

Minutes of the Wilton Select Board Meeting  
January 7, 2025

**(FULL RECORDING IS AVAILABLE AT [www.mtbluetv.org](http://www.mtbluetv.org))**

Members Present: David Leavitt, Mike Wells, Tiffany Maiuri, Keith Swett, Phil Hilton, Maria Greeley (Town Manager).

**SPECIAL TOWN MEETING-6:00 P.M.**  
**Special Town Meeting Warrant Article**

Article 1. Motion by David/Second by Mike-To Accept Tom Schofield as the Town Moderator for the Special Town Meeting.

Written Ballot (Paper Vote). 3-3 PASS

The meeting will be conducted by the rules of the Maine Municipal Association Moderators Manual.

Motion by David/Second by Tiffany-To Allow nonresidents to speak.

Vote: PASS

Article 2. To see if the Town will vote to appropriate \$54,441.00 from the Comfort Inn Omnibus Municipal Tax Increment Financing TIF District to pay the annual lease purchase payment for the 2013 HME 78-foot Aerial Quint Fire Truck.

Tom Saviello-Motion-So Moved/Dr. Michael Parker-Seconded  
Discussion

-Robert Jones-Was this a new purchase when it was purchased?

-Maria-No.

-Robert Jones-What was the total price when purchased?

-Maria-\$495,485.74

-David- This was used. This is the final payment.

-Nick Santora-What is the tallest building in Wilton that a firetruck is required? And will this be used for mutual aid? He is all in favor of anything a fire department needs.

-David-The Bass Building (where Calzolaio's is located) and Comfort Inn.

-Maria clarified that this is the final payment of the 2013 HME 78-foot Aerial Quint Fire Truck. We are asking for an appropriation from the TIF account.

-Elvis Phair commented on how the truck is too heavy and too wide to go into where the Bass Building -Calzolaio's is.

-Dr. Michael Parker commented on how that was not exactly true. There was an electrical fire there in June 2023 in the Bass Building. That truck was utilized during that electrical fire.

-Tom Saviello-The building is 3 to 4 stories tall and is accessible. Additionally, the Comfort Inn, which is the tax increment financing district itself would need a ladder truck in order for them to respond.

-Dr. Michael Parker-It is combined, that is why they call it a Quint. It is combined of a ladder and pumper.

-Nathan Hiltz- Question- on the difference between the initial cost of the truck vs total cost to the Town including interest. \$54,000.00 referenced includes principal and interest.

-Tom Schofield confirmed that this is the final payment. It is not an additional purchase.

-David Soule asked what the life expectancy of the truck is?

-Maria does not have an answer to this at this time.

-David and Tiffany stated that they thought it was a 30-year truck, typically. They don't believe there is anything in the immediate future.

-Maria-There is a capital plan but there is none in the current budget.

-Tom Saviello explained that this is the final payment and is coming out of the TIF account. This account was set up 20 years ago that captures the taxes in lieu of taxes. This was captured into our budget that we could use and there is a long list of things that we could use to improve this town.

Vote: PASS

Motion by David/Second by Tiffany-To Adjourn

Vote: PASS

6:14 P.M.

**SELECT BOARD AGENDA-6:00 P.M.**

**Item #1- Pledge of Allegiance**

**Item #2-Minutes from December 3, 2024 Meeting**

Motion by David/Second by Phil-To Approve the Select Board Minutes from December 17, 2024 meeting.

Vote: 5-0 Unanimous

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

-Nick Santora-Asked on a police negotiation update. Nick also is trying to get the traffic violations, the money, not all of it going into the State and some of it coming back to the townships to cover for overtime or whatever other issues are brought up, financial issues. Nick has spoken to Maria about this. Could State Representatives talk to other Town Managers into getting the money back from all traffic violations? This way the Town gets some of the money and we are not wasting our taxpayer money in court for traffic tickets that are being issued and not making any money on it. It was requested for Maria to contact whomever she can to try receive assistance on this.

-Robert Jones- A meeting held few months back in which Robert spoke with Maria about updating the website to have the Select Boards date of service available on the website with their terms. He wanted to mention this again in hopes of the website being updated.

**Item #4-Barbara Sergio-President, MaineHealth Franklin Hospital**

-Barbara Sergio, President of MaineHealth Franklin Hospital gave a presentation on the renovation project that is going on in the emergency room area of the hospital. (See Attachment)

The Emergency Department has not been renovated since the late seventies, early eighties with minor alterations.

Currently, there are 10 beds, 10 treatment area, 1 bathroom. There's one small area called the annex with some curtained off spaces for some overflow. Not efficient.

In 2019, when Barbara Sergio got here, they were seeing 13-14,000 patients a year. Last year, they topped 20,000. So, this has been a steady incline or increase since Covid.

They have been working with two different architectural firms to modernize the emergency department without adding onto the building. It is not feasible. They would have to work with the State extensively to be allowed to do that and the cost is extremely prohibitive. The first go at that was approximately \$60 million. Their new architectural firm worked with them and the new emergency department will utilize all the underutilized space in front of the hospital. It is estimated to take 18-24 months. There will be 16 bays, 4 behavioral health of safe spaces for emergency mental health patients. There will also be 4 chairs for fast track. There will be more dedicated staff space for charting and extra staff. A waiting room so when you arrive you are seen by triage. Capacity is being doubled.

- Dr. Michael Parker-How much of a decrease in emergency department utilization is being anticipated with the opening of MD Connect?
- Barbara Sergio-Not a lot. There is a lot of studies out there.
- When new urgent care opens up do local emergency departments see a decrease?
- Barbara Sergio-They do. Initially 20-30% decrease.
- Mike-Will there be an increase in staffing?
- Barbara Sergio-Yes, there will be increases in such that the size, being larger, the fast-track area. There will be a dedicated hallway to the new emergency department which will be ideal to separate trauma from things like sore throat or twisted ankle (for example)

#### **Item #5- FOWL-Robert Rogers (Update on Watershed Survey)**

Robert Rogers-Fowl gave update on the Watershed Survey that they are conducting. Jen Jespersion from Ecological Instincts has been hired to assist and guide them. They did a watershed survey in 2016 for Wilson Lake Watershed, Pease Pond Watershed and the Varnum Pond Watershed. It involves 3 towns- Jay, Wilton and Temple. Most of the Watershed area is in Wilton. There is a portion of Pease Pond that is in Jay. The North Part of Varnum Pond is in Temple. This survey this year is a follow up to the 2016 Watershed Survey. Fieldwork was done in September and October and approximately 900+/- landowner notifications were sent. Approximately 50 +/- landowners opted out and approximately 30 +/- landowners notifications were returned. The Spruce Mountain Envirothon Team assisted with the survey. The 3 Watersheds were divided into sectors. Pease Pond was a sector, Varnum Pond was 2 sectors and Wilson Lake had 6 sectors. Field work involved looking at properties, washed out culverts, any sources of erosion, problematic drip lines on roofs and blown out banks on streams. High impact areas are prioritized. There were 123 sites identified. These are sites with some kind of erosion. The majority of them were low and moderate. 81% were low and moderate impact. 19% were qualified as high impact. Each site will have a report. There will be outreach as well. The report(s) will show breakdowns. Three things happen-outreach to landowners, updated watershed protection and watershed management plans for Wilson Lake and Varnum Pond. Updated watershed management plans qualifies those sites for DEP 319 Grant Funding which is part of Clean Water Act which is managed by DEP. DEP sends out RFP's in the Spring. So, projects would start in the spring season of 2026 and be completed by sometime in 2027. It is a two-year completion cycle. Grant money can be used for materials. Wilson Lake is a treasure for Wilton. There has been a big orange research buoy out there. It has been replaced with a stealth buoy. It looks like a cone head and is light colored with a blue stripe.

-Nick Santoro asked about the milfoil.

-Robert Rogers explained that there is no milfoil that FOWL is aware of in Wilson Lake. Thank you to the Town of Wilton for funding \$7,000 that paid for half of the ownership survey.

#### **Item #6- Approval of Home Occupation Permit Application Fee-\$35.00**

Motion by David/Second by Keith-To Approve the Home Occupation Permit Application Fee of \$35.00.

-David asked what the current fee is?

-Dr. Michael Parker (Vice Chairman, Planning Board) explained that under the 2024 revision of the 2019 and 2020 Marijuana Ordinance, the Planning Board was tasked with coming up with permitting homes that people who are running marijuana dispensaries, cultivation out of their homes. Up to now, we had not been doing it. We were tasked with coming up with a new application. Gary Judkins, Code Enforcement Officer requested we raise the fee from \$10.00 to \$35.00. This would be a good approximation of his time.

Vote: 5-0 Unanimous

#### **Item #7-Other**

Mike explained that tomorrow the State Police will be doing some training in what we call the old drug house on Main Street. If you see Troopers, they are just doing some training and busting down doors and no explosives required.

#### **Item#8-Manager's Report**

-Due to last minute unavailability for a couple of members of the Comprehensive Plan Committee, the meeting scheduled for January 13 has been rescheduled to January 27 at 3:30 P.M.

-A reminder that the Town of Wilton is still looking for members of the Finance and the Comprehensive Plan Committee and the Blueberry Festival. Applications are on the Town website or by contacting the Town Office.

-We have hired Madison Masse as our new Town Clerk and are pleased to have her part of our team. Madison starts on Monday January 13. We have started signing her up for training opportunities and appreciate everyone's support and patience during this transition.

-The Town Office will be closed on January 20 to observe Martin Luther King Jr's Day.

#### **Item #9- Executive Session pursuant to 1 M.R.S.A. § 405(6)(A)-Personnel**

Motion by David/Second by Phil-To enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(A)-Personnel.

Vote: 5-0 Unanimous      6:42 P.M.

#### **Item #10-Action following Executive Session, if Applicable**

None

#### **Item #11-Adjourn**

Motion by Keith/Second by Phil-To Adjourn

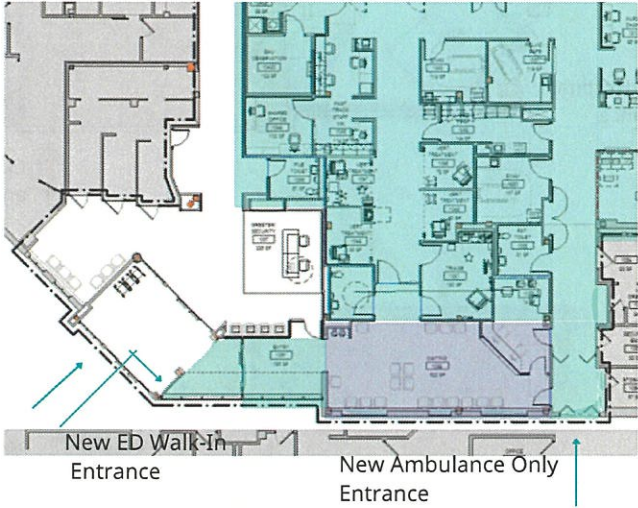
Vote: 5-0 Unanimous      7:37 P.M.



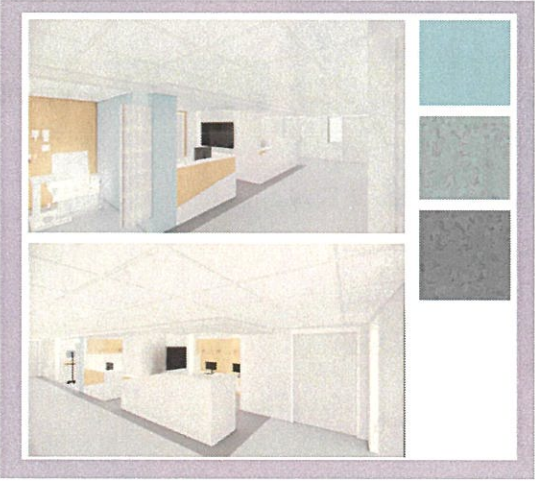
# Vestibule Waiting Area



# Waiting Room & Check-In Area



# Fast Track & Beh. Health Nurse Stations



# MaineHealth Franklin Hospital Emergency Department Modernization

