

# TOWN OF WARREN

## BOARD OF SELECTMEN/ASSESSORS

April 5, 2023

### Public Hearing

To hear comments on the adoption of the Metallic Mining Moratorium Ordinance.

6:15 PM Regular Meeting Directly Following.

**Selectmen Present:** Wayne Luce Chairman, Roger Peabody Vice-Chair, Jan Macdonald, and John Crabtree.

**Absent:** Brent Pratt

**Staff present:** Town Manager Sherry Howard, and Board Secretary Sara K. Davis

---

### Public Hearing opened at 6:15p.m.

Terry Ryan, wanted to express his concern about the marijuana grow in front of his home. He was told they would have state of the art equipment that would allow no smell. Every time he opens his door, he can smell it. He writes to the CEO and Manager every time he smells it. He believes the value of his property has dropped by 50%, he received a letter that taxes are going up 50-100%. Terry claims that CEO told him she could get police involved with a drug sniffing dog. The Planning Board approved another pot place across from Sukee's. He wants the smell problem taken care of. Luce, understands his situation.

Ike Johnson, asked when the end date will be. Moratorium will last 180 days, they can extend an additional 180 days if needed.

Resident, is confused what this meeting is for. The purpose of the meeting is a Public Hearing where the voices of Residents will be heard, for, against, or neutral. A moratorium will allow a committee time to review the mining ordinance from 1992 that has never been updated. This will put any applications pending or future on hold until the ordinance is reviewed and edited.

---

Chris, would like to know if his citizen's petition will also be put on the ballot if there is a change made to the ordinance by the Town. Board unsure at this time, not knowing the verbiage or approval from the Town Attorney.

Resident asked who will be on the committee. Board would like varying backgrounds and views on committee. Applications will need to be filled out to volunteer and appointed by the Board of Selectman.

Resident asked who reviewed the Moratorium. Warren Town Attorney, Attorney Agnieszka Dixon, and MMA.

Ed LaFlamme asked what is wrong with the current Ordinance. Tuorila, it's out of date, 109 pages long, dollar amounts will have changed. There hasn't been enough time to review it all. Saindon, Peter (on the committee that made the mining ordinance) visited the Planning Boards last meeting and told the Board there are a lot of things that are out of date.

Pen Williamson, moderated the meeting in Union. CARMA does not want any mining in Warren or Union. The community is saying they don't want this here in Town.

Jason Aikens, against industrial mining. Wants to know if the Board members have any conflict of interest with mining. If so, he requests they recuse themselves. He would also like to hear their take on the mining.

Luce, his personal feelings are out, he is representing what the people want.

Crabtree, Representing the Town, Attorney said they can't outright ban it in Town, or the Town could face a lawsuit.

Macdonald, doesn't have an interest in mining. She is representing the people of Warren and will remain impartial.

Peabody, representing the People in Town, not in favor of it.

Brigitte West, is against mining. Believes Mr. Crabtree may be short sighted and bias about a lawsuit for banning mining. Crabtree, there was a Town that banned it completely and now is facing a billion-dollar lawsuit. Doesn't want that to happen.

Lila Percy, are there any other Towns involved other than Union, Warren and Hope? Not that we are aware of. Georges River Land Trust is getting involved as the water travels from these ponds through to Thomaston.

---

Jerry, against the mining. We need to protect the waters, lakes, ponds, rivers and lands for our future children.

Kate Bradley, asked about directional mining, this will cover any mineral mining.

Resident, asked why we can't just ban completely. That is a question for an Attorney

**Public Hearing closed at 6:52p.m.**

Call to order at 6:59 p.m. by Chairman Luce.

**Item 1**

Moment of Silence/ Pledge of Allegiance

**Item 2**

Public Participation

None

**Item 3**

Vote to Approve Selectmen's Meeting minutes March 22, 2023

**ACTION:**

Motion by Crabtree; second by Peabody to approve Selectmen's Meeting minutes March 22, 2023

**Vote: 4-0**

**Item 4**

Vote to Approve Warrant #20

**ACTION:**

Motion by Crabtree; second by Macdonald to Approve Warrant #20 & Trust Fund Warrant #14

**Vote: 4-0**

---

**Item 5**

Vote to Approve Trust Fund Warrant #14

**Item 6**

The First Wealth Management to present overview of Town Accounts

The Board was given a review of accounts. Currently sitting at 4% cash, 49% stocks 46% bonds and CDs. Keeping CDs and bonds at one year or less. Over the last 12 months down -6% not bad considering the market. Peabody expected it to be worse. Macdonald, thanks him for coming in. Luce, for what's been going on they are doing a good job, thanked him for coming in. Heather, Board can always come to her with questions and she can reach out for answers. Manager, interest rate going up again April 1<sup>st</sup> to 4%

**Item 7**

Set date for Special Town Meeting on Metallic Mining moratorium Ordinance

**ACTION:**

Motion by Crabtree; second by Macdonald to set date for Special Town Meeting on Metallic Mining moratorium Ordinance April 19<sup>th</sup> 2023

**Vote: 4-0**

**Item 8**

Sign Warrant for Special Town Meeting on Metallic Mining Moratorium Ordinance

**ACTION:**

Motion by Crabtree; second by Macdonald to Sign Warrant for Special Town Meeting on Metallic Mining Moratorium Ordinance

**Vote: 4-0**

**Item 9**

Review/appoint Jake Stamp to Cemetery Committee

Jake moved to Town two and a half years ago and was interested in volunteering and has a background in cemeteries restoration.

---

**ACTION:**

Motion by Macdonald; second by Peabody to appoint Jake Stamp to Cemetery Committee

**Vote: 4-0**

**Item 10**

Guite Property Service to introduce services

Ryan came in to introduce himself he took over for Luce collecting trash.

**Item 11**

Update from Town Forest Committee

Mark David, State of Maine Project Canopy grant was completed with Barrie Brusila's help. They are working on a revised management plan. There is damage from ATV's on property. Luce, would like for committee to let the Board know when they will be meeting so board members are able to attend.

**Item 12**

Award bid Map R06 Lot 22 bid

Two bids received, \$61,500 & \$18,001

**ACTION:**

Motion by Crabtree; second by Peabody to award bid Map R06 Lot 22 bid in the amount of \$61,500.

**Vote: 4-0**

**Item 13**

Bring back discussion of Beechwood St Culvert project to the table

Hayle Ward cannot say how long culvert will last not knowing the future weather and washouts from a storm. Crabtree would like full Board to discuss.

**ACTION:**

Motion by Crabtree; second by Peabody to take off the table

---

**Vote: 4-0**

**ACTION:**

Motion by Macdonald; second by Crabtree to table until there is a full Board

**Vote: 4-0**

**Item 14**

Sign Quit Claim Deeds •Vaughn Saunders •Christopher Fox

**ACTION:**

Motion by Crabtree; second by Peabody to Sign Quit Claim Deeds for  
•Vaughn Saunders & •Christopher Fox

**Vote: 4-0**

**Item 15**

Update on progress with Patterson Mill Rd property survey

Aaron Holmes is not able to survey the entirety of the property until the fall in the amount of \$7,500 He may be able to just survey a portion sooner so they can move forward with checking to see if the material can be processed to use. Joe will be attending the next meeting to discuss where they would like it surveyed first. Consensus of the Board to wait to hear from Joe.

**Item 16**

Managers Report

PERC going up to \$90.93 starting April 1<sup>st</sup> up from \$85.46 will need to discuss for the budget.

Workshop Meeting with Max Johnston regarding a TIF April 12<sup>th</sup>

Dean discussing giving Post Cemetery to the Town with maps, lots for sale.

Reached out to Tom Fence to extend fence between Rec fields and Public Works and around the solar panels. Quote of 43 thousand given. Luce would like Manager to reach out to Maine Line Fence for a quote as well.

---

Received a check for the Halloween storm in 2021 that Mr. Dinsmore did all the paperwork for, kudos to him.

**Item 17**

Other Business with Leave of the Board

Crabtree asked if PERC has new owners.

Luce, received a letter inviting the Board to come visit PERC, or set up a tour, he would like to see it if any other Board members are interested.

Tuorila, The Planning Board had a work session last night with "CARMA" the proposed edit to the Land Use Ordinance is very straight forward. The proposed amendments will prohibit any metallic minerals Mining and exploration operations that occupy or disturb an acre or more of land area. The Amendments will not apply to non-commercial mineral exploration activities that disturb less than one acre of land area, nor to any traditional mining operations such as the excavation, processing, or quarrying of sand, fill, gravel, play, topsoil, peat, silt, or Rock not associated with metallic mineral mining.

**Item 18**

Executive Session 1MRSA § 405(6)(C)

**ACTION:**

Motion by Crabtree; second by Peabody to go into Executive Session 1MRSA § 405(6)(C) at 8:01p.m.

**Vote: 4-0**

**Leave Executive Session**

**ACTION:**

Motion by Luce; second by Crabtree upon justification should Grindle Transport need to haul to Juniper Ridge due to PERC's shutdown Town will pay \$200 above contract amount. Additional funds to be taken out of transportation line until budget line is zero the remainder will be taken out of contingency.

**Vote: 4-0**

---

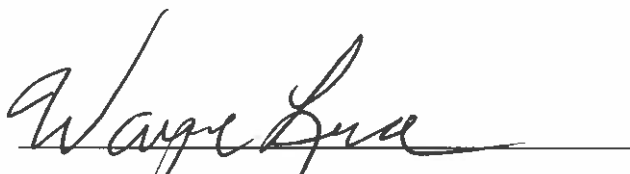
**Item 19**

Adjourn

**ACTION:**

Motion by Crabtree; second by Macdonald to adjourn the meeting at 8:20p.m.

**Vote: 4-0**



Wayne Luce, Chairman



Roger Peabody, Vice-Chair



Jan Macdonald



John Crabtree

---

Respectfully submitted by Board Secretary: Sara K. Davis

Attest: This is a true copy of the Warren Board of Selectmen's minutes, as certified to me by the municipal officers of the Town of Warren, Maine, and adopted by the Board of Selectmen on the 19<sup>th</sup> day of April, 2023.

---



---

Date: April 26, 2023

Signature: *Priscilla Michael*

Town Clerk

