 am to 8 pm. at the community center and all are encouraged to vote.

The future comprehensive plan survey is on the town website and copies are available at the town office, the community center, and the library.

### 13. Other Board Business

Sarah Whitfield thanked the board members for their patience and Bill Maloney for acting on her behalf until she arrived.

### 14. Adjournment

**Terry Heller moved to adjourn the meeting at 7:02 p.m. Vote 4-0-0.**