

**MINUTES
TOWN COUNCIL MEETING
STANDISH, MAINE
TUESDAY, JUNE 1, 2021
STANDISH MUNICIPAL CENTER
6:00 PM**

CALL TO ORDER

The meeting was called to order by Chair Pomerleau and the Pledge of Allegiance was recited.

ROLL CALL

Councilors present: Butler, Delcourt, Gaba, LeClerc, Libby, Paul and Pomerleau.

MINUTES OF PREVIOUS MEETING (S)

Moved by Gaba seconded by Libby and voted to approve the May 11, 2021, Town Council meeting minutes. **VOTE: 7 Yeas**

PETITIONS AND COMMUNICATIONS

There were no petitions or communications at this meeting.

REPORT OF THE TOWN MANAGER

The Town Manager presented a plaque to Kimberly Pomerleau for her service as Town Council Chair.

PUBLIC HEARINGS

28-21 Amendments to Standish Town Code, Chapter 181, Land Use, Regarding Medical Marijuana [LeClerc]

Chair Pomerleau called for public comments.

Councilor Delcourt stated that there is a member that should not be at the dais when we are discussing Marijuana.

Chair Pomerleau said that they would have to vote on that matter.

Moved by Delcourt to not allow Councilor Butler to join in the discussion regarding this ordinance because of a conflict of interest. Chair Pomerleau announced since there was no second the motion failed.

Chair Pomerleau called for public comments.

Ben Macri – Middle Road – said that there are times in their decision-making process where they must weigh the benefit for some residents verses the cost to others. He said that the ordinance being discussed is over and above the regulations already imposed by the state. He questioned why do we need more regulation? He cited that other are saying the cannabis gives off an odor, he noted that other places give off odors such as farms or factories. He suggested that if this was a problem there should be reports of neighbors complaining about the issue. Another issue that he brought up is that, is do neighbors need to know if someone is growing cannabis? His opinion is that, no, you do not have the right to know. He said that he has heard that cannabis is a gateway drug, he noted that his opinion is that that cannabis is an exit ramp drug as it helps with chronic pain and is less

addictive than other options. He said that often it comes up that Standish is not business friendly and adding more regulations is one way of living up to that. He noted that the tax revenue from businesses would help the town. He said that some people are alive today only because of cannabis. He strongly urged them to vote no on adding more regulation on something that helps so many.

Chris Langlois – Standish Hardware, 5 Oak Hill Road – said that about a year ago he started working with a real estate agent to try to find a way to use a building on his property as added income. In June, the agent brought a potential tenant to him. The potential tenant was looking to start a medical marijuana grow facility in the Standish area. Mr. Langlois said that was not a business that he had considered but after reviewing the proposal, he still had concerns with odor mitigation. After doing homework and research he decided that he would be willing to move forward to consider this type of business at his property. He explained that he then contacted the Code Enforcement Officer and Planner to explain what they would like to do and to determine what they needed to do. In addition, he told the Council that he invited an inspector from the State Marijuana Policy Board come to inspect the building. Mr. Langlois stated that the inspector had told him that it would be a good building for that type of use since it is concrete block construction. Mr. Langlois said that initially it was thought that the use would fall under agriculture with approval under the Code Enforcement Officer. He explained that on August 25, 2020, he received an email from the Code Enforcement Office that medical marijuana is a allow use in the Standish Corner District. After receiving this email, he stated that he contacted his realtor, a contract was developed, construction materials were purchased, and renovations were started. Approximately two months later he received a letter from the Code Enforcement Department explaining that medical marijuana would be classified as industrial use, not agricultural. He said that the met with the Code Enforcement Officer at that time and now eight months later and \$19,000 spent on the project. He said that if the ordinance is approved medical marijuana grow facilities will only be allowed in industrial district, he asked that they consider an overlay to the Standish Corner District that would allow him to continue with this project. He thanked them for their time.

Freeman Abbott – Northeast Road – said that all towns have zoning requirements, he said that he supports this ordinance and that the industrial zone is the appropriate location for medical marijuana grow facilities. He said that Standish Hardware is close to a school, and he reiterated that the industrial zone is where they grow facilities should be located.

Chair Pomerleau called for additional public comments, hearing none, she called for Council comments.

Councilor Delcourt asked what overlay meant and is that spot zoning?

Chair Pomerleau asked Councilor Libby a former Planning Board member to explain the overlay process.

Councilor Libby explained that an overlay would allow a certain use in a particular area.

Councilor Delcourt questioned Councilor LeClerc's statements that he has changed his mind regarding the ordinance, and did not state why, and Mr. LeClerc has said that he did not write the ordinance.

Councilor Delcourt said that he did not understand that. Councilor Delcourt said that the people that he has talked to believe that Council LeClerc wants to allow marijuana throughout the town. He said it was his opinion that he did not want it anywhere but could vote to have it in the industrial zone.

Councilor Delcourt spoke to an earlier statement that the town would benefit from increased tax revenue from marijuana. He stated that the town would not have great amounts tax revenue and the only ones getting money would be the marijuana businesses. He said that from his research talking to drug users, they have told him that they started by using marijuana.

Councilor Gaba said that she wanted to clarify that she didn't disagree with the substance of this ordinance which defines where grow facilities can be located, however, she was concerned that the gentleman from the hardware store had reached out to the Town about the project that he was working on and was told to wait. She voiced her concern regarding the provision in the ordinance that that after January 1, 2022, that certain applications for medical marijuana caregivers go back to the date January 27, 2021, for their standards for operation. It was her opinion that the Town was expecting people to follow rules that were not even in place. She suggested that the January 27, 2021, date be changed to today's date.

Councilor LeClerc echoed Councilor Gaba's concerns regarding the business that that started a project and the retroactive date in the ordinance. It was his opinion that there was an opportunity for the Town to generate revenue and alleviate the tax burden on the residents and the schools.

Councilor Paul said that he did not believe that this ordinance was adding more regulations, it establishes where medical marijuana dispensaries and caregivers and be in the industrial zone. He said that he too would like a clarification regarding the dates in the ordinance.

Town Attorney, Sally Daggett reviewed timeline regarding marijuana ordinances, she explained that the Town Council had their first workshop regarding marijuana in August of 2019, initially the discussion was regarding adult use of marijuana, in December of 2020 the decision was made to not go in that direction. After that, through discussions, staff brought forward the suggestion that there should be regulations regarding medical marijuana caregivers. She said that on January 27, 2021, a Town Council workshop was held to discuss medical marijuana caregivers. She noted that under Maine law the applicability date of an ordinance can be established based on the date of discussion of the matter, in this case the date is based on the January 27, 2021, workshop date. She explained that the current Land Use Ordinance allows medical marijuana caregivers in the industrial zone. She said that the January 27, 2021, date refers back to the workshop date to all time for the legislative process. She said in Maine law there is a difference between applicability date and effective date. The law allows retroactive applicably dates but not retroactive effective dates. She said that the effective date is a future date provided under the Charter.

Bill Giroux stated that the Town Council could change that date.

Attorney Daggett agreed that they could change the date, however that would be a substantive change and the process would have to start over.

Bill Giroux said that there would still be distance issues regarding the Standish Hardware proposal in relation to a school and maybe a church.

Attorney Daggett said that she was not sure of all of the specifics, however current law provides that medical marijuana caregivers cannot advertise with 1,000 feet of a school. She thought that the hardware was within 1,000 feet of a school.

Chair Pomerleau said that if there is a change it will have to be worked through the Ordinance Committee.

Attorney Daggett confirmed that if the date of January 27, 2021, the process would have to start over.

Bill Giroux said that this could be passed tonight and amended in the future by going through the process. If this ordinance fails tonight, the Ordinance Committee can bring forward another ordinance in the future.

Councilor LeClerc asked what would happen if this was tabled?

Chair Pomerleau said that it would start from the beginning.

Bill Giroux said that it technically could be tabled then it would go before the new Council.

Attorney Daggett said that there is no prohibition regarding that, however a new Councilor wouldn't have the background or attended the workshop.

Bill Giroux said that they will vote on the matter, noting if it fails, the town will remain without rules regarding the matter.

Councilor Paul questioned the distance, he thought that he has seen on the state web site that the distance from a school is 1,000 feet but a town could opt for a distance of 500 feet?

The Town Planner, Zachary Mosher, said that his understanding of the state law is that medical marijuana caregivers cannot advertise within 1,000 feet of a school, but a town has the ability to lower the distance to 500 feet. He said that in the state law there is no distance requirement for a medical marijuana caregiver to be a certain distance from a school. The state law does allow a town to set the distance and the ordinance does require a medical marijuana caregiver facility to be 500 feet from a school.

Attorney Daggett said that Zach is correct, if the town does nothing, the state law of no advertising within 1,000 feet of a school would be in effect. This ordinance reduces that state requirement to 500 feet. She stated without this ordinance the state provision of no advertising within 1,000 feet of a school would be in effect.

Councilor Libby said that if this is passed there will be rules in place that can be amended at a later date.

Councilor Delcourt said that something came to light to him today that the gentleman in the back had been given the greenlight on the project.

Bill Giroux said that he would go as far as to say that. He had preliminary discussions with the Code Enforcement Officer, however permits have never been issued. He said that the gentleman's presentation is accurate, however there are no regulations in place and for the Code Officer to say that it may be categorized as agriculture, however it is under agriculture it would cover the entire

town. He said that he explained to Chris that he would have to lobby the Council regarding the matter and attending the meetings through the process was appropriate.

Councilor Delcourt said that when he votes for this, he is taking into consideration the location of the school and the neighbors.

Council Gaba said that the reason that she struggles with this is, that Chris was trying to do the right thing by coming to the town. She said that the irony is that if he could have not come to the town and just moved ahead with the project.

Councilor Butler asked why was the January 27, 2021, date chosen and not an earlier date when it was discussed? He said since 2012 medical marijuana caregivers have been legal in Maine and according to the State there are 21 caregivers located in Standish. He agreed that the smell can be noticed at times, but if it was so offensive, we'd know where all 21 caregivers are located. He said that town staff may have received some complaints, however he as a Councilor has never been called with this type of complaint. He said that this ordinance allow medical marijuana caregivers in the industrial zone of with there is very little in the Town. He said that is effectively a ban of medical marijuana caregivers in Standish. In addition, the Town ordinance is stricter than the State regulations in regard to an odor control plan and air quality exchange system.

Moved by Butler seconded by Gaba and voted to send this back to the Ordinance Committee to discuss and overlay district in Standish Corner.

VOTE ON THE MOTION TO SEND THE ORDINANCE TO COMMITTEE: 3 Yeas - Butler, Gaba and Leclerc – 4 Nays – Delcourt, Libby, Paul and Pomerleau,

Chair Pomerleau called for the roll call vote on the order and then the hearing was closed.

AMENDMENTS TO STANDISH TOWN CODE, CHAPTER 181, LAND USE, REGARDING MEDICAL MARIJUANA

(Additions are underlined; deletions are ~~struck out~~.)

**CHAPTER 181 – LAND USE PART 1
ZONING**

**ARTICLE II
Definitions**

§ 181-3. Terms defined.

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ADULT USE MARIJUANA. "Adult use marijuana" as that term is defined in 28-B M.R.S. § 102(1), as may be amended.

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CULTIVATE or CULTIVATION - the planting, propagation, growing, harvesting, drying, curing, grading, trimming of other processing of marijuana for use or sale. It does not include manufacturing.

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DOMICILE – A natural person's established, fixed, permanent or ordinary dwelling place or legal residence to which, whenever the person is absent, the person has the intention of returning. A person may have only one domicile.

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HARVESTED MARIJUANA - "Harvested marijuana" as that term is defined in 22 M.R.S. § 2422(3-C), as may be amended.

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IMMATURE MARIJUANA PLANT – "Immature marijuana plant" as that term is defined in 22 M.R.S. § 2422(4-N), as may be amended.

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INHERENTLY HAZARDOUS SUBSTANCE - "Inherently hazardous substance" as that term is defined in 22 M.R.S. § 2422(4-O), as may be amended.

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MANUFACTURE OR MANUFACTURING OF MARIJUANA - "Manufacture" or "manufacturing" of marijuana as the term "manufacturing or manufacture" is defined in 22 M.R.S. § 2422(4-Q), as may be amended.

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MARIJUANA - The leaves, stems, flowers and seeds of a marijuana plant, whether growing or not.

MARIJUANA EXTRACTION - "Marijuana extraction" as that term is defined in 22 M.R.S. § 2422(4-J), as may be amended.

MARIJUANA PLANT – "Marijuana plant" as that term is defined in 22 M.R.S. § 2422(4-K), as may be amended.

MARIJUANA PRODUCT - "Marijuana product" as that term is defined in 22 M.R.S. § 2422(4-L), as may be amended.

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MATURE MARIJUANA PLANT – "Mature marijuana plant" as that term is defined in 22 M.R.S. § 2422(4-B), as may be amended.

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MEDICAL MARIJUANA DISPENSARY - A "registered dispensary" as that term is defined in 22 M.R.S. § 2422(6), as may be amended. A medical marijuana dispensary includes a location at which marijuana is cultivated by a registered dispensary pursuant to 22 M.R.S. § 2428, as may be amended. A medical marijuana dispensary is a facility registered under Title 22 of the Maine Revised Statutes. A medical marijuana dispensary is only authorized as a principal use, and not as an accessory use.

MEDICAL MARIJUANA REGISTERED CAREGIVER – A "registered caregiver" as that term is defined in 22 M.R.S. § 2422(9), as may be amended.

MEDICAL USE OF MARIJUANA - "Medical use" as that term is defined in 22 M.R.S. § 2422(5), as may be amended.

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PERSON - A natural person, partnership, association, company, corporation, limited liability company or organization or a manager, agent, owner, director, servant, officer or employee thereof.

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PLANT CANOPY – "Plant canopy" as that term is defined in 22 M.R.S. § 2422(7-B), as may be amended.

• • •

QUALIFYING PATIENT – "Qualifying patient" as that term is defined in 22 M.R.S.

§ 2422(9), as may be amended.

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SEEDLING – “Seedling” as that term is defined in 22 M.R.S. § 2422(14-B), as may be amended.

ARTICLE III District Regulations

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§ 181-10. Industrial Districts.

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D. Permitted uses requiring site plan review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 of this chapter.

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(12) Mechanical repair garage.

(13) Medical Clinic.

(14) Medical marijuana dispensary.

(15) Medical marijuana registered caregiver.

(16) Meteorological tower and small wind energy systems, as defined in § 181-49.21.

(17) Municipal uses.

(18) Public utilities.

(19) Recycling center.

(20) Restaurant without drive through.

(21) Retail business less than 10,000 square feet.

(22) School.

(23) Solar-energy system, medium scale.

(24) Solar energy system, large-scale.

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E. Uses listed below shall first require approval from the Board of Appeals as a special exception, in accordance with standards set forth in this Part 1. Such uses shall also require site plan review and approval from the Planning Board.

(1) Airports.

(2) Business/professional office over 10,000 square feet.

(3) Churches.

(4) Colleges.

(5) Day-care center.

(6) Junkyards.

(7) ~~Medical marijuana dispensary.~~

- (78) Retail business over 10,000 square feet.
- (89) Wholesale business over 10,000 square feet.

ARTICLE IV

General Standards

§ 181-19.2. Performance standards for medical marijuana dispensaries and medical marijuana registered caregivers.

Notwithstanding the provisions of 1 M.R.S. § 302 or any other law to the contrary, the amendments to this ordinance evidenced by Order #28-21, this Section, when enacted, shall govern any proposed medical marijuana dispensary or medical marijuana registered caregiver for which an application has not been submitted and acted on by the Planning Board prior to January 27, 2021. The following standards apply to all medical marijuana dispensaries and medical marijuana registered caregivers:

All medical marijuana dispensaries and medical marijuana registered caregivers are principal uses regardless of the amount of space they may occupy within a building. All medical marijuana dispensaries and medical marijuana registered caregivers require site plan review and approval from the Planning Board prior to the issuance of any building permit or certificate of occupancy. In addition to the site plan review standards set forth in Article XI of this ordinance, the following performance standards are to be used by the Planning Board in reviewing site plan applications and compliance with the same shall serve as requirements for approval of any such site plans.

- A. Separation from schools.** No medical marijuana dispensary and no medical marijuana registered caregiver shall be sited within 500 feet of the lot lines of a school. No sign or other advertisement may be displayed within 500 feet of the lot lines of a preexisting school. The distance cited in this subsection shall be measured between the lot line of the proposed site for the medical marijuana dispensary or medical marijuana registered caregiver and the lot line of the site of the school at their closest points. For purposes of this measurement, if a medical marijuana dispensary or medical marijuana registered caregiver is to be located on a site that is leased from an unrelated third party, such an establishment's lot line shall be determined as follows:
- (i) If the establishment leases an entire parcel of land, the lot line of such establishment shall be the lot line of the parcel;
 - (ii) If the establishment leases a freestanding building or buildings which is or are part of a larger parcel containing other free standing buildings, the lot line of such establishment shall be the outer wall of the building(s) being leased by the establishment; and
 - (iii) If the establishment leases a room or suite of rooms within a building, including, without limitation, individual units within a shopping plaza or shopping mall, the lot line of such establishment shall be the outer wall of the building within which such room or suite of rooms is located.

Any applicant for a building permit, land use approval and/or certificate of occupancy involving a medical marijuana dispensary or a medical marijuana registered caregiver shall submit with the application a map of properties within 500 feet of the proposed use and a list of the uses of those surrounding properties, each in such format as may be required by the Town Planner. The Town will only verify distance of the proposed premises from a school; once all of the Town-required licenses, permits and approvals are issued, the Town will not preclude a school from opening at a location within the buffer zone.

A medical marijuana dispensary or medical marijuana registered caregiver may continue to operate in its present location as a pre-existing use if a school later locates within the buffer zone; however, the medical marijuana dispensary or medical marijuana registered caregiver does so at his/her/its own risk, and Town- issued licenses, permits or approvals provide no protection or indemnification against enforcement of federal or other applicable laws that may prohibit operation of a medical marijuana dispensary or medical marijuana registered caregiver near a school.

Any medical marijuana dispensary or medical marijuana registered caregiver that wants to change to another type of establishment other than the one for which it initially sought and obtained Planning Board site plan approval may do so, but it must first seek and obtain site plan approval for the new use and must comply with the then-current separation distances for schools. Any medical marijuana dispensary or medical marijuana registered caregiver that has any permit, approval or license necessary to operate as such an establishment either lapse or be finally adjudicated as revoked must, prior

to re-commencing operations, (i) seek and obtain Planning Board site plan approval for the medical marijuana use, and (ii) comply with the then-current separation distances for schools.

For purposes of this section, the term "school" means a "public school" as that term is defined in 20-A M.R.S. § 1(24), as may be amended; a "private school" as that term is defined in 20-A M.R.S. § 1(22), as may be amended; and/or a "public preschool program" as that term is defined in 20-A M.R.S. § 1(23-A), as may be amended.

For purposes of this section, the term "advertisement" means publicizing the trade name of a medical marijuana dispensary or medical marijuana registered caregiver together with words or symbols referring to marijuana or publicizing the brand name of marijuana items.

- B. Operating plan.** Applicants shall submit a copy of its detailed operating plan, which shall include, without limitation, information related to the following, if applicable: (1) diagram(s) of the proposed registered premises; (2) security; (3) operating days and hours of operation; (4) cultivation and cultivation areas; (5) specific products and production processes; (6) compliance with packaging and labeling; (7) signs, advertising and marketing; (8) sales to qualifying patients; (9) wholesale activities; (10) record keeping; (11) disposal of marijuana waste; (12) odor control plan; and (13) a workplace safety plan consistent with 29 CFR

Part 1910, covering personal protective equipment, hazard assessment, safe equipment operation, proper application of agricultural chemicals, ladder use, hazard communication and other state and federal workplace safety requirements, as applicable.

- C. Hours of operation.** Medical marijuana dispensaries may be open for business only between the hours of 7:00 a.m. and 10:00 p.m., locally prevailing time. When there is a conflict between State laws and regulations and local zoning, the more restrictive hours of operation shall apply.

- D. Area of activities.** All activities of medical marijuana dispensaries and medical marijuana registered caregivers, including, without limitation, cultivating, growing, processing, manufacturing, displaying, selling and storage, shall be conducted indoors and not in any building that also contains a dwelling unit or other residential use. Medical marijuana dispensaries and medical marijuana registered caregivers are not permitted to conduct outdoor sales or services of any kind. Any common areas, including, but not limited to storage areas and building facilities, shared with another use must be clearly identified as such on the site plan application.

- E. Odor management.** For medical marijuana dispensaries and medical marijuana registered caregivers, the odor of marijuana must not be detected offsite, i.e., must not be detected at premises that are not under the custody or control of the establishment. To prevent and control marijuana odors, an odor control plan prepared by a Maine licensed air handling engineer shall be submitted as part of the site plan application describing the odor(s) originating or anticipated to originate at the premises and the control technologies to be used to prevent such odor(s) from leaving the premises while reducing the risk of fire or respiratory harm within the facility. The odor control plan shall, at a minimum, include the following:

- (1) A facility floor plan that identifies the locations of all odor-emitting activities and sources. The plan shall also identify the location of doors, windows, vents, HVAC systems, odor control systems and other relevant information.
- (2) A list of specific odor-emitting activities and sources, and a description of the processes that will take place at the facility, including, but not limited to, vegetative flowering, processing and storage.
- (3) For each odor-emitting activity or source, a description of the administrative procedures as well as the engineering processes, technologies, and equipment the facility will use.
 - (a) Administrative controls shall include, at a minimum: management practices to isolate odor activities and sources, use of standard operating procedures, employee training, regular equipment inspections and maintenance or inspection logs.
 - (b) Engineering controls shall include, at a minimum, building design features; use of equipment and technology to address each specific odor-emitting activity or source; a systems and equipment maintenance and replacement schedule; and evidence that proposed equipment and technology are sufficiently capable and appropriately sized consistent with marijuana industry best practices for control technologies designed to effectively mitigate odors.

While the Town does not mandate any particular equipment specifications with regard to filtration or ventilation, all medical marijuana dispensaries and medical marijuana registered caregivers are strongly encouraged to adopt

best management practices with regard to implementing state-of-the-art technologies in mitigating marijuana odor, such as air scrubbers and charcoal filtration systems.

F. Noxious gases and fumes. Marijuana cultivation areas shall include appropriate ventilation systems to mitigate noxious gases or other fumes used or created as part of the production.

G. Other emissions. Sufficient measures and means of preventing smoke, debris, dust, fluids and other substances from exiting the premises of a medical marijuana dispensary or medical marijuana registered caregiver must be provided at all times.

H. Waste disposal. All medical marijuana dispensaries and medical marijuana registered caregivers shall have in place an operational plan for proper disposal of marijuana and related byproducts/waste products in a safe, sanitary and secure manner and in accordance with all applicable federal, State and local laws and regulations. Dumpsters and trash containers must not be overflowing, and the surrounding area must be kept free of litter and trash. All dumpsters and containers shall be screened from public view. All trash receptacles on the premises used to discard marijuana products must have a metal cover or lid that is locked at all times when the receptacle is unattended and security cameras must be installed to record activities in the area of such trash receptacles.

I. Wastewater. Wastewater generated during the cultivation, processing or manufacturing of marijuana must be disposed of in compliance with applicable State and local laws and regulations.

J. Other applicable codes. Plans for compliance with applicable building, electrical and fire codes and federal and State environmental requirements must be provided to the Planning Board.

K. Security. Sufficient and appropriate security measures to deter and prevent unauthorized entrance into areas containing marijuana and the theft of marijuana must be provided at all times and in accordance with all applicable federal, State and local laws and regulations. Security measures shall include, at a minimum, the following:

- (1) security surveillance cameras installed and operating 24 hours a day, 7 days a week to monitor all entrances and exits, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises;
- (2) door and window intrusion robbery and burglary alarm systems with audible and Cumberland County Sheriff's Office notification components that are professionally monitored and maintained in good working order;
- (3) a locking safe or its functional equivalent permanently affixed to the premises that is suitable for storage of all marijuana product and cash stored overnight on the premises;
- (4) exterior lighting that illuminates the exterior walls of the premises and complies with applicable provisions of the Town of Standish Code of Ordinances; and
- (5) deadbolt locks on all exterior doors to the building and all entrances to the establishment if separate from the building entrances, and locks or bars on any other access points to the establishment (e.g., windows). If building entrances are shared with other tenants, the establishment shall ensure that security measures do not prevent or restrict building access by other tenants.

All security recordings shall be preserved for at least forty-five (45) days. All medical marijuana dispensaries and medical marijuana registered caregivers shall provide the Town Manager or his/her designee with the name and functioning telephone number of a 24-hour on-call staff person to whom the Town may provide notice of any operating problems associated with the establishment.

L. Fire safety. All medical marijuana dispensary and medical marijuana registered caregiver facilities shall comply with National Fire Protection Association (NFPA) 1 Fire Code, Chapter 38 standards for *Marijuana Growing, Processing, or Extraction Facilities* (most recent edition), and these standards shall be used by the Fire Department during its inspections of each facility. All buildings associated with a medical marijuana dispensary and a medical marijuana registered caregiver shall be protected by use of fire suppression sprinkler systems or such other effective fire suppression system as may be approved by the Fire Chief. A medical marijuana dispensary shall have a Knox Box® or shall provide the Fire Department

with the necessary information to allow entry by FireDepartment personnel in the event of an emergency at the location.

- M. **Sale of edible products.** No food products shall be sold, prepared, produced or assembled by a medical marijuana dispensary or medical marijuana registered caregiver except in compliance with all operating and other requirements of State and local law and regulation, including, without limitation, food establishment licensing requirements. Any goods containing marijuana for human consumption shall be stored in a secure area.
- N. **Drive-through and home delivery.** Medical marijuana dispensaries are prohibited from having drive-through pick-up facilities or home delivery services.
- O. **Extraction of marijuana.** The extraction of marijuana using inherently dangerous substances is prohibited.
- P. **Inspections.** The Code Enforcement Officer or his/her designee shall inspect all medical marijuana dispensaries and medical marijuana registered caregivers prior to issuance of a certificate of occupancy, to verify that the facilities are constructed and can be operated in accordance with the application submitted, the land use approval(s) issued and the requirements of this ordinance, local and state building codes and electrical codes. The Fire Chief or his/her designee shall inspect all medical marijuana dispensaries and medical marijuana registered caregiver prior to issuance of a certificate of occupancy, to verify that the facilities are constructed and can be operated in accordance with all applicable fire codes. The initial inspection shall occur after the establishment is ready for operation. No marijuana or marijuana products will be allowed on the premises until the inspection is complete and a certificate of occupancy has been issued. Nothing herein shall prevent the Code Enforcement Officer, Fire Chief, or his/her respective designee from inspecting medical marijuana dispensaries and medical marijuana registered caregivers at random intervals and without advance notice provided that the inspection is during normal business hours of the establishment.
- Q. **Outside review fees.** In addition to the application fee, every applicant may also be required by the Town Planner to pay a consulting cost fee to cover 100% of the Town's costs related to independent engineering, planning, legal and similar professional consulting services incurred in its review of the site plan application. This fee must be paid to the Town and shall be deposited in an interest-bearing escrow account, which shall be separate and distinct from all other Town accounts. When a consulting cost fee is required, the application will be considered incomplete until evidence of payment of this fee is submitted to the Town Planner. If the initial fee proves to be insufficient to meet the Town's legal and technical review costs, the Town Planner may assess an additional fee(s) to cover such legal and technical review costs.
- R. **Change of use/addition of use.** If a medical marijuana dispensary or medical marijuana registered caregiver wants to change to another type of medical marijuana use, such change of use must be reviewed and approved by the Planning Board for compliance with this ordinance.
- S. **Other approvals.** No medical marijuana dispensary or medical marijuana registered caregiver shall conduct any activity for which he/she/it has not received the required State of Maine license, certification or registration, as applicable.
- T. **Confidentiality.** Medical marijuana registered caregivers and other applicants submitting applications and supporting information that is confidential under 22 M.R.S. § 2425-A(12), as may be amended, and the Maine Freedom of Access Act, 1 M.R.S. § 403(3)(F), shall mark such information as confidential. An individual who possesses a valid Maine medical marijuana registered caregiver registry identification card need not identify himself or herself in an application or registration. The cardholder must identify himself or herself and provide the relevant cards to the Code Enforcement Officer for examination, but the identity of the cardholder shall not be a public record and the Code Enforcement Officer shall not share the identity of the cardholder, except as necessary by law in the performance of his or her duties. At the time of application/registration, the cardholder may appoint a representative to appear before the Planning Board or Code Enforcement Officer, as applicable, on his or her behalf. Advertisements for public hearing shall contain the location of the proposed medical marijuana facility and the identity of the owner of the real estate and the identity of the designated representative.
- U. **Nonconforming uses.** Nonconforming medical marijuana registered caregivers lawfully existing as of the date of adoption of the amendments to this ordinance evidenced by Order #28-21 are subject to the standards of Article V (Nonconforming Uses) and the local registration requirement of § 181-19.3. When site plan review is triggered by a proposed change in use and/or structure, the use and/or structure shall comply with these performance standards to the greatest extent practicable as determined by the Planning Board.

- V. **Other laws remain applicable.** A medical marijuana dispensary and medical marijuana registered caregiver shall meet all operating and other requirements of State and local law and regulation. To the extent the State of Maine has adopted or adopts in the future any stricter law or regulation governing medical marijuana dispensaries or medical marijuana registered caregivers, the stricter law or regulation shall control.

§ 181-19.3. Local registration requirement for medical marijuana registered caregivers operating in the Town as of January 27, 2021 without Planning Board site plan approval pursuant to § 181-19.2.

- A. Effective January 1, 2022, no medical marijuana registered caregiver operating in the Town as of January 27, 2021, and for which an application has not been submitted and acted on by the Planning Board prior to January 27, 2021 shall continue to act as a caregiver for that location without first registering with the Code Enforcement Officer. Local registration forms and pre-registration inspection checklists shall be available in the Code Enforcement Office.
- B. Non-refundable fees for a local registration shall be as set forth in the Schedule of License, Permit, Inspection and Application Fees established by Town Council order, and such fee must be submitted with the local registration form at the time of registration or renewal.
- C. A person shall not be considered registered until all information and fees are provided to the satisfaction of the Code Enforcement Officer and a local annual registration number has been assigned to the medical marijuana registered caregiver. The Code Enforcement Officer or his/her designee and the Fire Chief or his/her designee shall inspect a medical marijuana registered caregiver premises prior to the issuance of a local annual registration number, to verify that the facilities are constructed and can be operated in accordance the requirements of this ordinance and applicable building, electrical and fire safety codes.
- D. Local registrations are valid for 12 months from the date of issuance of the registration number unless sooner suspended or revoked and must be renewed on an annual basis. Local registrations are not transferrable to another location.
- E. A local registration may be revoked or suspended for violation of any of the provisions of this Chapter. If a violation is found to exist by the Code Enforcement Officer, the Code Enforcement Officer may suspend or revoke the then-current local registration after first providing written notice of the violation and allowing the violator ten (10) business days an opportunity to respond in writing to the violation.
- F. The local registration requirement for marijuana registered caregivers operating in the Town as of January 27, 2021 and for which an application has not been submitted and acted on by the Planning Board prior to January 27, 2021 for that location shall cease if and when the marijuana registered caregiver obtains site plan approval from the Planning Board pursuant to § 181-19.2.
- G. Any medical marijuana registered caregiver must continuously maintain a State of Maine registration in order to take advantage of the provisions of § 181-19.2(U). If the necessary State of Maine registration either lapses or is finally adjudicated as revoked, the medical marijuana registered caregiver must, prior to re-commencing operations, seek and obtain Planning Board site plan approval for the location, including, without limitation, complying with the then-current use limitations of the zoning district and the then-current separation distances listed in § 181-19.2(A).

A. Location criteria:

(1) No medical marijuana dispensary shall be sited within 250 feet of the lotlines of any of the following:

(a) A church, synagogue or other house of religious worship;

(b) A public or private school;

(c) An athletic field, park, playground or recreational facility;

(d) Any juvenile or adult halfway house, correctional facility, methadone clinic, or substance abuse

rehabilitation or treatment center;

(e) ~~A day care center or licensed child care facility; or~~

(f) ~~A lot on which another medical marijuana dispensary is sited.~~

(2) ~~The distance cited in this subsection shall be measured between the lot line of the proposed site for the medical marijuana dispensary and the lot line of the site of the uses listed in Subsection A(1)(a) through (f) above at their closest points.~~

B. ~~Hours of operation. Medical marijuana dispensaries may be open for business only between the hours of 6:00 a.m. and 6:00 p.m., locally prevailing time.~~

C. ~~Parking. Medical marijuana dispensaries shall provide adequate on-site parking spaces to meet anticipated peak hour parking needs for employees and visitors.~~

D. ~~Signage and advertising. All signage and advertising for a medical marijuana dispensary shall comply with all applicable provisions of the Town's sign regulations. In addition, no signage or advertising shall use the word "marijuana" or "cannabis" or any other word, phrase or symbol commonly understood to refer to marijuana unless such word, phrase or symbol is immediately preceded by the word "medical" in type and font that is at least as readily discernible as all other words, phrases or symbols on the sign. Such signage and advertising must clearly indicate that the products and services are offered only for medical marijuana-qualifying patients and primary caregivers.~~

E. ~~Security requirements:~~

(1) ~~Security measures at a medical marijuana dispensary and any associated cultivation facility shall include, at a minimum, the following:~~

(a) ~~Security surveillance cameras installed and operating 24 hours a day, seven days a week to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises;~~

(b) ~~Door and window intrusion robbery and burglary alarm systems with audible and local law enforcement notification components that are professionally monitored and maintained in good working condition;~~

(c) ~~A locking safe permanently affixed to the premises that is suitable for storage of all prepared marijuana and cash stored overnight on the licensed premises;~~

(d) ~~Exterior lighting that illuminates the exterior walls of the licensed premises and complies with applicable provisions of this section; and~~

(e) ~~Deadbolt locks on all exterior doors and locks or bars on any other access points (e.g., windows).~~

(2) ~~All security recordings shall be preserved for at least 72 hours by the medical marijuana dispensary. The medical marijuana dispensary shall provide the Town Manager or his designee with the name and functioning telephone number of a twenty-four hour on-call staff person to whom the Town may provide notice of any operating problems associated with the medical marijuana dispensary.~~

F. ~~Fire safety. All buildings associated with a medical marijuana dispensary, including any associated cultivation facility, shall be protected by use of fire suppression sprinkler systems or such other effective fire suppression system as may be approved by the Fire Chief. A medical marijuana dispensary shall have a Knox Box® or shall provide the Fire Department with the necessary information to allow entry by Fire Department personnel in the event of an emergency at the location.~~

G. ~~Cultivation. If there is both the cultivation and dispensation of marijuana occurring on the same site, the cultivation area shall not be greater than 25% of the total floor area of the portion of the building used for dispensation of marijuana.~~

H. ~~On site consumption of medical marijuana. The consumption, ingestion or inhalation of medical marijuana on or within the premises of a medical marijuana dispensary or cultivation facility is prohibited; provided, however, that a medical marijuana dispensary employee who is a qualifying patient, as that term is defined in 22 M.R.S.A. § 2422(9), as may be amended, may consume medical marijuana within the enclosed building area of the premises if such consumption occurs via oral consumption (i.e., eating only). For purposes of this subsection, the term "premises" includes the actual building, as well as any accessory structures, parking lot or parking areas, or other surroundings within 200 feet of the medical marijuana dispensary's entrance.~~

I. ~~Visibility of activities; control of emissions; disposal plan.~~

- ~~(1) All activities of medical marijuana dispensaries and cultivation facilities, including, without limitation, cultivating, growing, processing, displaying, selling and storage, shall be conducted indoors in an enclosed, locked facility.~~
- ~~(2) No marijuana or paraphernalia shall be displayed or kept in a dispensary or cultivation facility so as to be visible from outside the premises.~~
- ~~(3) Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting a dispensary or cultivation facility, must be provided at all times. Sufficient measures shall be provided for the proper disposal of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.~~
- ~~(4) All medical marijuana dispensaries shall have in place an operational plan for proper disposal of marijuana and related byproducts.~~

J. ~~Sale of edible products. No food products shall be sold, prepared, produced or assembled by a medical marijuana dispensary except in compliance with all operating and other requirements of state and local law and regulation, including, without limitation, food establishment licensing requirements. Any goods containing marijuana for human consumption shall be stored in a secure area.~~

K. ~~Other laws remain applicable. A medical marijuana dispensary shall meet all operating and other requirements of state and local law and regulation. To the extent the State of Maine has adopted or adopts in the future any stricter law or regulation governing medical marijuana dispensaries, the stricter law or regulation shall control.~~

L. ~~Maximum number. The maximum number of medical marijuana dispensaries in the Town shall be capped at one.~~

§ 181-19.4. Performance standards for home cultivation of marijuana for personal adult use.

The total number of mature marijuana plants that may be cultivated on any one parcel or tract of land located within the Town is limited to 3 mature marijuana plants, 12 immature marijuana plants and an unlimited number of seedlings by each person 21 years of age or older who is domiciled at that parcel or tract of land. No person shall cultivate marijuana for personal adult use on a parcel or tract of land within the Town that is not owned by the person and at which the person is not domiciled.

VOTE: 4 Yeas- Delcourt, Libby, Paul and Pomerleau – 3 Nays – Butler, Gaba and Leclerc

40-21 Application Submitted by St. Joseph's College for Renewal of a Malt, Spirituous and Vinous Restaurant License and a Qualified Catering License [Pomerleau]

Chair Pomerleau noted that this is annual renewal for the application.

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote and then the hearing was called.

ORDERED that the application submitted by St. Joseph's College for a renewal of a Malt, Spirituous and Vinous Restaurant License and a Qualified Catering License is approved by Council, to expire as determined by the Department of Public Safety.

VOTE: 7 Yeas

COMMITTEE REPORTS

Councilor Paul – Personnel Committee – no report.

Councilor Delcourt – Appointments Committee – there are orders on the agenda tonight.

Councilor Libby – Finance Committee - a meeting is scheduled for next week.

Councilor Gaba – PWD Steering Committee – no report.

Councilor Leclerc – Ordinance Committee – met and discussed the sidewalks ordinance. He said that the ordinance is close to being completed, however it was not brought forward tonight due to a miscommunication. The Committee also discussed an ordinance regarding flags, future meetings will call upon expertise in proper etiquette help with this ordinance.

Councilor Butler – Economic Development Committee – met and discussed federal funds that will be received, the committee will create a list of projects to utilize the funds. Staff is reviewing the information to comply with suitable ways to spend the funding. Possible projects include broadband and water projects.

Councilor Pomerleau – Capital improvements Committee – met and there is an order on the agenda this evening.

CONSENT CALENDAR

There were no consent calendar items on the agenda.

UNFINISHED BUSINESS

There were no items of unfinished business on the agenda.

NEW BUSINESS

41-21 Approve Warrant for Annual Town Meeting [Pomerleau]

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote.

ORDERED that the warrant for the Annual Town Meeting is approved by the Town Council, said meeting will be held on June 12, 2021, beginning at 9:00 am at the Standish Municipal Center.

VOTE: 7 Yeas

42-21 Town Council Appointments to Various Boards and Committees [Delcourt]

Councilor Delcourt announced the board and committees that have openings.

Moved by Butler seconded by Libby and voted to move the slate of candidates and dispense with the reading of the order. **VOTE – 7 Yeas**

ORDERED that the following Town Council Appointments are made through the dates given:

SEAT	CANDIDATE	EXPIRATION DATE
APPEALS BOARD	Lester Ordway	Jun-24
ASSESSMENT REVIEW BOARD	Vacant	Jun-24
ASSESSMENT REVIEW BOARD	Vacant	Jun-23
ASSESSOR	Joseph Merry	Jun-22
CATERING FUNCTION AUTHORITY	Mary Chapman	Jun-22
CATERING FUNCTION AUTHORITY – Alt	William Giroux	Jun-22
CDBG MUNICIPAL OVERSIGHT COMMITTEE	TBD by New Council	Jun-22
CEMETERY EXPLORATORY COMMITTEE (Ad-Hoc) 2 Members	TBD by New Council	Jun-22
EMERGENCY MANAGEMENT DIRECTOR	Robert Caron	Jun-22
FAIR HEARING AUTHORITY	Terence Christy	Jun-22
FINANCE DIRECTOR - <i>Tax Collector / Treasurer</i>	Scott Gesualdi	Jun-22
GPCOG OVERSIGHT COMMITTEE	TBD by New Council - Council Rep	Jun-22
HISTORIC PRESERVATION COMMISSION-Alternate Mbr	Vacant	Jun-24
HISTORIC PRESERVATION COMMISSION	Vacant	Jun-24
HISTORIC PRESERVATION COMMISSION-Alternate Mbr	Vacant	Jun-24
HISTORIC PRESERVATION COMMISSION	Vacant	Jun-23
HISTORIC PRESERVATION COMMISSION	Vacant	Jun-23
HISTORIC PRESERVATION COMMISSION	Vacant	Jun-22
HISTORIC PRESERVATION COMMISSION	Vacant	Jun-22
OLD RED CHURCH LIAISON	TBD by New Council	Jun-22
PUBLIC ACCESS OFFICER	Mary Chapman	Jun-22
PUBLIC ACCESS OFFICER-alt	Ruth LaBrecque	Jun-22
PUBLIC SAFETY COMMITTEE-Council Rep	TBD by New Council - Council Rep	Jun-22
PUBLIC SAFETY COMMITTEE-Citizen Rep	Kathleen Schofield	Jun-22
PUBLIC SAFETY COMMITTEE-Citizen Rep	Ian Moriarty	Jun-22
PUBLIC SAFETY COMMITTEE-Citizen Rep	Vacant	Jun-22
PUBLIC SAFETY COMMITTEE-Citizen Rep	Vacant	Jun-22
RECREATION COMMITTEE	Briannna Mayberry	Jun-24
RECREATION COMMITTEE	Vacant	Jun-24
RECREATION COMMITTEE	Vacant	Jun-24
RECYCLING COMMITTEE	TBD by New Council - Council Rep	Jun-24
RECYCLING COMMITTEE	Vacant	Jun-24
SACO RIVER CABLE COMMITTEE	Tony Vigue	Jun-22
SACO RIVER COMMUNITY TV BOARD OF DIRECTORS	Maurie Hill	Jun-22
SACO RIVER COMMUNITY TV BOARD OF DIRECTORS	Deborah Boxer - Alt Member	Jun-22
TOWN AUDITOR	Berry Talbot Royer	Jun-22
WATCHIC LAKE LIAISON	TBD by New Council	Jun-22
WELFARE DIRECTOR	William Giroux	Jun-22

VOTE ON ORDER: 7 Yeas

43-21 Confirmation of Town Manager's Appointments to Various Town Positions [Delcourt]

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote.

Moved by Gaba seconded by Libby and voted to dispense with the Clerk's reading of the order.

Councilor Leclerc asked for an update regarding the Code Enforcement Officer's training that had been stipulated in the hearing process.

Bill Giroux announced that the Code Enforcement Officer has become fully certified.

ORDERED that the following Town Manager's appointments are confirmed through the date given:

Robert Caron	Director of Public Safety (Fire Chief and EMS Chief)	June 30, 2022
James Paul	Code Enforcement Officer	June 30, 2022
James Paul	Building Inspector	June 30, 2022
James Paul	Local Plumbing Inspector	June 30, 2022
James Paul	Electrical Inspector	June 30, 2022
Jacklyn Dyer	Code Enforcement Officer-Alt	June 30, 2022

FURTHER ORDERED that the following Fire Chief nominations are confirmed by the Town Manager:

Brandon Ruel	Animal Control Officer	June 30, 2022
William Watson	Animal Control Officer-Alt	June 30, 2022
Robert Caron	Harbor Master	June 30, 2022

VOTE ON ORDER: 7 Yeas

44-21 Confirmation of Town Clerk's Appointment of Election Warden and Deputy Warden [Delcourt]

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote.

ORDERED that the Town Clerk's appointment of Sandra Osterrieder to serve as Election Warden and the appointment of Janet Biczak to serve as deputy Election Warden through June 30, 2022, is confirmed by Council.

VOTE: 7 Yeas

45-21 Approve Renewal of Waste of Hauler Licenses [Pomerleau]

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote.

ORDERED that the following Waste Hauler License application renewals, upon approval of the Director of Public Works are approved by Council to expire June 30, 2022:

Casella Waste
RW Herrick
Troiano Waste Services, Inc.
Waste Management Portland

VOTE: 7 Yeas

46-21 Waive Bid Process and Authorize Contract for Add-ons for the Public Safety Department Living Quarters [Pomerleau]

Chair Pomerleau called for the Fire Chief to speak to this matter. It was not put out to bid because they only received one vendor that was interested in the project.

Fire Chief, Robert Caron explained that the contractor has done work for the town in the past including renovations at the Steep Falls Fire Station. He said with the rising costs of construction materials, the price of the trusses is being held for seven days and the price of the lumber is being held for fourteen days pending this order's approval.

Bill Giroux said that the amount not to exceed is \$200,000.

Councilor Butler questioned if this is an increase over what they were previously awarded?

Bill Giroux said that they haven't been awarded anything as of yet. This would be the original \$150,000 and the \$50,000 in next week's vote.

Councilor LeClerc questioned the total amount of the project.

Bill Giroux said it will not exceed \$200,000.

Moved by Butler seconded by Libby and voted to amend the order as follows:

ORDERED that the bidding requirement regarding these add-ons for the Public Safety Department Living Quarters is hereby waived and the contract is awarded to Geyer of Porter at a cost not to exceed \$200,000. **VOTE ON AMENDMENT: 7 Yeas**

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote.

WHEREAS Section 302(f) of the Standish Charter requires a competitive bid process for transactions exceeding \$3,500 in value, unless so waived by the Town Council, and

WHEREAS the Public Safety Department staff has reviewed various options regarding this matter, and

WHEREAS the Capital Improvements Committee has met, reviewed, and supports this improvement, now be it

ORDERED that the bidding requirement regarding these add-ons for the Public Safety Department Living Quarters is hereby waived and the contract is awarded to Geyer of Porter at a cost not to exceed \$200,000.

FURTHER ORDERED that the Town Manager is authorized to execute contract documents related to this purchase.

VOTE ON AMENDMENT: 7 Yeas

VOTE ON ORDER AS AMENDED: 7 Yeas

47-21 Award Bid and Authorize Contract for Paving of Various Road [Pomerleau]

Chair Pomerleau explained that the Town selected the low bidder for this project.

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council.

Councilor LeClerc asked if there is a timeline for completion of the paving project, a resident has inquired about a certain road.

Bill Giroux it's hard to say, they expect the paving to be completed before the snow flies, however there may be some paving that has to be put off until next year.

Chair Pomerleau called for additional Council comments, hearing none, she called for the roll call vote.

WHEREAS a bid process has been conducted for the paving on the following roads: Beech Road, Harmon's Hill Road, Harmony Drive, Moody Road, Park Avenue, Pine Drive, River Road, Shaws Mill Road, and Thomas Road, in accordance with section 302 (f) of the Standish Charter, now be it

ORDERED that the attached bid of \$892,005.50 from All State Construction, Inc., for these road projects as described in the bid specifications, is hereby accepted, with a cost not to exceed \$925,000 for the project, allowing for a 4% contingency, and

FURTHER ORDERED that Town Manager, Bill Giroux is authorized on behalf of the town to execute related contract documents.

VOTE: 7 Yeas

48-21 Utility Location Permit - Private Power Services – Cole Hill Road [Pomerleau]

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council, hearing none, she called for the roll call vote.

ORDERED that the application by Private Power Services to install and maintain a pole on Cole Hill Road in accordance with the attached application is approved by the Town Council.

VOTE: 7 Yeas

49-21 Receive List of Delinquent Personal Property Accounts from Finance Director as Required by the Personal Property Tax Collection Policy [Libby]

Chair Pomerleau called for comments from the public, hearing none she called for comments from the Council.

Councilor LeClerc said that he does not support this order since he believes that it hinders businesses.

WHEREAS Town Council order 37-15 adopted the *Outstanding Personal Property Tax Collection Policy* which provides the procedural outline for the Finance Department staff to follow in collection of unpaid personal property taxes, and

WHEREAS in April the Finance Department has reviewed the outstanding accounts and sent letters to taxpayers in question as required in the policy, and

WHEREAS in May the Finance Director sent second letters to the taxpayers in question per council order as required in the policy, and

WHEREAS the policy requires that the following list of delinquent taxpayers is then presented to the Town Council at their June meeting:

SOUTHERN MAINE AGRI, LLC LOCATED AT 234 NORTHEAST ROAD \$2,700.68

NOW BE IT ORDERED that the Town Attorney is authorized to take all necessary actions, including filing civil lawsuits, to collect all delinquent personal property taxes, including interest and costs of suit, for the municipal tax year 2019-2021 against those named on the attached list to collect as recommended by the Finance Committee.

VOTE: 6 Yeas – 1 Nay, Leclerc

PUBLIC ITEMS

The Clerk was asked to explain the process of the Saturday, June 12 meetings. The Clerks said the current Town Council would preside at the Annual Town Meeting. At the Special Town Council Meeting, the Clerk opens the meeting, swears in the newly elected officials, and holds the election for the town Council Chair. The newly elected Town Council Chair would then run the election for Vice-chair.

ANNOUNCEMENTS

Meetings were announced.

EXECUTIVE SESSION

An executive session was not needed at this meeting,

ADJOURN

Moved by Libby seconded by LeClerc and voted to adjourn. The Meeting adjourned at 7:05 p.m.

Submitted by:
Clerk/Secretary

Mary Casper