

SELECT BOARD MEETING
October 13, 2022 5:30PM
Town Hall/Hybrid

Quorum noted

5:30 PM: Meeting called to order by Vice Chair Widi.

NOTE: Vice Chair Widi chaired this meeting as Mr. Donhauser is attending on Zoom.

A. Roll Call: Mr. Donhauser (Zoom), Mr. Widi, Mr. McPherson, and Ms. Dow.

Absent: Mr. Shapleigh (excused).

B. Pledge of Allegiance recited

C. Public Comment:

There was no public comment.

D. Approval of Minutes of Previous Meeting(s)

No minutes were approved tonight.

E. Public Hearing:

Mr. Widi said that, for those of you at home, these public hearings are mostly a formality. So, if you have anything very pertinent, we ask you to speak up.

1. Arcanna, LLC License (Change of Ownership) #AMF275 Marijuana Manufacturing 291 Harold L. Dow Highway

5:31 PM Mr. Widi said that I hereby open this public hearing for the change of ownership for Arcanna, LLC, marijuana manufacturing license #AMF275 at 291 Harold L. Dow Highway.

There was no public comment.

5:32 PM Public Hearing closed.

Mr. Widi moved, second by Mr. McPherson, that the Eliot Select Board approve the Change of Ownership for Arcanna, LLC #AMF275, to be renewed October 13, 2023.

Roll Call Vote:

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Mr. Donhauser – Yes
Mr. McPherson - Yes
Mr. Widi – Yes
Ms. Dow – Yes

Unanimous vote to approve motion.

2. Arcanna, LLC License (Change of Ownership) #ACC274 Marijuana Cultivation 291 Harold L. Dow Highway

5:33 PM Mr. Widi said that I hereby open this public hearing for the change of ownership for Arcanna, LLC, marijuana cultivation license #ACC274 at 291 Harold L. Dow Highway.

There was no public comment.

5:34 PM Public Hearing closed.

Mr. Widi moved, second by Mr. McPherson, that the Eliot Select Board approve the Change of Ownership for Arcanna, LLC #ACC2754, to be renewed October 13, 2023.

Roll Call Vote:

Mr. Donhauser – Yes
Mr. McPherson - Yes
Mr. Widi – Yes
Ms. Dow – Yes

Unanimous vote to approve motion.

3. Sweet Dirt 2, LLC (Renewal) #AMF826 Marijuana Manufacturing 7 Maclellan Drive

5:35 PM Mr. Widi said that I hereby open this public hearing for the annual renewal for marijuana manufacturing license #AMF826 for Sweet Dirt 2, LLC at 7 Maclellan Drive.

There was no public comment.

5:36 PM Public Hearing closed.

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Mr. Widi moved, second by Mr. McPherson, that the Eliot Select Board approve the annual renewal for the marijuana manufacturing license #AMF826 for Sweet Dirt 2, LLC at 7 Maclellan Lane, expiring October 13, 2023.

Roll Call Vote:

Mr. Donhauser – Yes

Mr. McPherson - Yes

Mr. Widi – Yes

Ms. Dow – Yes

Unanimous vote to approve motion.

4. Sweet Dirt 2, LLC (Renewal) #AMF598 Marijuana Manufacturing 495 Harold L. Dow Highway

5:37 PM Mr. Widi said that I hereby open this public hearing for the annual renewal for marijuana manufacturing license #AMF598 for Sweet Dirt 2, LLC at 495 Harold L. Dow Highway.

There was no public comment.

5:38 PM Public Hearing closed.

Mr. Widi moved, second by Mr. McPherson, that the Eliot Select Board approve the annual renewal for the marijuana manufacturing license #AMF598 for Sweet Dirt 2, LLC at 495 Harold L. Dow Highway, expiring October 13, 2023.

Roll Call Vote:

Mr. Donhauser – Yes

Mr. McPherson - Yes

Mr. Widi – Yes

Ms. Dow – Yes

Unanimous vote to approve motion.

5. Ordinances November Ballot (Planning Director)

5:39 PM I hereby open this public hearing for public discussion on the following warrant articles to be placed on the November 8, 2022 Town Ballot:

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- **Article 2:** Town Code Amendment – Subdivision and Site Plan Expiration, Phasing, and Performance Guarantees.
- **Article 3:** Town Code Amendment – Solar Energy Systems
- **Article 4:** Town Code Amendment – Town Fee Schedule
- **Article 5:** Town Code Amendment – Erosion & Sedimentation Control
- **Article 6:** Town Code Amendment – Maximum Number of Marijuana Establishment and Medical Marijuana Establishment Licenses

Mr. Sullivan said that I would just like to let the public know that there is information on the website. I'd also like to thank the Town Planner, Jeff Brubaker, for doing all the work and hard work you put in and thank the Chair, Carmela Braun, and the PB. I think there's wide support for all these changes. We appreciate the time and effort that has been put in to these by all these parties. So, thank you very much.

There was no public comment.

5:39 PM Public Hearing closed.

Mr. Widi moved, second by Ms. Dow, that the Eliot Select Board accept the Warrant Articles #'s 2, 3, 4, 5, and 6 for the November 8, 2022 Town Ballots, as presented.

Roll Call Vote:

Mr. Donhauser – Yes

Mr. McPherson - Yes

Mr. Widi – Yes

Ms. Dow – Yes

Unanimous vote to approve motion.

F. Department Head/Committee Reports

5:40 PM 1. Town Manager's Report

Mr. Sullivan said that I would like to amend my report. That report is on the website. There was a very exciting day as we signed the formal proposal to start the sewer expansion project, again. Thank you to Jeff Brubaker and everyone else who was involved in that. It's an exciting time, an exciting project, and I think it holds a lot of value for Eliot's future. Thank you, SB, for your diligence in that. Finally signed and we're ready to go.

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Ms. Dow asked if we know when they are going to start the signed contract.

Mr. Sullivan said that there is going to be a pre-construction conference in November where some of the utilities will attend, including the Maine DOT. Then we'll likely take a break because of construction season. We will be looking for the Maine DOT to give the contractor the right to do some directional drilling for leaders going in from where the height will be; that that is more prep work. We will have another pre-construction meeting in March, when the season starts. We will also be scheduling a public meeting and we would like to schedule that somewhere close to the project so that citizens of Eliot will be able to attend and ask questions. Then, the construction will start. There will be a lot of frustration as there are over construction projects. In my report, I mentioned the loop being broken at Depot Road, the traffic loop being broken at Depot Road and Route 236. We're waiting for that to be repaired. We're pretty sure that's going to be repaired next week. We appreciate people's patience. In talking with the contractors, it's a really difficult time because there is a lot of funding around for capital infrastructure projects but it's also somewhat driven up the price because there's not the staff and equipment in the Town. And, of course, asphalt is up, too. We're talking about one project that was estimated a year ago to be \$3 million in a neighboring state and the low bid that just came in was \$9.4 million. Ductile pipe is three times the cost it was a year ago; that we will be using some ductile pipe. Mr. Brubaker and the engineers did make a change to some other products that aren't as expensive but is of equal quality and will last as long. So, we're happy with that. But, it's a great day, though a difficult project.

Mr. Widi moved, second by Ms. Dow, that the Eliot Select Board received the Town Manager's Report.

Roll Call Vote:

Mr. Donhauser – Yes

Mr. McPherson - Yes

Mr. Widi – Yes

Ms. Dow – Yes

Unanimous vote to approve motion.

G. Board/Committee Appointments/Resignations

5:43 PM 1. Carol Castellan resignation from Conservation Commission (June 2024)

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Mr. Widi moved, second by Mr. McPherson, that the Eliot Select Board accept the resignation of Carol Castellan from the Eliot Conservation Commission and direct the Town Manager to advertise the vacancy.

Roll Call Vote:

Mr. Donhauser – Yes
Mr. McPherson - Yes
Mr. Widi – Yes
Ms. Dow – Yes

Unanimous vote to approve motion.

Mr. Widi asked Mr. Sullivan to send Ms. Castellan a letter thanking her for her service.

2. Peter Egleston appointment to Comp Plan Update Committee (TBD)

Mr. Widi moved, second by Ms. Dow, that the Eliot Select Board appoint Peter Egleston to the Eliot Comprehensive Plan Update Committee.

Roll Call Vote:

Mr. Donhauser – Yes
Mr. McPherson - Yes
Mr. Widi – Yes
Ms. Dow – Yes

Unanimous vote to approve motion.

5:45 PM 3. Megan Ross-Shapiro appointment to Comp Plan Update (Economic Dev)

Mr. Widi moved, second by Ms. Dow, that the Eliot Select Board appoint Megan Ross-Shapiro to the Eliot Comprehensive Plan Update Committee Economic Development sub-committee.

Roll Call Vote:

Mr. Donhauser – Yes
Mr. McPherson - Yes
Mr. Widi – Yes
Ms. Dow – Yes

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Unanimous vote to approve motion.

Mr. Sullivan said, as a reminder, that the SB did vote to allow the Planner to make adjustments, internally, on that Comp Plan once you make the appointments. So, if people want to move from one subcommittee to another, or be added, you did give the authority to the Planner. Again, I would like to thank the Planner for his hard work on the Comp Plan. He's an incredibly hard worker and I love his work.

NOTE: The Assessor was not quite ready so the SB voted on the approval of warrants at this time.

J. Approval of Warrant(s):

5:46 PM Mr. Widi moved, second by Mr. McPherson, that the Select Board approve A/P Warrant #29 in the amount of \$83,090.95, dated September 22, 2022; A/P Warrant #31 in the amount of \$8,793.76, dated September 28, 2022; A/P Warrant #32 in the amount of \$64,172.08, dated September 29, 2022; A/P Warrant #34 in the amount of \$329,722.10, dated October 6, 2022.

Roll Call Vote:

Mr. Donhauser – Yes
Mr. McPherson - Yes
Mr. Widi – Yes
Ms. Dow – Yes

Unanimous vote to approve motion.

H. New Business:

5:47 PM 1. Assessor's Presentation of Values, Setting Mil Rate for FY23

Mr. Sullivan said that Mr. Martin is also working incredibly hard and we're very lucky to have him.

Mr. Martin said that you have in front of you is the estimate on where we are as of right now. It's been a busy year. I call it the 'Covid squeeze' with what's going on in the market. Lack of inventory, people coming in and buying up. A lot of renovation work, new construction, property, sight unseen, from all over the place, and a lot of adjustments to land values, again, as well with improvement values. Most of the improvement value changes are coming from a lot of field work where there's changes to the quality condition, depreciation, and utility of the homes. So, it's almost on a drive-by basis making adjustments to that to get

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the data more accurate in the database. In the process of getting the data more accurate and tracking the market, we have approximately a \$120 million increase in the valuation base of Eliot, as a whole, which is substantial considering last year was a \$140 million increase. So, we're catching up and, in the process of catching up, it's pushing the mil rate down. So, this year, for the second year in a row over the last ten years, I think it's only the second time we've had a reduction in the mil rate. This year, it will go from 13½, and I would recommend it to have it no greater than 12½, and I will word it that way because I still have some small changes to make for splits. But it shouldn't be more than 12½. That would be with an overlay that would be responsible to be able to handle potential abatements or adjustments or whatever might come. There are some large adjustments, again, to some commercial properties, like last year, so we're going to be fair for that, as well as we're entering an uncertain political environment with revenue-sharing with the State. So that would be responsible for having a good-sized overlay. My recommendation would be no greater than a 12½ mil rate. I may have it a little better by tomorrow or this weekend.

5:50 PM Mr. Widi thanked Mr. Martin for his hard work on this. I know how much you've really put in the extra hours, and all, to make this happen. Unfortunately, it's not an ideal situation where we have to essentially re-assess the whole Town. For those of you at home, Mr. Martin is working real hard doing that. The mil rate dropping is a major, major step. Even with spending the money on the stuff we have to spend money on, unless your property has been re-assessed, your taxes are going down. I don't think many people are going to realize that and say 'yes' and pump their fist but it's a good thing for Eliot.

5:51 PM **Mr. Widi moved, second by Mr. McPherson, that the Eliot Select Board set the mil rate at .01250, or less.**

Roll Call Vote:

Mr. Donhauser – Yes

Mr. McPherson - Yes

Mr. Widi – Yes

Ms. Dow – Yes

Mr. Shapleigh

Unanimous vote to approve motion.

I. Old Business:

There was no old business.

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K. Selectmen's Report:

There were no Selectmen's reports tonight.

L. Adjourn

Mr. McPherson moved, second by Mr. Widi, that the Select Board adjourn.

Roll Call Vote:

Mr. Donhauser – Yes

Mr. McPherson - Yes

Mr. Widi – Yes

Ms. Dow – Yes

Unanimous vote to approve motion.

The meeting adjourned at 5:53 PM.

Respectfully submitted,

Ellen Lemire, Recording Secretary

S/ Robert McPherson, Secretary

Date approved: April 13, 2023