

Town of Waldoboro, Maine
Select Board Meeting
Municipal Building – 1600 Atlantic Highway
January 8, 2019

1. Call to Order

The public meeting was called to order at 6:06 p.m., preceded by an executive session and a workshop session with Town planner Max Johnstone, planning consultant Bill Najpauer and assessors' agent Darryl McKenney. Town Manager Julie Keizer was present, along with Select Board members Bob Butler, Clint Collamore, Jann Minzy, Abden Simmons and Katie Winchenbach. Planning and Development Director Max Johnstone and Recreation Director Marcus Benner were also present.

The audience included John Lawrence, Troy Smith, Freeman Zausner, and reporters Beth Birmingham from the *Courier-Gazette* and Alexander Violo from the *Lincoln County News*.

2. Pledge of Allegiance

3. Public Hearings – none

4. Adjustments to the Agenda – none

5. Citizen Comments – none

6. Select Board Comments

Minzy reported that the recent Icy Elf road race had 79 applicants and 72 racers. She thanked the organizers for a successful event. She visited the Middle School today. Four different classes were working on World War I. She also visited the High School recently. She found the students respectful and kind. We should all be proud of our young people.

Butler said that the recent leadership forum at the YMCA was excellent. He would like to get something like that started in Waldoboro.

7. Town Manager's Report

Keizer would like for two Select Board members to join her at a meeting with the Town of Jefferson on a budget matter. A letter has been sent to the Town of Warren. Other current items are award of the LED streetlight contract; connectivity to the internet for residents of Chapel Road; and a meeting with the YMCA/Lincoln Health. Maine Water Company is working on a rate increase, and will report at a Select Board meeting in February. There will be a Budget Committee meeting this Thursday, January 10, at 6 p.m. to discuss the capital plan and its financing.

8. Consent Calendar

On motion of Winchenbach/Simmons, Select Board members voted unanimously to approve the consent calendar.

9. Old Business

9.1. Review of Recreation Committee Survey

Recreation Director Marcus Benner discussed the survey questionnaire proposed to be sent to all households in Waldoboro, to assess interest in having a recreation center in town, what activities and services it should

offer, and whether people would be willing to pay to use the facility. A copy of the proposed questionnaire was included in Board packets for tonight's meeting. A grant has been received that will cover most of the cost of the mailing. A decision has yet to be made on whether we can afford to include a pre-paid return envelope with the questionnaire. Questionnaires will also be available at public events. There could be a drop-off box at the Library. Someone is needed to tabulate the responses. McKenney said that the Town sends out ~3,000 tax bills.

Butler asked Benner what return rate he anticipates. 7% is typical. Butler suggested that returns are likely to come mainly from families with young children, and not be representative of the local population as a whole.

On motion of Collamore/Simmons, Select Board members voted 5 - 0 to authorize mailing out the survey questionnaire.

9.2. Discussion of Moratorium on Medical Marijuana Cultivation and Dispensaries

Planning and Development Director Johnstone talked about the status of medical marijuana caregivers and medical marijuana dispensaries in Waldoboro – see his memo dated Dec. 7, 2018 included in Board packets for today's meeting. An amendment to Maine's medical marijuana law went into effect on Dec. 13, 2018. Waldoboro currently has three medical marijuana caregiver retail operations (Highbrow, Cider Hill, and Herbal Solutions), that are "grandfathered" because they were approved by the Planning Board before Dec. 13, 2018 as an allowed retail use. Medical marijuana caregivers who operate out of their homes are limited to 5 - 10 patients, and do not need Planning Board review. They are not supposed to dispense marijuana for recreational use. Caregivers are limited to 30 marijuana plants, while dispensaries can operate on a larger scale. Johnstone has spoken with the legal services department at Maine Municipal Association, which advises that existing language in Waldoboro's Land Use Ordinance means that the Town has opted in for medical marijuana dispensaries and medical marijuana cultivation facilities. The Town can, if it wishes, pursue removal of this language from the local Land Use Ordinance. A Land Use Committee could be appointed to amend the current LUO, for vote at a future town meeting.

Butler said that the current ordinance has a hanging sentence that is not related to anything, that needs to be re-written. He favors instituting a moratorium on medical marijuana cultivation and dispensaries until June 2019. Johnstone recommended giving the Planning Board responsibility for drafting revised medical marijuana language for Town vote. Simmons disagreed, saying that the responsibility for drafting the new language should be with Johnstone, not the Planning Board, because the Planning Board meets only once or twice a month; Keizer agreed. On motion of Winchenbach/Simmons, Select Board members voted unanimously to ask Johnstone to draft moratorium language for action by the Select Board at its next meeting, to establish a moratorium on new medical marijuana dispensaries until June town meeting, 2019.

A man in the audience asked how long it will take for new language about marijuana to be incorporated in the local Land Use Ordinance. He was told that we will try to have new ordinance language drafted by this April, in time for vote at June town meeting 2019.

9.3 Discussion on Electric Vehicle Charging Stations in Waldoboro

Select Board packets for today's meeting included a four-page memo dated Dec. 17, 2018 from Efficiency Maine about the first phase of development of a charging corridor for electric vehicles in Maine. Butler believes that electric vehicles are the wave of the future and that there ought to be charging stations along Route 1 in Waldoboro. We should encourage local businesses to develop charging stations. The Town would not have to put up any money. Currently it takes 30 minutes to re-charge. Patrons could have a meal or make local purchases while waiting. He asked for a sense of the Board to support Town planners Johnstone and Najpauer in their efforts to drum up local support, so long as it does not cost the Town anything. On motion of Collamore/Simmons, Select Board members voted unanimously to support efforts to develop charging stations for electric vehicles in Waldoboro.

10. New Business

10.1 Spirit of America Award – discussion deferred

10.2 Appointment of James Russo to Planning Board

Russo is a retired engineer who has owned property on Butter Point in Waldoboro for some years. He is interested in joining the Planning Board, and has been interviewed. On motion of Minzy/Simmons, Select Board members voted unanimously to appoint Russo to the Planning Board.

10.3 Appointments to Comprehensive Plan Land Use Committee

Interviews will be scheduled with prospective members of a committee to revise Waldoboro's Comprehensive Plan and Land Use Ordinance.

10.4 New Office Hours for Town Office: 7:30 a.m. - 6:00 p.m. Monday - Friday

Keizer announced proposed new office hours at the Town Office, to begin next Monday, January 14. Full-time employees will still work 40 hours per week, but as four 10-hour days instead of five 8-hour days. This will not cost the Town any more in salary. The new office hours will allow more patrons to come in before or after work. On motion of Collamore/Winchenbach, Select Board members voted unanimously to approve the new Town Office hours, effective January 14, 2019.

13. Executive Session – Philbrook Fund Applications

At 6:55 p.m. the Select Board went into executive session pursuant to 1 M.R.S.A. §405 (6) (F) as Philbrook Fund trustees to consider applications. They came out of executive session at 7:15 p.m. On motion of Collamore/Simmons, Board members voted 5 - 0 to approve \$1,767.81 on Philbrook 2019-5 with a promissory note of that amount and mortgage.

Adjournment: The meeting was adjourned at 7:16 p.m., on motion of Winchenbach/Minzy.

Select Board:
Town of Waldoboro, Maine

Robert L. Butler, Chair

Katherine W. Winchenbach, Vice-Chair

Clinton E. Collamore

Abden S. Simmons

Joanne Minzy