

TOWN OF WARREN

BOARD OF SELECTMEN/ASSESSORS

August 9, 2023

PUBLIC HEARING

6:15 pm

The Warren Board of Selectmen will hold a public hearing pursuant to Title 30-A MRS §4356 at 6:15 pm, Wednesday, AUGUST 9, 2023, at the Town Office Meeting Room to hear comments on the adoption of an extension of the version MINING MORATORIUM ORDINANCE passed at special town meeting April 19, 2023. All documents may be viewed at the Town Office.

6:15 PM Regular Meeting Immediately Following

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

Absent: None

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

Public Hearing opened at 6:15p.m.

Sam, asked for an update.

Manager read letter from Jason Tuorila. They have held five meetings. They are on the search for experts. One member has not been in attendance. Another has taken a job that will have him out of the area and he has resigned from the committee. They are making progress but need more time to complete the job.

Ed LaFlamme, committee is not even halfway done with the job they were given yet.

Pen Williamson is part of CARMA, the committee deserves the time to continue doing their work. There is no other choice but to extend.

Amanda Shelmerdine, committee needs to continue, they have not had ample time yet.

Public Hearing Closed at 6:21p.m.

Call to order at 6:21 p.m. by Chairman Crabtree.

Item 1

Moment of Silence/ Pledge of Allegiance

Item 2

Public Participation

Manager introduced new Public Works employee Caleb Emerson. Board welcomed him.

Ed LaFlamme, suggests that the Board of Selectman take a more active role in the mining committee/meetings. He asked if Tuorila is a voting member or if he is overseeing the meetings. If he is not a voting member there was not a quorum last meeting. Ed handed the Board each a piece of paper with a copy of what his wife was asked to sign and believes it goes against his constitutional rights. Board does not agree with what was signed and it is being taken care of. The witness is not responsible for the content of the letter only witnessing the signature, and he does not hold responsible.

Item 3

Vote to Approve Selectmen's Meeting minutes July 26, 2023

ACTION:

Motion by Luce; second by Peabody to Approve Selectmen's Meeting minutes July 26, 2023

Vote: 5-0

Item 4

Vote to Approve Warrant #3 & 26C

ACTION:

Motion by Macdonald; second by Luce to Approve Warrant # 3 & 26C & Trust Fund Warrant #2

Vote: 5-0

Item 5

Vote to Approve Trust Fund Warrant #2

Item 6

Meet with / approve appointment Paula Delahanty - candidate for Scholarship Committee

ACTION:

Motion by Luce; second by Peabody to appoint Paula Delahanty to the Scholarship Committee

Vote: 5-0

Item 7

Discussion /vote - Extension of Mining Moratorium Ordinance

ACTION:

Motion by Pratt; second by Luce to extend Mining Moratorium Ordinance

Vote: 5-0

Item 8

State Rep. Bill Pluecker to give an update on State issues

Item 9

Bring back to the table to Approve Local Cannabis Establishment Permit Application

- Healing Tree- Medical Use Cannabis Caregiver Store
- Norco Outdoor Cannabis LLC, DBA YANI – Adult Use Cannabis Cultivation Establishment (358 Atlantic Hwy)
- Norco Outdoor Cannabis LLC, DBA YANI – Adult Use Cannabis cultivation Establishment & Adult Use Cannabis Products Manufacturing (825 Atlantic Hwy)

ACTION:

Motion by Macdonald; second by Peabody to take off the table.

Vote: 5-0

ACTION:

Motion by Pratt; second by Luce to approve renewal for Medical Use Cannabis Caregiver Store and Retail Medical Dispensary for Healing Tree Farm (Michelle Bennett) at 672 Atlantic Highway, in Warren Maine.

Vote: 5-0

Peabody asked what improvements have been made to mitigate the odor. Cellucci has added one carbon filter, four will be needed total, as he has the funds he will be adding the other three.

ACTION:

Motion by Pratt; second by Luce to approve renewal for Adult Use Retail Cannabis Store, Cannabis Cultivation Establishment & Adult Use Cannabis Products Manufacturing- Norco Outdoor Cannabis LLC, DBA: YANI (Daniel Cellucci) at 825 Atlantic Highway in Warren, Maine.

Vote: 5-0

ACTION:

Motion by Pratt; second by Luce to approve renewal for-Adult Use Cannabis Cultivation Establishment at- Norco Outdoor Cannabis LLC, DBA YANI (Daniel Cellucci) at 358 Atlantic Highway in Warren, Maine.

Vote: 5-0

Item 10

Vote to Approve Cemetery Quit Claim Deeds

- Lawrence & Kay Brooks – Leonard Cemetery Lot 7
- Diana Widdecombe – Sawyer Cemetery Lot C-2 (Correction)
- Carole Starr – Sawyer Cemetery Lot C-3 (Correction)
- Darl Collins – Sawyer Cemetery Lot C-9 (Correction)
- Amy Wheelis – Sawyer Cemetery Lot C-10 (Correction)
- Bradley Beverage – Sawyer Cemetery Lot C-11 (Correction)

ACTION:

Motion by Luce; second by Peabody to approve quit claim deeds for Lawrence & Kay Brooks – Leonard Cemetery Lot 7 •Diana Widdecombe – Sawyer Cemetery Lot C-2 (Correction) •Carole Starr – Sawyer Cemetery Lot C-3 (Correction) •Darl Collins – Sawyer Cemetery Lot C-9 (Correction) •Amy Wheelis – Sawyer Cemetery Lot C-10 (Correction) •Bradley Beverage – Sawyer Cemetery Lot C-11 (Correction)

Vote: 5-0

Item 11

Bring back to the table for discussion: Vote to accept propane tank quote for new generator

ACTION:

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

Vote: 5-0

Board asked Manager to reach out to additional companies and ask for; the price to purchase, price to rent and price for Propane.

Manager provided Board with a breakdown of all numbers. No company will rent a tank. Maritime and Colby & Gale gave complete quotes for tank and installation. Butler Maxcy & Heath tank only, they have no one qualified to hook up a tank of this size.

Ed recommended contacting Eric Tolman he has a tank he may sell; it would just need to be hydro tested.

Pratt, suggested contacting Tom Durkee to see if he can hook up a tank.

Board would like Manager to now request prices for two 500gallon tanks instead.

Board would also like to know if there is zoning requirements from the CEO for tank size.

ACTION:

Motion by Luce; second by Pratt to request prices of two 500gallon tanks.

Vote: 5-0

Item 12

Bring back to the table for discussion: Vote to accept Modine heater replacement quote

ACTION:

Motion by Luce; second by Macdonald to take off the table

Vote: 5-0

Manager contacted seven companies, one told her they don't have an account with them, three didn't get back to her with a quote, one doesn't have staff to do the work, one can't get out to give quote until beginning of September and won't have time until Dec/Jan. Pendelton is who we normally

go through and is the one that found the crack while it was being cleaned and had been the only one to give a quote \$9,583.15

ACTION:

Motion by Luce; second by Peabody to have Pendelton replace the Modine heater in the amount of \$9,583.15

Vote: 5-0

Item 13

Manager's Report

The Frist let Manager know that the interest rate went from 4% to 4.2%

Haylee Ward doing survey work at the Rifle Range property.

Site walk for the Patterson Mill Road property is tomorrow at 6:00p.m.
Planning Board Meeting at 7:30p.m.

Last year Manager wrote a grant for security cameras that was awarded. They have been installed.

Glenvale asked to have a meeting with the Board regarding a TIF. Board agrees that there is a committee they should speak with or the Assessor.

Town received money from MMA for workers comp. in the amount of \$3,118.

Item 14

Other Business with Leave of the Board

Peabody, ditching looking good.

Macdonald, residents on Main Street are asking if the Town will put gravel at the end of their driveways. That is a DOT State Road, they would need to contact DOT.

Sidewalks need mowing on the sides on 131 for the school kids.

Macdonald, heard rumor that we now have a mechanic. Not true, a new Public Works employee, not a mechanic.

Macdonald, would like to know how one grower can hold four licenses. The State approved them.

Luce, DOT bridge project meeting was online. They spoke of replacing the deck and adding four-foot shoulders to the bridge on Route 90.

Ed, has the attachment that the Town can borrow if Pendleton needs it to install the new heater.

Macdonald, we need to start on a plan for expanding Town office. Will need more help and space. Received drawing from Viking.

Item 15

Executive Session

- M.R.S.A § 405 (6)(F) Review Conceal Weapons

ACTION:

Motion by Peabody; second by Macdonald to go into Executive Session

- M.R.S.A § 405 (6)(F) Review Conceal Weapons at 7:34p.m.

Vote: 5-0

Leave Executive Session.

ACTION:

Motion by Peabody; second by Macdonald to approve and have Chairman sign concealed Weapons

Vote: 5-0

Item 16

Adjourn

ACTION:

Motion by Peabody; second by Macdonald to adjourn the meeting at 7:43p.m.

Vote: 5-0



John Crabtree, Chairman

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Roger Peabody

Roger Peabody, Vice-Chair

Jan Macdonald

Jan Macdonald

Wayne Luce

Wayne Luce

Brent Pratt

Brent Pratt

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 23rd day of August, 2023.

Date: Aug. 28, 2023

Signature: Jan Macdonald
Town Clerk
