

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
JANUARY 21, 2025
IN PERSON AND VIA ZOOM

Preliminary Minutes

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

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

1. Pledge of Allegiance

2. Approval of Treasurer’s Warrants

a. Payroll Warrants: January 10, 2025, and January 17, 2025. **Terry Heller moved to approve the payroll warrants of January 10, 2025, and January 17, 2025. Vote 4-0-0.**

b. Accounts Payable Warrants: January 14, 2025, and January 21, 2025. **Terry Heller moved to approve the accounts payable warrants of January 14, 2025, and January 21, 2025. Vote 4-0-0.**

3. Approval of Minutes

a. January 7, 2025: **Terry Heller moved to approve the minutes of January 7, 2025. Vote 4-0-0.**

4. Special Presentations or Awards – none

5. Committee Appointments – none

6. Public Hearings – none

7. Public Comments

Evan Goodkowsky, newly elected County Commissioner, presented the county flag to the Town. He also provided information on services provided by the county (Central Lincoln County YMCA) and the contact person: Karen-Ann Hagar-Smith 207-403-4116. Goodkowsky noted that it has been at least 150 years since someone from Wiscasset had been on the Board of Commissioners.

Luke Sandin introduced himself to the board. He is a member of the Waterfront Committee and farms oysters.

8. Department Head or Committee Chair

a. Department Head Monthly Reports

9. Unfinished Business – none

10. New Business

a. Business License – Panacea: **Terry Heller moved to approve the Business License Application for Panacea, LLC, located at 100 Main Street. Vote 4-0-0.**

b. Earth Day Celebration: **Terry Heller moved to hold a 2025 Earth Day Celebration on Saturday, April 26, 2025, at the Wiscasset Community Center. Vote 4-0-0.** Cassie Rose, Chair of the Climate Action Team spoke briefly on the team’s activities.

c. Monthly Financials

- H.M.Payson State of Accounts
- Year to date expense/revenue reports

d. Surplus Item

- EMS Fly Car: **Terry Heller moved to deem the EMS Fly Car, a 2016 Ford Explorer, as surplus and authorize the Town Manager to solicit bids for the sale of the vehicle. Vote 4-0-0.**

e. Correspondence

- LifeFlight of Maine: Acknowledgement and thanks for the \$936.00 donation.
- Maine Municipal Association Dividend Check received for \$6.597.

11. Assessors Business

12. Town Manager’s Report – none

13. Other Board Business

14. Adjournment

Terry Heller moved to adjourn the meeting at 6:15 p.m. Vote 4-0-0.

5a

TOWN OF WISCASSET
BOARD/COMMITTEE APPLICATION

Full name: Jennifer Surgenor

Street Address: PO Box 1132

Mailing Address (if different than street): _____

Are you a legal resident of Wiscasset: Yes If not which town: Wiscasset

Home phone 8455194285 Cell phone _____ Email: surgenor.jennifer@gmail.com

I wish to be considered for appointment to the: Climate Action

Full member: Alternate member: Is this a reappointment: No

Do you currently serve on any town board/committee: No

If yes, which board/committee: None other: _____

List any civic organizations you belong to: none

Prior experience, knowledge, or abilities that would contribute to the board or committee:
(please be brief) I helped plan the Earth Day Celebration last spring and have become more familiar with the work of the WCAT team. I am an elementary and outdoor educator and have experience teaching about climate change. I have attended

Signature: Jennifer Surgenor Date: 01/12/25
Jennifer Surgenor (Jan 12, 2025 13:26 EST)

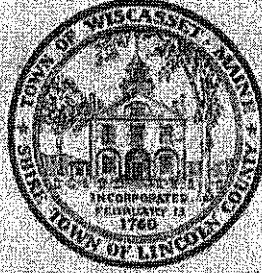
If you wish to add additional information, please print this form and either scan it with the additional information and email to clerk@wiscasset.org or return to the town office 51 Bath Road, Wiscasset, ME 04578 fax 882-8228

Office use only

Date received _____ Date appointed: _____ Term: _____

*** Planning Board will make their Decision on our Planning Board Site Plan Application at their November 25th Meeting***

ba



COPY

TOWN OF WISCASSET
CANNABIS ESTABLISHMENT LICENSE APPLICATION

- New application \$500 non-refundable Adult Use Cannabis Store
- Renewal application \$500 non-refundable
- Adult Use Storefront Fee: \$5,000
- Medical Use Storefront Fee: \$5,000
- Manufacturing Facility \$2,500
- Cannabis Testing Facility \$2,500
- Cannabis Cultivation Facility <30 plants <500 sq ft canopy \$1,000; 500 sq ft <2000 sq ft \$1,500; >2000 sq ft \$2,500

Name of the Business: JAR Cannabis Co. - Adult Use Cannabis Store

Name of Corporation or LLC: if different: JAR Co. CV LLC

Physical address of Business: 564 Bath Rd Wiscasset, ME

Mailing address same as above

Mailing address if different: 75 Westminter St Lewiston, ME 04240

Map U-15 Lot 005-A

Applicant name: JAR Cannabis Co.

Applicant address same as above:

Applicant Address if different: 564 Bath Rd Wiscasset, ME

Contact number and email address: 207-333-8171 joel@jarcannabis.com

Emergency contact: Joel Pepin

Emergency phone number and email: 207-333-8171 joel@jarcannabis.com

Has the applicant been denied an application for a cannabis license by another jurisdiction?

ba



Town of Wiscasset

TOWN OF WISCASSET PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, February 4, 2025, at 6:00 p.m. in the Municipal Building Hearing Room. The purpose of the hearing is as follows:

- To act on a request for an Adult Use Cannabis Storefront for JAR Co. CV LLC located at 564 Bath Road, Wiscasset.

background check
08/26/2024

Internal Use Only

- A copy of the applicant's state registration application and supporting documents, as submitted to the state registration authority.
- Evidence of all state approvals or conditional approvals required to operate a cannabis establishment, including but not limited to, a state registry identification card, registration certificate, or conditional license, if applicable.
- If not included in the applicant's state registration application, a description of the form of ownership of the business enterprise together with attested copies of an articles of incorporation, bylaws, operating agreement, partnership agreement or articles of association that govern the entity that will own and/or operate the cannabis establishment.
- If not included in the applicant's state registration application, an affidavit that identifies all owners, officer, members, managers or partners of the applicant and their ownership interests.
- A signed release for each applicant and each officer, owner, member, manager, or partner of the applicant seeking a license allowing the Town of Wiscasset to obtain criminal records and other background information related to the individual.
- A statement as to the precise nature of the business with a description of the nature of all products and services offered to its customers.
- A description of the premises for which the license is sought, including a plan of the premises and a list of all equipment, parts and inventory used in the operation of the cannabis establishment.
- Evidence of an interest in the premises in which the cannabis establishment will be located, along with the written consent of the owner of the premises for such use, if the applicant is not the owner.
- Evidence of all land use approvals or conditional land use approvals required to operate the cannabis establishment, or applications that have been filed and are pending for the required approvals, including but not limited to site plan approval, building permits, conditional or special use approval, change of use permits and/or certificates of occupancy.
- Evidence of all other approvals or conditional approvals required to operate a cannabis establishment, including an applicable food license *N/A*

Public Hearing held: _____ date

Select Board approval: Yes No Reasons for denial: _____

Signed _____ chairperson

Date: _____

From: Patrick Sandefur <sandefurp@gmail.com>
Sent: Thursday, January 23, 2025 11:02 AM
To: manager@wiscasset.org
Cc: Cassandra Rose
Subject: Resignation Notice

Good Morning Dennis,

I hope you are well.

This email serves as my official notice of resignation from the Climate Action Team. It has been a pleasure to be a part of this committee and I wish everyone all the best in the future.

Best regards,

Patrick Sandefur
860-655-1222

PARTNERING TO END HUNGER



Good Shepherd

FOOD BANK OF MAINE

10c

John O'Connell, Town Manager
Town of Wiscasset
51 Bath Rd
Wiscasset, ME 04578

Thank you for your gift!

GIFT RECEIPT

Gift Processed Date: 12/23/2024
Gift Amount: \$4,000.00
Designation: \$3,000 to Help Yourself Food Pantry
\$1,000 to Wiscasset Nazarene Outreach Food Pantry

Good Shepherd Food Bank certifies that no goods or services were exchanged for this contribution. Good Shepherd Food Bank is an exempt organization as described in Section 501(c)(3) of the Internal Revenue Code; EIN 22-2986809.

Your gift has been received and processed by Good Shepherd Food Bank as noted above. Should you have any questions about your gift, please contact Kristie Greenough at 207-782-3554, ext. 1519.

On behalf of everyone at Good Shepherd Food Bank of Maine, and the nearly 180,000 Mainers facing hunger, thank you for your gift. We are grateful to you for joining us in our commitment to ensure that all the people of Maine have the healthy food they need to thrive every day.

P.S. The date above reflects when we processed your gift and does not imply the date your gift was made. Please consult with your CPA or tax preparer to determine the tax consequences of your donation. Good Shepherd Food Bank cannot provide tax advice, but we understand that the determination of the gift date is entirely up to the donor and the date you delivered or mailed your donation is generally recognized as the gift date.

Make a secure online donation at: feedingmaine.org





Town of Wiscasset

Office of the Town Manager

February 4, 2025

To: Wiscasset Select Board

Ref: Town Manager's Report

We have a short meeting tonight, but extra meetings will be upon us soon.

JAR Co. CV LLC dba JAR Cannabis Co. has submitted an application to operate an Adult Use Cannabis retail store at 564 Bath Road (site of the former coffee roasters). Having met all of the requirements of Wiscasset Town Ordinance Article XIV Adult Use Cannabis Business Ordinance I recommend approval of the license.

It is time to begin negotiations of the CBA between the Town and the International Association of Machinists and Aerospace Workers who bargain on behalf of the public works, transfer station, WWTP, and the support staff of the town office. I am requesting a representative of the Select Board be on the negotiation team for the town.

FY'26 budget development is well under way. Department head requests are being reviewed and refined. We are on track for our initial Select Board review February 11th. Union negotiations will run simultaneously with budget development so some figures may change as we move forward.

In addition to budget development, annual performance reviews of those who report directly to me are under way.

Cleanup of the Pinkham property is proceeding. They have removed a substantial amount of junk cars and other trash from the grounds. We are anticipating a final inspection of the property next week and should that be to the CEO's satisfaction and the required fines have been paid, the case will be closed.

I am still trying to get caught up from being away, but making good progress.