

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
SEPTEMBER 19, 2023
IN PERSON AND VIA ZOOM

Present: James Andretta, Terry Heller, Bill Maloney, Chair Sarah Whitfield and Town Manager
Dennis Simmons

Absent: Pam Dunning

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

The chair welcomed the students who were attending.

Bill Maloney moved to add to the agenda a motion to void the previous tax commitment and to add the correct tax commitment. Vote 4-0-0.

2. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the payroll warrants of September 8 FY 24 and September 15 FY 24. Vote 4-0-0.**

b. **Terry Heller moved to approve the accounts payable warrants of September 12 FY 24 and September 19 FY24. Vote 4-0-0.**

3. Approval of Minutes

a. **Terry Heller moved to approve the minutes of September 5, 2023, as amended. Vote 4-0-0.**

4. Special Presentations or Awards – none

5. Committee Appointments/Resignations

Terry Heller moved to accept the resignation of Heather Jones from the Climate Action Team, Budget Committee and the Comprehensive Plan Committee. Vote 4-0-0.

6. Public Hearings

a. Special Amusement Permit for Sara Gross, DBA Maine Tasting Center, 506 Old Bath Road, Wiscasset. **Terry Heller moved to open the public hearing at 6:05 p.m. Vote 4-0-0.** There was no discussion. **Terry Heller moved to close the public hearing at 6:05 p.m. Vote 4-0-0.** **Terry Heller moved to approve the Special Amusement Permit for Sara Gross, DBA Maine Tasting Center, 506 Old Bath Road, Wiscasset. Vote 4-0-0.**

b. Liquor License for Chandler Sowden and Zachery Goodwin, DBA In a Silent Way at 51B Water Street, Wiscasset. **Terry Heller moved to open the public hearing at 6:06 p.m. Vote 4-0-0.** There was no discussion. **Terry Heller moved to close the public hearing at 6:06 p.m. Vote 4-0-0.** **Terry Heller moved**

to approve the liquor license for Chandler Sowden and Zachery Goodwin DBA In a Silent Way at 51B Water Street, Wiscasset. Vote 4-0-0.

c. General Assistance Ordinance Appendices A-G for 2023-2024. **Terry Heller moved to open the public hearing at 6:07 p.m. Vote 4-0-0.** There was no discussion. **Terry Heller moved to close the public hearing at 6:08 p.m. Vote 4-0-0.** **Terry Heller moved to adopt the 2023-2024 General Assistance Ordinance Appendices A-G. Vote 4-0-0.**

7. Public Comment – none

8. Department head or committee chair:

- a. Department Monthly Reports
- b. Year to date expense/revenue reports
- c. H. M. Payson Statement of Accounts

9. Unfinished Business

a. LD2003 – Emily Rabbe reported that the Ordinance Review Committee has been working on a draft of a parking schedule and will finalize it on September 25. The ORC is looking for guidance on setting the maximum size of Additional Dwelling Units. LD2003 sets a minimum of 291 sq. ft. for ADUS, but leaves setting the maximum to the individual towns. The maximum ADU could be a set number of square feet or a percentage of the main residence, but in any case, smaller than the main residence. Bill Maloney added that it would be necessary to show adequate well and septic if an ADU were to tie into the systems of the main residence. Rabbe said the initial house could be considered an ADU if a larger house were built but it would depend on size limits and location. She added that the town could cap the maximum size of ADUs in Village 1 and 2 zones. Terry Heller asked if there would be waivers to allow what was prohibited in the ordinance; Rabbe said she did not think variances would be allowed, but the town could amend the ordinance in the future if changes were necessary. After discussion, Rabbe said the ORC would draft the ordinance with a cap on the size of ADUs in Village 1 and 2.

Short Term Rentals were discussed, the consensus being that rather than restrict, the town could use an amended business licensing ordinance to determine how many short-term rentals were in town and their locations. Rabbe will send the board a definition of short-term rentals, usually the length of stay is 28-31 days. The ORC will research other towns' regulations.

b. Terry Heller moved to void the Municipal Tax Assessment Warrant for fiscal year 07-01-2023 to 6-30-2024 that was approved 09-13-2023. Vote 4-0-0. Terry Heller moved to approve the recalculated Municipal Tax Assessment Warrant for fiscal year 07-01-2023 to 06-30-2024 to set the mil rate at \$17.047 and commit the same to Sue A.M. Anderson, Tax Collector. Vote 4-0-0.

10. New Business

a. Business License for Coastal Water Treatment, 681 Bath Road. **Terry Heller moved to approve the business license for Coastal Water Treatment, 681 Bath Road. Vote 4-0-0.**

11. Assessors Business: N/A

12. Town Manager's Report

Dennis Simmons asked for patience on the Foye Road conditions; the rain has delayed work and if necessary the contractor will be brought back in.

Simmons will be in Chelmsford, MA next Wednesday attending a brownfields training conference and from September 30 to October 4 he will be attending a conference in Austin, Texas.

Simmons reported there was no major damage from the weekend storm, a few trees were down and there were some power outages. He apologized for the closure of the transfer station the previous Saturday, but said it was necessary as the transfer station cannot operate without power.

The tax bills which were delayed will be going out.

The town received 25 resumes for the economic development position; four will be interviewed. Possible expansion of the town office building will be discussed in the future.

Simmons met with Maine Emergency Management regarding funding for a seawall around the wastewater treatment plant. FEMA may be willing to fund that in lieu of having to move the plant.

The town has received final approval for the brownfields grant and final approval for the grant for Old Ferry Road. FEMA is funding one pump station generator and the town can apply for funding for the remaining three, although the town will have to contribute 25% of the cost.

Work is progressing on the Wawenock block; however, it was discovered that the entire gutter system has to be replaced. The mason is expected to be on site within two weeks.

In response to Terry Heller's question, Simmons said the Code Enforcement Officer is getting caught up with court hearings on two land use violations, is dealing with a campers issue and the broken window is on his list.

In response to Terry Heller's question regarding the Whippoorwill well, Simmons said the residents are going to meet with Pine Tree Legal and Senator Reny on the problem in the next week. Simmons will attend the meeting.

13. Other Board Business

Sarah Whitfield asked and received a consensus on monitoring the Wawenock situation and delaying sending a letter unless work has stopped.

Sarah Whitfield announced that the first board bulletin had been written; future issues will deal with explanations of the board's work, updates, etc. Feedback is welcome.

Bill Maloney said it would be helpful to the students to know how the bills are paid. He said the bills are emailed to the members during the weeks before the meeting, and any questions can be answered before the meeting at which they are approved.

14. Adjournment

James Andretta moved to adjourn the meeting at 6:44 p.m. Vote 4-0-0.