



TOWN OF VASSALBORO MAINE

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**Minutes
Town of Vassalboro
Selectboard Meeting
6:00 P.M. Vassalboro Town Office
Thursday, March 30, 2023**

Members Present: Barbara Redmond, Chris French, Rick Denico

Others Present: Aaron Miller, David McCarthy, George Hamar, Kyle Rage, Melissa Olson, Doug Phillips, Peter Soule, Patrick Neal, Ben Gidney, Lauchlin Titus, John Melrose, Attorney Stephen Langsdorf (via Zoom).

1. Call the Selectboard meeting to order – The meeting was called to order by Chair B. Redmond at 6 p.m.

2. Review and approve the minutes of the March 16, 2023 meeting – C. French motioned to approve the minutes, seconded by R. Denico; 3-0.

3. Discussion on extending Solar Moratorium – C. French motioned to extend the moratorium not more than 180 days, seconded by R. Denico; 3-0.

4. Discussion with Town Attorney Marijuana Ordinance – Attorney Stephen Langsdorf noted that the town's ordinance is very restrictive, regulates only existing businesses and doesn't allow additional marijuana businesses in town. The town has the right to change the ordinance by going to Town Meeting and seeking approval from the legislative body.

B. Redmond asked about changing language that would require businesses that have a grow operation under 1000 square feet. Attorney Langsdorf said that he believes that the municipality doesn't have the authority to change that under state law.

The Town Manager recommended a sentence noting that the Town only allows medicinal business. He also asked questions regarding site visits, access to buildings and disposal of waste. The attorney will work with the Town Manager on these and other matters.

5. Open Waste Hauling Bids – The town received five bids. The board agreed to table the decision after reviewing all bids.

6. Discussion on appointing members to the Conservation Committee – The Town Manager presented two candidates: Matt Pitcher and Peter Soule. P. Soule asked how much time would be involved. C. French said that the committee meets once a month and works on protecting resources in town. Mr. Soule was encouraged to reach out to Holly Weidner to find out more, which he said he will do. On a motion by C.

French and seconded by R. Denico, the board approved M. Pitcher to serve on the conservation commission; 3-0.

7. Discussion on closing Transfer Station on Easter Sunday – The board agreed to shut down the Transfer Station on Easter.

8. Discussion on Tax Acquired property – The Town recently foreclosed on two mobile homes. The attorney noted that mobile homes are treated like personal property, not real estate, so it's handled differently. He said that the Town would have to go through the eviction process or try to convince people to move out of the homes. He said it is a relatively straight forward process that is handled in district court. The Town Manger will talk to the land owner, gather more information and report back at the next selectboard meeting.

9. Reports – C. French motioned to approve the Town Manager and Finance reports, seconded by R. Denico; 3-0.

10. Historical Society Heat Pumps – Lauchlin Titus explained that the boiler is over 20 years old, is only 50 percent effective in generating heat and finding replacement parts could provide a challenge. He added that the boiler system uses low pressure. If that were to change to a hydronic system which is under higher pressure, it is unknown as to how the iron pipes would hold up. There is no intention to remove the system at this time as it has been recommended to have a backup.

John Melrose has spoken to five different heat pump installers. Three contractors toured the building and provided estimates. The heat pumps must be installed by Feb. 24. The board agreed to move forward with soliciting bids.

11. Approve Treasurer's Warrants – C. French motioned to approve warrants 55,56 and 57, seconded by R. Denico; 3-0.

12. Other items as may be presented by the Town Manager or Selectboard – The Town Manger suggested showcasing Webber Pond on the annual Town Report. The board agreed.

13. Executive Session – 1 M.R.S.A. § 405(6)(A) Personnel Matters – B. Redmond motioned to enter executive session, seconded by C. French; 3-0.

14. Adjournment – C. French motioned to adjourn at 9:30 p.m., seconded by R. Denico; 3-0.