

WISCASSET SELECTBOARD,  
TAX ASSESSORS AND OVERSEERS OF THE POOR  
JUNE 6, 2023  
IN PERSON AND VIA ZOOM

Present: Terry Heller, Vice Chair Dusty Jones, Bill Maloney, Chair Sarah Whitfield, and Town Manager Dennis Simmons

Absent: James Andretta

Call to Order

Chair Sarah Whitfield called the meeting to order at 6:02 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

**Terry Heller moved to approve the payroll warrants of May 19, May 26, and June 2, 2023. Vote 4-0-0.**

**Terry Heller moved to approve the accounts payable warrants of May 23, May 30, and June 6, 2023. Vote 4-0-0.**

3. Approval of Minutes

**Terry Heller moved to approve the minutes of May 16, 2023. Vote 4-0-0.**

4. Special Presentations or Awards

The chair read the Town Report Dedication in honor of the late Katharine Martin-Savage. Her daughter accepted the award as well as the Spirit of America Award.

5. Committee Appointments

**Terry Heller moved to appoint Linda Pope to the Board of Appeals. Vote 4-0-0.**

6. Public Hearings

a. New Liquor License: **Terry Heller moved to open the public hearing at 6:10 p.m. Vote 4-0-0.** There was no discussion. **Terry Heller moved to close the public hearing at 6:10 p.m. Vote 4-0-0.** **Terry Heller moved to approve the liquor license for Julie Rogers, LLC, 8 Railroad Avenue. Vote 4-0-0.**

b. Pleasant Street Re-wilding information, discussion, comments: **Terry Heller moved to open the public hearing at 6:12 p.m. Vote 4-0-0.** Leslie Roberts, resident of Ft. Hill Street, briefly described the proposal to beautify the waterfront at no cost to the town. The proposal would improve the Pleasant Street extension by plantings to prevent further erosion and provide a habitat for pollinators. The project would be paid for by a grant and donations. In response to a question, Roberts said the proposal

would not increase access to White's Island. **Terry Heller moved to close the public hearing at 6:18 p.m. Vote 4-0-0.** A vote on the proposal will be taken at the next meeting.

#### 7. Public Comment

Kim Dolce said an ad hoc committee was formed two years ago to look at all options for the schools – expansion, consolidation, or continuing the status quo. She had found little information on the activities of the committee following the first meeting. She said a report had been made but not released. She encouraged the town to hold a forum for discussion so that the town could come to a decision. Sarah Whitfield, liaison to the committee, said a report would be forthcoming.

Richard Riese asked about the error in the votes shown on the warrant regarding the Art Gallery. Dennis Simmons said he had made an error and flipped the Budget Committee votes on one of the questions from 1-5 to 0-6, both of which were negative.

In response to Clint Nevers' question regarding the Amistad application, the chair advised that because the request is under 2500 square feet, it automatically is handled by the contract planner Emily Rabbe for a review and recommendation to the Planning Board.

#### 8. Department head or committee chair – none

#### 9. Unfinished Business

LD 2003 Discussion: a) Shall the Selectboard direct the ORC to craft regulations for short term rentals? (Whitfield recused herself.) The majority of the board was in favor of some sort of regulation and asked that the ORC research ordinances of neighboring towns.

b) Shall the Selectboard direct the ORC to create a maximum floor area size for accessory dwelling units? Jones and Heller were opposed, Maloney was opposed to ADUs without subdividing. The members asked that the ORC research ordinances of neighboring towns.

c) Shall the Selectboard direct the ORC to better define "adequate" off-street parking? The board was in favor.

Whitfield said the results of the ORC research and drafts of the ordinance sections will be submitted by the ORC to the selectboard.

#### 10. New Business

a. Business License for Jolie Rogers: **Terry Heller moved to approve the Business License for Jolie Rogers, LLC, 8 Railroad Avenue. Vote 4-0-0.**

b. Business License for Genoa Healthcare: **Terry Heller moved to approve the business license for Genoa Healthcare LLC, 35 Water Street, Room P. Vote 4-0-0.**

c. Bid Opening, Town Clock Restoration – the sole bid received was from Maine Coastal Painting for \$38,000. The town had budgeted \$40,000 for the restoration. **Bill Maloney moved to accept the bid. Vote 4-0-0.**

d. Bid Opening, Waterfront Seawall Engineering Plans – the following bids were received:  
Tighe and Bond                      \$69,000

GEI Consultants           \$106,700  
John Turner Consulting   \$ 46,500

**Terry Heller moved to authorize the Town Manager and Public Works Director to review the bids and award to the lowest qualified bidder. Vote 4-0-0.**

e. Cannabis – Proposed fees discussion: Simmons submitted proposed cannabis fees which would be in effect immediately if the cannabis ordinances are approved. He said the fees would cover costs incurred to do background checks on applicants as well as planning board costs and any increase in police responses to complaints about facilities. He said the fees in Maine towns vary greatly, and he recommended fees which match those of Damariscotta. **Dusty Jones moved to authorize the Town Manager to establish fees as presented. Vote 4-0-0.**

f. Harbormaster Building Re-shingling: Simmons said there were funds leftover from the repair of the ramps, and he asked the board to use those funds (\$11,000) for re-shingling the Harbormaster Building which is in bad shape. **Dusty Jones moved to authorize the Town Manager to use the remaining waterfront carryover funds to re-shingle/repair the harbormaster building. Vote 4-0-0.**

g. Conditional Business License application: Beaver Ridge Farmstead LLC dba The Sicilian Farmer. The application is for a farm stand with mobile pizza oven trailer and seating on the pier. The applicant is waiting for a State approval which is the reason for the conditional application. **Bill Maloney moved to approve the conditional business license for Beaver Ridge Farmstead, LLC. Vote 4-0-0.**

h. Pier vendor application: **Bill Maloney moved to approve the pier vendor application for Beaver Ridge farmstead, LLC. Vote 4-0-0.**

11. Assessors Business – none

12. Town Manager’s Report

In addition to matters already discussed, Simmons thanked Ted and crew for their hard work in getting the cemeteries and town properties spiffy for the Memorial Day weekend. He said young folks from the school assisted as part of their community service requirement.

13. Other Board Business

Sarah Whitfield thanked Dusty Jones and Terry Heller for their service for the past two years and said it had been an honor to serve as chair of the board.

14. Adjournment

**Bill Maloney moved to adjourn the meeting at 6:51 p.m. Vote 4-0-0.**

