

Minutes of the Wilton Select Board Meeting
June 6, 2023

(FULL RECORDING IS AVAILABLE AT www.mtbluetv.org)

Members Present: Keith Swett, Phil Hilton, David Leavitt, Mike Wells, Tiffany Maiuri, Perry Ellsworth, Town Manager

Item #1-Minutes of the Select Board Meeting of May 23, 2023

Motion by Phil/Second by Mike-To Accept the Minutes of the Select Board Meeting of May 23, 2023. Vote: 5-0

Item #2- Minutes of the Select Board Meeting of May 30, 2023

Motion by Tiffany/Second by Phil-To Accept the Minutes of the Select Board Meeting of May 30, 2023. Vote: 4-0 1-Abstain (Mike Wells)

Item #3- Public to speak on non-agenda item

Nick Santora-Resident on Rt 2 West has concerns with the construction area by the East Dixfield Fire Department. There is a traffic issue concern with speed. Mr. Santora did speak with the Wilton Police Chief in regards to this issue. 55 mph is insane.

Keith stated that there is approximately one-half mile with construction and that 35 mph is the zone for speed.

David stated that that is a DOT (Department of Transportation) project.

Item #4- Water Line Replacement Update

Jim Lord-Dirigo Engineering gave an update on the Water transmission Line Project. He has received approval from DEP (Department Environmental protection) on approved wetland on the environmental side of things. He is waiting on the Army Corp of Engineers. There is not much for the Town to do. Rhonda (previous Town Manager) has signed for the obligation papers and the intent to comply with the USDA rules and regulations. The next step is to hire Bond Counsel. They will set up interim financing and we will also need our local

Attorney to certify some of the documents. Everything is moving forward though the project will not happen this year. The expectation is a two-to-three-year project. The plans are at 95%. We are waiting on some permits. The USDA Loan Grant project should be started. We do not have to draw from funds until they are needed.

Perry questioned the interim financing.

Jim stated we will need interim financing.

Perry-We do not receive the money until the money is spent so we would need to bond on top of a bond.

Jim-The Bond Counsel could petition for a local bank that would be a "construction/interim loan". Then when the \$7.5 million has been spent, Bond Counsel would close the Project and pay off the loan. We then would have our debt service loan.

Perry-We would need the \$2.5 million Grant to finish. When would they give this Grant?

Jim- The entire \$7.5 million would be used then the USDA wires the \$2.5 million. There would be a request of fund reimbursement sent to USDA. This would also be a non-interest-bearing account.

Perry-The Town has to show a budget showing we can pay. We need to develop a plan.

Jim-A rate increase will be needed. It is recommended to do one year before payment is due.

Perry-We received our (preliminary) 2022 Town Audit. There is approximately \$3.6 million in the undesignated fund. Perry feels we are in decent shape. We need to sell this to the public.

Tiffany-Thank you for coming in and clarifying especially with the interim bond funding. Thank you for clarifying this.

Jim-It is projected to be 1.5% interest on the projected loan. USDA based this on our financials and the median household income guideline survey that was done. Jessie Archer is the USDA Loan Specialist.

Item #5- Fuel Tank Replacement at the Highway Garage

Perry-If the tank is approved it can be extended to ten years but the pumps do need replacement. The tanks can be kept underground indefinitely until it does not pass inspection. (This is a new DEP ruling) The cost would be approximately

\$130-\$140,000 +/- for the tanks and \$15-\$18,000 for new piping. (In verifying with John Masse, Highway Foreman, the cost would actually be between \$140-\$180,000 for the tanks and between \$50-\$70,000 for new piping and pumps)

Item #6-Ordinance Issues (Cannabis) (Shoreland) (Cannabis)

Perry-Four new Dispensary Applications have been received. (They are 4- 500 square feet grow rooms that are located at 128 Weld Rd) The State inspector has done the inspection(s) at 128 Weld Rd. 1,500 square feet of marijuana needed to be chipped and disposed of. There are currently no licenses with the Town at this time. They are looking at going to a dispensary level.

The Bowling Alley location is going before the Planning Board

Route 2 (222 Route 2 West-Mountain Highs) has already been approved with Planning Board.

Route 2 (445 Us Route 2 East (Dank) has already been approved with the Planning Board.

Perry is suggesting a moratorium going forward.

Mike-Has the Planning Board revised the ordinance?

Keith-It would need to go before Town Meeting.

Perry-We need to organize our ordinances and fix them. Our ordinances are our Bible. We need to get them aligned. We need a committee. The steps to follow would be: 1. Committee 2. Planning Board 3. Select Board. The Select Board purpose would be to set up the special or annual Town Meeting for approval on new ordinances or any ordinance changes.

Mike Wells volunteered for the committee.

Motion by Mike/Second by Tiffany-To direct Perry to present a form of a moratorium on cannabis dispensaries until there is further review of our cannabis ordinance and rate structure for the next board meeting.

David-Should this be clarified as Cannabis operations in the Town?

Motion by Mike/Second by Tiffany-To amend the motion to state:

That the Select Board directs Perry to present a form of a moratorium on all cannabis dispensaries, facilities, and operations until there is further review of our cannabis ordinance and rate structure for the next board meeting.

Tiffany-If a moratorium is enacted and was found a cannabis facility in place what would occur?

Perry-It is an opportunity to study what is good or not and address any needed updates or changes.

Mike-After the fact permitting would have violations and/or fines. As long as our ordinance stated this.

Vote: On original motion as amended.

Keith-They would have to close down. How many businesses at this time?

Perry-There are 9-10 (He did not have his list)

Vote: On original motion as amended(to include facilities) 3-2 Passes (3 in favor/2 against-Phil and Keith)

Vote: As amended 2-3 (2 in favor/3 against) Motion carries

(Shoreland)

Perry-Local Expertise would help. We have beautiful shoreland zoning that we need to utilize in the right fashion.

Item #7- Manager's Report

Perry-We are close with the Union Contracts. One of them has been accepted. We are meeting next Monday with the Highway Union and Thursday with the Police Union. (This will need to be rearranged due to a conflict in scheduling) Part of the 2022 Audit(preliminary) came through and the remaining part of it is being worked on.

Mike-What is the status of the Lawsuit of the Jay robbery?

Perry-He has not heard anything. It has been handed over to the Insurance company and a statement was given.

Item #8-Other

None

Item #9-Executive Session Union Negotiations under MRSA 30 §405D

Motion by Tiffany/Second by Keith-To go into Executive Session for Union Negotiations under MRSA 30 §405D

6:46P.M. Vote: 5-0

Item #10-Adjourn

Motion by Mike/Second by Tiffany-To Adjourn

7:55 P.M.

Vote: 5-5