

WISCASSET SELECT BOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
JULY 30, 2024
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Vice Chair Pam Dunning, Terry Heller, Bill Maloney, Chair Sarah Whitfield and Town Manager Dennis Simmons

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Wastewater Treatment Plant relocation discussion with Bill Olver

Bill Olver (Olver Associates, Inc.) via zoom listed the possible sites for relocation of the Wastewater Treatment Plant: Mason Station, Morris Farm, Federal Street, the Public Works building, and Churchill Street. The Federal Street location was eliminated from consideration as the site could be controversial given the historical nature of the area. Mason Station was eliminated from possible sites as there were conflicting future development plans for the area and the need for major sewer configurations to reach the site. The cost of relocating the sewer plant to Churchill Street or Morris Farm eliminated those sites from discussion.

Relocating the sewer plant to the Public Works site would require relocating the Public Works building and salt shed to the site of the Transfer Station. The cost of relocating the sewer plant to the Public Works site including a new public works building and salt shed (\$51,150,000) was less than the alternatives. After discussion about the need to have a location for the future wastewater treatment plant before applying for funds, **Pam Dunning moved to move forward with current site of the Public Works garage for the new wastewater treatment plant and moving public works up near the fire department training site. Vote 5-0-0.** The matter will be on the November ballot.

3. EMS Chief Bean's request to use Scout Hall as a training/meeting center

Erin Bean said her proposed plan to acquire the Scout Hall would create a facility that is not just accessible, well-equipped and conducive to adult learning but also a game-changer for the Town of Wiscasset and other area agencies. She said that the town has no adequate site to meet and conduct the state-required training, and although paramedic courses such as Pediatric Advanced Life Support, Advanced Cardiac Life Support and CPR can be taught without additional cost, current facilities are not adequate and there is a need for a dedicated training space

She suggested that Scout Hall could fulfill that requirement. The site could also be rented to outside agencies for training purposes, providing income to the town, or for town meetings. The site will need some cosmetic and small facility updates such as heat pumps, laminate flooring, repainting and educational supplies such as a TV screen for presentations; tables and chairs will be purchased. Bean submitted a draft budget showing total expenses and revenue. Total annual revenue less expenses was estimated at \$67,155.00. After discussion, **Pam Dunning moved that the board authorizes the EMS service to go forward to adapt the Scout Hall as a training/meeting center. Vote 5-0-0.**

4. Lincoln County Affordable Housing Investment Process

Aaron Chrostowsky requested the town's support in submitting a letter of interest for town planning projects to the Lincoln County Regional Planning Commission. He said the county is interested in reallocating its remaining affordable housing ARPA dollars to provide financial assistance to Lincoln County towns that need planning dollars to advance the development of affordable first responder and/or municipal workforce housing on town-owned parcels.

Possible projects could include, but are not limited to:

- Site development studies, including concept planning, surveying work, preliminary architectural plans, etc.
- Engineering studies to determine the feasibility of extending sewer and water to the town-owned site (or well and septic system if not connected to public infrastructure).
- Engagement of a consultant to help with the project including facilitating public engagement to get community buy-in.
- Consulting with legal counsel on how a first responder and/or municipal workforce housing program will work in our community.

The Lincoln County Housing Needs Assessment indicates that Wiscasset has the potential for 110 new units. It has invited Wiscasset to submit a letter of intent to apply for a grant to use for this purpose. Chrostowsky asked the board to request planning resources for the development of the Old Ferry Road Development Project. The grant would be for the first step, not for the actual building of housing. **Pam Dunning moved to authorize Economic Development Director Aaron Chrostowsky to submit a letter of intent to Lincoln County Affordable Housing Investment Process for the development of affordable housing on the Old Ferry Road property. Vote 5-0-0.**

5. Pleasant Street Extension Maine Natural Resources Conservation Program

Sarah Whitfield said the town was rescinding its request for funds from the Maine Natural Resource Conservation Program. It was determined that the additional research requested by the application will require more time than the short timeframe allowed for submission. Dennis Simmons said he does not have the staff to work on the application and asked the board to withdraw the application. **Pam Dunning moved to authorize the Town Manager to rescind the letter of intent. Vote 5-0-0.**

6. Adjournment

Bill Maloney moved to adjourn the meeting at 7:08 p.m. Vote 5-0-0.