

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MAY 7, 2024
IN PERSON AND VIA ZOOM

Present: James Andretta, Pam Dunning, Terry Heller, Vice Chair 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. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the Payroll Warrants of April 19, April 26, and May 3, 2024. Vote 5-0-0.**

b. **Terry Heller moved to approve the Accounts Payable warrants of April 23, April 30, and May 7, 2024. Vote 5-0-0.**

3. Approval of Minutes

a. **Terry Heller moved to approve the minutes of April 16, 2024. Vote 5-0-0.**

4. Special Presentations or Awards – none

5. Committee Appointments

a. Ervin Deck – Planning Board

Pam Dunning moved to appoint Ervin Deck to the Planning Board. Vote 5-0-0.

6. Public Hearings

a. **Liquor License, Seabasket, LLC located at 303 Bath Road. Pam Dunning moved to open the public hearing at 6:02 p.m. Vote 5-0-0. Pam Dunning moved to close the public hearing at 6:03 p.m. Vote 5-0-0. Pam Dunning moved to approve the Liquor License for Seabasket, LLC located at 303 Bath Road. Vote 5-0-0.**

b. **Special Amusement Permit – Carla Chapman, DBA The Cubbyhole located at 213 West Alna Road. Pam Dunning moved to open the public hearing at 6:04 p.m. Vote 5-0-0. Pam Dunning moved to close the public hearing at 6:04 p.m. Vote 5-0-0. Terry Heller moved to approve the special amusement permit for Carla Chapman, DBA the Cubbyhole located at 213 West Alna Road. Vote 5-0-0.**

7. Public Comment

Richard Riese thanked the Town for its support of the Maine Art Gallery.

8. Department Head or Committee Chair

Old Ferry Road Economic Development Proposal – Aaron Chrostowsky (see below)

9. Unfinished Business

- a. Wawenock Block Update: The board had received information that the work is proceeding, the brick work is completed up to the third-floor windowsills.
- b. Hagar Paving Bid Approval: **Pam Dunning moved to approve that the town of Wiscasset move forward with Hagar Paving bid. Vote 5-0-0.**

10. New Business

- a. Appointment to the Lincoln County Regional Planning Commission Board of Directors: **Terry Heller moved to appoint Dennis Simmons, Town Manager, and Aaron Chrostowsky, Economic Development Director, to the Lincoln County Regional Planning Commission Board of Directors. Vote 5-0-0.**
- b. New Business License, Sheepscoot Enterprises, LLC, located at 8 Brookside Lane: **Pam Dunning moved to approve the new business license for Sheepscoot Enterprises, LLC, located at 8 Brookside Lane contingent upon discovery of compliance. Vote 5-0-0.**
- c. Sewer Abatement Request – Seabasket, LLC 303 Bath Road: Rob Lalli, Manager, WWTP, reported that a pipe had burst at the restaurant in January when the restaurant was closed. The water company noticed the unusually high consumption and sent someone to turn off the water and notified the owner of a potential water leak. The owner who lives out of town did not receive the January bill in a timely manner. On receiving the bill for January, the owner applied for an abatement. The request was not received within the 30-day period as required and Lallis recommended not granting the abatement. He suggested discussing whether the period for requesting abatements be increased from 30 to 45 days. **Pam Dunning moved to deny the abatement. Vote 3-2-0 (Andretta and Heller opposed).**
- d. Cheryl Rust donations to the Town Welfare Account and Wiscasset Ambulance Service: **Pam Dunning moved to accept the donation from Cheryl Rust to the Town Welfare Account and the Wiscasset Ambulance Service. Vote 5-0-0.**

11. Assessors Business – none

12. Town Manager's Report

Dennis Simmons reported that to date the town had paid \$7, 318 as opposed to \$34,210 last year for streetlights. Three applications for funds for the Wastewater Treatment Plant have been made and responses are expected in August.

8. Department Head or Committee Chair

- a. Old Ferry Road Economic Development Proposal – Aaron Chrostowsky, Economic Development Director

Chrostowsky outlined the three steps in the economic development proposal: 1. Conduct Due Diligence including a brownfield site assessment, boundary survey/title search, constraints

analysis and a market analysis. 2. Develop a master plan. 3. Advertise RFR/Q to contract/hire a Master Developer. Visions for the property could include a solar farm, housing, tech park or recreation and open space. He said the goal is to find the highest and best use for the property.

13. Other Board Business

The chair reminded the board and others of the Comprehensive Plan Workshop on May 11 from 2 to 4 p.m.

14. Adjournment

Pam Dunning moved to adjourn the meeting. Vote 5-0-0.