

**MINUTES
TOWN COUNCIL MEETING
STANDISH, MAINE
TUESDAY, NOVEMBER 9, 2021
STANDISH MUNICIPAL CENTER
6:00 PM**

CALL TO ORDER

Chair LeClerc called the meeting to order, and the Pledge of Allegiance was recited.

ROLL CALL

Councilors present: Butler, Delcourt, Gaba, Leclerc, Libby, Macri and Paul.

MINUTES OF PREVIOUS MEETING (S)

Moved by Libby seconded by Gaba and voted to approve the September 28th and October 12th Town Council meeting minutes. (Unanimous)

Moved by LeClerc seconded by Libby and voted to add order 99-21 Town Council Chair Appointments to the Town Council Transportation Policy Committee. (Unanimous)

PETITIONS AND COMMUNICATION

The Clerk noted that before them tonight there is a petition from residents on Old Standish Road regarding the condition of a property on that road.

Town Manager, Bill Giroux explained that there had been squatters on the property in question. The owner resides elsewhere, and as of now the squatters have left the property. The Town had been working to get a dumpster placed at the site to facilitate the clean-up the property, the Town would recoup the cost of the dumpster/clean-up by placing a lien on the property. The owner of the property does not want a lien on the property, so, at this point enforcement actions are moving forward. The neighborhood has been putting up with trash and debris piling up on the property. The Code Enforcement Officer has been working on this matter, although it may take some time. He noted the property should be cleaned up soon. He said that in Maine if someone has a messy yard it's hard to impose a clean-up, however, this site has trash and garbage.

Councilor Gaba asked if he could explain the enforcement action that is taking place.

Bill Giroux noted that he could not since it has not been implemented as of this time. He said that the Code Enforcement Officer is planning to attend a future meeting to provide an update on the matter.

Councilor Delcourt asked if this type of information could be given to them sooner, so they go to the site.

Bill Giroux said that they could go to look at the property, however, is not something that the Council needs to act upon.

Councilor Macri asked how much is there to be picked up, could a couple of pickup trucks do the job?

Bill Giroux said that he had not seen the property so he couldn't answer that question.

REPORT OF THE TOWN MANAGER

Bill Giroux explained that the Economic Development Committee has been reviewing possible expenditures of the ARPA funds, which will probably take place over a two-to-three-year period. One of the expenditures that they are looking into is providing a one-time bonus to employees. He cited that other towns have provided a bonus to every employee; some towns have provided the bonus to every employee but a larger bonus to EMS or other workers that worked the frontline such as the Town Clerk's Office. It was his opinion that the frontline employees that were working everyday would receive one amount, other employees that were working remotely would receive perhaps half as much as the EMS/frontline employees. Mr. Giroux said that this program is for you to decide, he explained what other towns are doing with the funds. He suggested an amount of \$2,500 for the EMS staff and half of that for those who were not on the frontline. He said in the end how much that is and how that splits up is up to the Council. He's asked them for good idea this evening on how they stand on this matter so he could bring forward the Public Hearing and Town Council order at the December meeting.

Councilor Delcourt said that the money should be given to those that were hurt financially during the pandemic, not to people that got paid the whole time.

Councilor Gaba explained that one of the things that the Economic Development Committee discussed that they wanted to reward the staff that showed up in a time when they didn't know much about the virus but kept the town running.

Mr. Giroux said that the Town Council Chair would agree that these funds could be given to the taxpayers.

Chair LeClerc said that it was his understanding that the ARPA fund disbursements have to be tethered to the fact that they were impacted by Covid. He said that he agreed with Councilor Gaba's statements that this would be acknowledging employees helped the Town to continue functioning during the pandemic when there was a lot of uncertainty. He said that he hoped that there was robust support for this initiative to get the bonuses out to employees before the holidays. He continued to explain that they are looking into additional uses for the ARPA funds as well.

Councilor Butler asked what percentage of ARPA fund would the proposed bonuses consist of?

Bill Giroux said that the bonus disbursement would be under \$100,000. He said that he was not including himself or the Town Council in the bonus program.

Chair LeClerc agreed that the bonuses would go to staff.

Councilor Macri asked how many people would be getting the \$2,500 and how many would receive the \$1,250?

Bill Giroux said that approximately half would receive the frontline bonus, the rest would get half of the frontline amount. He said in addition the Fire Chief will fine tune what amount per diem staff will receive based perhaps on hours worked. Mr. Giroux suggested that the Public Works employees may be in the group that receive the half amount bonus, however the Transfer Station employees should be considered for frontline bonuses.

Councilor Paul asked what the timeframe would be to get this program going?

Bill Giroux said the plan was to implement it in a month and present an order at the December Council meeting. He said that the plan can be developed, which can be amended at the Town Council meeting if

needed. He said that if Council action is taken at the December meeting the Finance Department states that the bonuses can be processed within a few days.

Council Delcourt reiterated that people that lost money should benefit from this program not the people that worked and got paid. He said that these funds should go to the taxpayers.

Bill Giroux explained that the funds needed to be disbursed under the guidelines of the Department of Labor. He said that as the Economic Development Committee has been reviewing the ARPA fund regulations, they have been following the rules that were developed by the government. He explained that disbursement to workers is one of the ways to utilize the funds. He said cited that when EMS staff go into a home, they don't know what kind of situation they will encounter. When they return from the run all personnel and equipment has to be decontaminated.

Chief Caron said that through the pandemic seven EMS member had Covid.

Bill Giroux said that the personnel is deserving of the bonuses due to situations they encountered.

Councilor Delcourt asked if the Clerks were considered to be frontline workers?

Bill Giroux said that they were. He said that they were troopers, we asked them to continue to work and plans were developed to serve the residents. He explained that eventually we opened back up the office, there are glass barriers, however there is an opening to pass paperwork. He conveyed to them an incident that happened last week in the Clerk's Office where a person had just been diagnosed Covid wanted to come in to vote, they didn't come in but their spouse who had direct contact with the patient did come into the office. He said to him the distribution of the bonuses is a small way to say thank you. He said that he supports it and thinks it is a good idea.

Councilor Butler asked if a motion was needed to move this program ahead,

Bill Giroux said that was not necessary but appreciated the suggestion. Mr. Giroux said that the rules require a Public Hearing which he will prepare along the order for the December meeting.

Bill Giroux explained that he started working here in 2018, announced that he would be submitting his resignation with a final date of April 12, 2022. He said that he's required to provide a 45-day notice but is giving a longer time so they can start the search process for the new manager. He explained that the April 12 date was selected since it is the date that the Town budget is typically finalized. He said that he would recommend that they do what has been done in the past and hire a consultant to help work through the manager search process.

The Clerk read the following letter from Mr. Giroux:

November 9, 2021

Standish Town Council,

The time has come for me to rest for a bit so I am hereby notifying you that I am resigning as Town Manager and ending my employment here in Standish effective April 12, 2022 unless we establish another mutually agreeable date before that time. This should afford the Council ample time to find their next Town Manager. I appreciate the opportunity to serve the community and am proud of our accomplishments.

Best wishes to all of you!

Bill Giroux

Chair LeClerc thank him for his service to the Town of Standish.

PUBLIC HEARINGS

74-21 Amendments to Standish Town Code, Chapter 181, Land Use, Housekeeping [Leclerc]

Chair LeClerc explained that these amendments are housekeeping issues such as removing redundancy, making it more user friendly and clerical corrections.

Chair LeClerc called for Council comments. Hearing none, he called for public comments, hearing none, he called for the roll call vote and the hearing was closed.

AMENDMENTS TO STANDISH TOWN CODE, CHAPTER 181, LAND USE, HOUSEKEEPING

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

CHAPTER 181 – LAND USE PART 1 ZONING

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ARTICLE II Definitions

§181-3 Terms Defined

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HEALTH CARE FACILITIES

~~An institution that provides outpatient, overnight or long-term health care under the supervision of a health care professional.~~ medical care including as an integral part of the institution such related facilities as laboratories, training facilities, central service facilities, and staff offices.

• • •

HOSPITAL

~~Includes sanitarium, clinic, rest home, nursing convalescent home, home for the aged and any other place for the diagnosis and treatment of human ailments.~~
An institution providing health services, primarily on an inpatient basis, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

• • •

MEDICAL CLINIC

~~A place for the diagnosis and treatment of human ailments.~~

• • •

RECREATION, COMMERCIAL

~~Includes recreational activities operated primarily for profit.~~

• • •

ROAD AND RAIL DISTRIBUTION

Intermodal facility for the redistribution of goods and products.

• • •

SCHOOL

Any building or part thereof which is used for education or instruction in any branch of knowledge to include public, private, business, trade, driving or dance schools and excluding "colleges" or "municipal uses" as defined herein.

• • •

WHOLESALE BUSINESS

A business operating primarily in sales to retailers, other merchants, industrial and/or commercial users mainly for resale or business use.

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ARTICLE III District Regulations

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§181-6 R-Residential Districts

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B. 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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~~(9) Manufactured housing units. [Amended 3-12-2010 by Order No. 147-18]~~

~~(409)~~ Meteorological tower and small wind energy systems, as defined in § 181-49.21. [Added 5-11-2010 by Order No. 23-10[24]]

~~(4410)~~ Municipal uses.

~~(4211)~~ Solar energy system, medium-scale. [Added 2-11-2020 by Order No. 116-19]

~~(4312)~~ Solar energy system, large-scale. [Added 2-11-2020 by Order No. 116-19]

• • •

§181-7 VC-Village Center Districts

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C. 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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~~(21) Nursing homes.~~

~~(2221)~~ Private clubs.

~~(2322)~~ Public utilities.

~~(2423)~~ Restaurants without drive-through.

~~(2524)~~ Retail business under 2,000 square feet.

~~(2625)~~ Schools.

~~(2726)~~ Solar energy system, medium-scale. [Added 2-11-2020 by Order No. 116-19]

~~(2827)~~ Solar energy system, large-scale. [Added 2-11-2020 by Order No. 116-19]

~~(2928)~~ Tradesman.

~~(3029)~~ Veterinary clinics.

• • •

D. 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.

• • •

(3) Health Care Facilities

~~(34)~~ Hospitals.

~~(45)~~ Hotels.

~~(56)~~ Kennel.

~~(6)~~ Medical clinics.

• • •

§181-7.1 Form Based Code Village Districts (FBCVD)

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A. Terms defined. As used in this section, the following terms shall have the meanings indicated:

• • •

OUTDOOR RECREATION

A facility for various outdoor participant sports and types of recreation (e.g., amphitheaters, miniature golf courses, skateboard parks, swim and tennis clubs, etc.)

• • •

C. Standish Corner District Standards

• • •

(2) Town Main (TM) Standards

• • •

(i) Town Main (TM) allowed land uses and permit requirements (TM).

• • •

[4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

~~[t]~~ Medical clinics.

~~[u]~~ Municipal uses.

~~[v]~~ Private clubs.

~~[w]~~ Public utility.

~~[x]~~ Research facility.

~~[y]~~ Residential care facility.

~~[z]~~ Retail businesses.

~~[aa]~~ Restaurant.

~~[bb]~~ Restaurant, drive-through.

~~[cc]~~ Schools.

~~[d]~~ Veterinary clinics.

• • •

(3) Town Avenue (TA) standards.

• • •

(i) Town Avenue (TA) allowed land uses and permit requirements (TA).

• • •

[4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

~~[m] Medical clinics.~~
~~[nm] Municipal uses.~~
~~[on] Outdoor recreation limited.~~ [Added 6-7-2016 by Order No. 38-16]
~~[po] Public utility.~~
~~[qp] Residential care.~~
~~[rq] Restaurant (includes outdoor dining).~~
~~[sr] Restaurant, drive-through.~~
~~[ts] Retail businesses.~~
~~[ut] Schools.~~
~~[vu] Village housing.~~

• • •

(4) Town Gateway (TG) Standards

• • •

(i) Town Gateway (TG) Zone allowed land uses and permit requirements (TG)

• • •

[4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with § 181-7.1 and Part 2 and Part 3 of this chapter:

• • •

~~[c] Auto sales.~~
~~[dc] Business professional building.~~
~~[ed] Churches (must utilize on-SCD street or create shared parking).~~
~~[fe] Cluster development.~~
~~[gf] Convenience store (with fueling pumps to side only).~~
~~[hg] Collision repair garage.~~
~~[ih] Day-care center.~~
~~[ji] Day-care home.~~
~~[kj] Dwelling, multiple (may be located on first story and above).~~
~~[lk] Elderly housing.~~
~~[ml] Flea market.~~
~~[nm] Fueling station.~~
~~[on] Greenhouses.~~
~~[po] Health care facility.~~
~~[p] Heavy-duty repair facility.~~
~~[q] Heavy-duty repair garage.~~
~~[r] Hotel.~~
~~[s] Home care services.~~
~~[t] Indoor amusements and recreation.~~ [Added 6-7-2016 by Order No. 38-16]
~~[u] Mechanical repair garage.~~
~~[v] Motel.~~
[w] Motor Vehicle Sales.
~~[wx] Municipal uses.~~
~~[xy] Outdoor recreation.~~
~~[yz] Private clubs.~~

[zaa] Public utility
[aabb] Research facility.
[bbcc] Retail businesses (drive-through located behind the building).
[eedd] Residential care facility.
[ddee] Restaurant.
[eeff] Restaurant, drive-through (side or behind the building).
[fggg] Social events center.
[gghh] Storage facilities.
[hhii] Veterinary clinics.
[ijjj] Village housing.
[jkkk] Warehouse.

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D. Sebago Lake Village District standards

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(1) SLV Core (SLVC) standards.

• • •

(i) Sebago Lake Village Core (SLVC) allowed land uses and permit requirements (SLVC).

• • •

[5] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

[n] ~~Medical clinics.~~
[on] Municipal uses.
[po] Public utility.
[qp] Restaurant (includes outdoor dining).
[rq] Retail businesses (drive-through facility allowed only behind the building).

• • •

(3) SLV Gateway (SLVG) standards

• • •

(i) Sebago Lake Village Gateway (SLVG) allowed land uses and permit requirements (SLVG)

• • •

[5] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

[h] ~~Community living facility (four or fewer residents).~~
[ih] Day-care center.
[ji] Day-care home.
[ki] Elderly housing.
[k] Flea market.
[m] Greenhouses.
[am] Home care services.
[en] Inns.
[po] Manufacturing, light.

~~[qp] Medical clinics.~~
~~[rp] Municipal uses.~~
~~[sq] Public utility.~~
~~[tr] Residential care facility.~~
~~[us] Restaurant (includes outdoor dining).~~
~~[vt] Retail businesses with less than 2,000 square feet and no drive-through service.~~
~~[wu] School.~~
~~[xv] Veterinary clinic.~~
~~[yw] Village housing.~~

• • •

(4) SLV Residential Connector (SLVRC) standards

• • •

(h) SLVD Residential Connector allowed land use and permit requirements (SLVRC)

• • •

[4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

~~[d] Community living facility (four or fewer persons).~~
~~[ed] Day-care home.~~
~~[fe] Dwelling, multiple-family.~~
~~[gf] Elderly housing subdivision.~~
~~[hg] Municipal uses.~~
~~[ih] Public utility.~~
~~[ji] Residential care facility.~~

• • •

(5) SLV Residential (SLVR) Standards

• • •

(h) SLV Residential allowed land uses and permit requirements (SLVR)

• • •

[4] Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 or Part 3 of this chapter:

• • •

~~[c] Community living facility (four or fewer persons).~~
~~[dc] Day-care home.~~
~~[ed] Dwelling, multifamily.~~
~~[fe] Elderly housing subdivision.~~
~~[gf] Municipal uses.~~
~~[hg] Public utility.~~

• • •

§181-8 BC-Business and Commercial Districts

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C. 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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(13) Health care facility

~~(4314) Heavy-duty collision and repair facility~~ repair garage.

~~(4415) Heavy-duty repair facility.~~

~~(4516) Home occupation, Level 2.~~

~~(4617) Home occupation, Level 3.~~

~~(4718) Home retail sales.~~

~~(4819) Inn.~~

~~(4920) Kennel.~~

~~(2021) Manufacturing, Light with not more than 10,000 square feet of gross floor area. Exterior storage or assembly of materials or products is prohibited.~~ [Added 4-8-2014 by Order No. 11-14]

~~(2122) Mechanical repair garage.~~

~~(22) Medical clinics.~~

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§181-9 WOC-Water-Oriented Commercial Districts

• • •

C. 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.

(1) Adult eday-care.

• • •

§181-10 Industrial Districts

• • •

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.

• • •

(8) Health Care Facility

~~(89) Heavy-duty collision repair garage~~ repair facility.

~~(910) Heavy-duty vehicle repair garage.~~

~~(10) Junkyards.~~

~~(11) Kennel.~~

~~(12) Mechanical repair garage.~~ [17]

~~(13) Medical Clinic.~~ [Added 4-8-2014 by Order No. 12-14]

~~(1413) Medical marijuana dispensary.~~ [Added 6-1-2021]

~~(1514) Medical marijuana registered caregiver.~~ [Added 6-1-2021 by Order No. 28-21]

~~(1615) Meteorological tower and small wind energy systems, as defined in § 181-49.21.~~ [Added 5-11-2010 by Order No. 23-10]

~~(1716) Municipal uses.~~

~~(1817) Public utilities.~~

~~(1918) Recycling center.~~

~~(2019) Restaurant without drive through.~~ [Added 4-8-2014 by Order No. 12-14]

~~(2120) Retail business less than 10,000 square feet.~~

~~(2221) School.~~ [Added 4-8-2014 by Order No. 12-14]

~~(2322) Solar energy system, medium-scale.~~ [Added 2-11-2020 by Order No. 116-19]

~~(2423) Solar energy system, large-scale.~~

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ARTICLE IV
General Standards

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§181- 16 Gravel pits

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E. Type 3 operations: standards for new excavation operations, expansions over five acres and existing excavated areas or areas approved for excavation where the excavated area is five acres or larger.

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(3) Plan review.

(a) The Planning Board shall initially, and every five years thereafter (see Subsection ~~GF~~), review each application for a new excavation operations permit according to the procedures required by this section. A public hearing shall be held within 30 days of the receipt of a completed initial application.

• • •

F. Renewal of existing excavation operations and new excavation operations

• • •

(6) In the event of change of operator or owner, excavation operations may continue, provided that the following standards are met:

• • •

(c) If the ownership of the operation changes and the performance guaranty is returned to the former owner, a new performance guaranty, in accordance with this section ~~Subsection G below~~, shall be established with the Town within 30 days of the purchase date.

MEMO - Housekeeping minor ordinance changes

7/27/2021

Scott Hastings, Town Planner

1. Uses listed twice in one zone:

- a. Under §181-6 Residential Districts, "Manufactured housing units" is a listed use in both subsection A (uses permitted without site plan review) and subsection B (uses permitted with site plan review).

Proposal: Remove "Manufactured housing units" from subsection B. This would be consistent with the RR and RU zones.

- b. Under §181-10 Industrial Districts, "Junkyards" is a listed use in both subsection D (uses permitted with site plan review) and subsection E (uses requiring special exception approval from board of appeals)

Proposal: Remove "Junkyards" from subsection D. Junkyards are an intensive use and warrant the extra level of review.

2. "Heavy duty" vehicle work: The defined terms in §181-3 are "heavy-duty repair facility" (no body work) and "heavy-duty repair garage" (body work including metal fabrication is allowed). The listed terms in the districts are not consistent with these terms in multiple places:

- a. §181-8 C Business and Commercial District, uses permitted with site plan review lists "Heavy-duty collision and repair facility" and "Heavy-duty repair facility".

Proposal: Replace "heavy-duty collision and repair facility" with "heavy-duty repair garage"

- b. §181-10 D Industrial District, uses permitted with site plan review lists "heavy-duty collision repair garage" and "heavy-duty vehicle repair garage"

Proposal: Replace "Heavy-duty collision repair garage" and "heavy-duty vehicle repair garage" with "heavy-duty repair facility" and "heavy-duty repair garage" respectively.

- c. §181-7.1 C.4.i.4 SCD, Town Gateway Street Frontage Type, uses allowed with site plan review lists "Heavy-duty repair garage". This is the only time in the ordinance where the more intensive, body work inclusive use is listed without the less intensive, no body work use. On its face this omission means that a vehicle repair shop is *only* allowed in this zone if it offers body work and a shop that didn't want to offer body work would not be allowed.

Proposal: Add "heavy-duty repair facility" as an allowed use with site plan review in this street frontage type.

3. **Community living facility/arrangements:** State law (Title 30A §4357-A) requires that community living arrangements as defined (up to 8 residents) must be considered the same as a single-family home under zoning ordinances. Our ordinance has a corresponding use of "community living facility" that is defined the same as the state and explicitly states they are a single-family use under the zoning ordinance. The SLVD zone Gateway, Residential Connector, and Residential street frontage types all list "Community living facility (four or fewer persons)" as a use permitted with site plan review while single-family home are listed as permitted without site plan review. This is in violation of state law and inconsistent with the definition in the ordinance.

Proposal: Remove "Community living facility (four or fewer persons)" as a listed use from these zones. (§181-7.1 D.3.i.5, §181-7.1 D.4.h.4, and §181-7.1 D.5.h.4)

4. **Health Care Uses:** The ordinance lists and defines the following uses that could cover various health care uses. The definitions overlap considerably and the different uses are permitted in different zones and at different levels of review:

- **Hospitals:** "Includes sanitarium, clinic, rest home, nursing convalescent home, home for the aged and any other place for the diagnosis and treatment of human ailments."
- **Health Care Facility:** "An institution that provides outpatient, overnight or long-term health care under the supervision of a health care professional."
- **Medical Clinic:** "A place for the diagnosis and treatment of human ailments."
- **Business and Professional Office:** "A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, and may include ancillary services for office workers such as a restaurant, newspaper or candy stand."
- **Nursing Home:** not defined
- **Residential Care Facility:** "An institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision to two or more patients who are not related to the governing authority or its members by marriage, blood or adoption."

These uses are then permitted in the following zones

	BC	I	Res	Rur	RR	VC	WoC	TC	TM	SCD			SLVD				
	A			A		A				TA	TG	TR	C	F	G	RC	R
Hospital	A			A		A				A							
Health Care Facility									SP		SP						
Nursing Home						SP											
Res. Care Facility	SP		A	SP		A			SP	SP	SP			SP	SP	SP	
Medical Clinic	SP	SP				A			SP	SP			SP		SP		
Bus/Prof Office	SP	SP		SP*	SP*	SP*	SP	SP	SP	SP	SP		SP	SP	SP	SP	

SP = Permitted with Site Plan review

A = Special exception required from Appeals Board

* = limited to a maximum of 2,000sqft

Proposals:

- Replace the Hospital definition as follows:
Hospital: An institution providing health services, primarily on an inpatient basis, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.
- Remove "nursing home" as a use entirely. It is not defined, is redundant to "residential care facility", and this is the only time it is used in §181 (aside from being in a list of examples in the parking standards).
- Retain the "Health Care Facility" use, but change the definition as follows and add it to the allowed uses in the BC, I and VC zones (special exception in the VC).
Health care facility – An institution that provides outpatient medical care including as an integral part of the institution such related facilities as laboratories, training facilities, central service facilities, and staff offices.
- Remove "Medical clinic" as a use. It is not clear what this was ever intended to be given the overlap with the hospital definition.... We would then permit doctor/medical offices under the "Business and Professional Office" use.

5. **Commercial and/or outdoor recreation**

There are two terms defined around for profit facilities as follows:

- **Commercial recreation:** A place designed and equipped for the conduct of sports and leisure-time activities operated as a business and open to the public for a fee.
- **Recreation, commercial:** Includes recreational activities operated primarily for profit

The "recreation, commercial" term is never used in the ordinance outside of this definition.

Proposal: remove the term "recreation, commercial" from the definitions section.

There are also two terms used only in the FBCVDs covering outdoor recreation as follows:

- **Outdoor recreation:** *This use is not defined.*
- **Outdoor recreation limited:** A facility that is smaller than three acres for various outdoor participant sports and types of recreation (e.g., amphitheaters, miniature golf courses, skateboard parks, swim and tennis clubs, etc.)

Proposal: Add the following to the FBCVD definitions (§181-7.1 A)

Outdoor recreation - A facility for various outdoor participant sports and types of recreation (e.g., amphitheaters, miniature golf courses, skateboard parks, swim and tennis clubs, etc.)

6. Wholesale businesses

"Wholesale business" is a listed use allowed in the BC and I zones. It is not defined.

Proposal: Add the following to the defined uses (§181-3):

Wholesale business: A business operating primarily in sales to retailers, other merchants, industrial and/or commercial users mainly for resale or business use.

7. Schools

The ordinance defines the following overlapping terms:

- **Schools:** Any building or part thereof which is used for education or instruction in any branch of knowledge to include public, private, business, trade, driving or dance schools.
- **Colleges:** An accredited degree-granting institution of higher (postsecondary) education.
- **Municipal Uses:** Any activity which is exclusively and officially authorized by the Town of Standish or School Administrative No. 6.

These uses are then permitted in the following zones:

	BC	I	Res	Rur	RR	VC	WoC	TC	TM	SCD				SLVD				
										TA	TG	TR		C	F	G	RC	R
Schools	A	SP		A	A	SP		SP	SP	SP					SP	SP		
Colleges		A			A													
Municipal Uses	A	SP	SP	SP	A	SP	SP	SP	SP	SP	SP			SP	SP	SP	SP	SP

SP = Permitted with Site Plan review A = Special exception required from Appeals Board

Proposal: Change the definition of "schools" as follows:

Schools: Any building or part thereof which is used for education or instruction in any branch of knowledge to include public, private, business, trade, driving or dance schools and excluding "colleges" or "municipal uses" as defined herein.

8. Typos and other basic changes

- 1) Under §181-9 C Water Oriented Commercial Districts, uses permitted with site plan review, the first listed use should be "Adult day-care" not "Adult cay-care"
- 2) §181-16 E.3.a Gravel Pits, plan review, states "The Planning board shall initially and every five years thereafter (see subsection G), review each application for a new excavation operation permit according to this section." This should be "Subsection E" which covers renewals, not "Subsection G" which covers waivers.
- 3) §181-16 F.6.c Gravel Pits, renewal of permits, states "If the ownership of the operation changes and the performance guarantee is returned to the former owner, a new performance guarantee, in accordance with subsection G below, shall be established with the Town within 30 Days of the purchase date." Subsection G deals with waivers not performance guarantees. Performance guarantees are in §181-16 D.2.j and §181-16 E.2.l. This can be changed to read "in accordance with this section with subsection G below"
- 4) SLVD Residential Connector and Residential street frontage types (§181-7.1 D.4.h.4 and §181-7.1 D.5.h.4) list "Elderly housing subdivision" as a use permitted with site plan review. The defined use listed in every other zone is just "Elderly housing".
- 5) The definitions (§181-3) define "Road and rail" as an intermodal facility. The BC (§181-8 C.34) and I (§181-10 C.7) zones list "Road and rail distribution" as a permitted use. The defined term in §181-3 should be changed to "Road and rail distribution" to match the listed use.
- 6) SC Town Gateway street frontage type (§181-7.1 C.4.i.4) list "auto sales" as an allowed use with site plan review. The defined use listed in every other zone is "Motor Vehicle Sales".

VOTE: 7 YEAS

76-21 Amendments to Standish Town Code, Chapter 151, General Assistance Ordinance, Adopt Updated Ordinance and Tables for the Maximum Levels of Assistance as provided by the Maine Department of Health and Human Services [LeClerc]

Chair LeClerc explained that these are amendments that are updated annually for administration of the General assistance program.

Bill Giroux echoed Chair LeClerc's comments.

Chair LeClerc called for Council comments. Hearing none, he called for public comments, hearing none, he called for the roll call vote and the hearing was closed.

The Town of Standish hereby ordains the following amendments to the General Assistance Ordinance, effective immediately upon adoption:

ORDERED that the new model ordinance and all tables for the overall maximum levels of assistance, which includes dollar figures, rates, percentages and tables, which are determined by the Maine Department of Human Services for use in the General Assistance Program, are approved by Council beginning October 1, 2021.

Note: A copy of the complete ordinance is on file at the Town Clerk's Office.

VOTE: 7 YEAS

COMMITTEE REPORTS

Councilor Butler – Economic Development – has prioritized several programs that were presented at the most recent Council workshop where a consensus confirmed moving ahead with the programs.

Councilor Delcourt – Finance Committee – met yesterday.

Councilor Gaba – Appointments Committee – no report.

Councilor Leclerc – Ordinance Committee – met and reviewed potential uses for the location of the former service station at Standish Corner considering the Form Based Code restrictions that are in place. In addition, the committee discussed moorings, it was decided that this matter future topic of discussion. The committee reviewed the noise ordinance on how it could apply to roosters, it was decided that noise from roosters would follow regulations similar to the barking dog's provisions.

Councilor Leclerc – Recycling Committee - met and selected the student's artwork to be included in the annual recycling calendar. He applauded the talent of the students. The committee also discussed the food recycling program and considered adding an additional toter for food waste, this matter will be discussed in the future.

Councilor Libby – Finance Committee – finances look good, there are a finance orders on the agenda tonight.

Councilor Macri – PWD Steering Committee – no report.

Councilor Paul – Capital Improvements Committee – met this evening, a CIP order is on the agenda tonight.

CONSENT CALENDAR

There were no Consent Calendar items on the agenda.

UNFINISHED BUSINESS

54-21 Road Acceptance Request Submitted by JKH, Inc. for a Portion of Quail Ridge in the Hartwell Subdivision (Postponed to the November meeting on 10/12/2021) [LeClerc]

Chair LeClerc said that this needed to remain on the table.

Moved by Libby seconded by Gaba and voted to postpone this order until the December meeting. (Unanimous)

NEW BUSINESS

94-21 Authorize the Rotary Club of Sebago Lake to Utilize Sebago Lake Station Landing Parking Area for their Annual Ice Fishing Derby [LeClerc]

Chair LeClerc called for Council comments.

Councilor Libby explained that this is a long time running local event.

Councilor Macri questioned the no-parking restriction on both sides of Route 35.

Fire Chief Caron explained if there are snowbanks there would not be the area for roadside parking.

Chair LeClerc called for additional Council comments. Hearing none, he called for public comments, hearing none, he called for the roll call vote.

ORDERED that the Town of Standish grants approval for the Rotary Club of Sebago Lake to use the Sebago Lake Station Landing parking area during their annual ice-fishing derby to be held on February 19th and 20th, 2022, and

FURTHER ORDERED that a no parking restriction will be in effect on both sides of Chadbourne Road (Route 35), Maple Street and the Town's Right-of-way at Sebago Lake Station Landing during this event and that the coordinators of the event will place the necessary signage, in addition, the Rotary Club will have portable toilets placed at the boat launch during the event

VOTE: 7 YEAS

95-21 Waive No-parking Restriction on Saco Road for the Annual Craft Fair held by the Trustees of the Old Red Church [LeClerc]

Moved by LeClerc seconded by Butler and voted to amend the date in the order from 26th and 20th to the 26th and 27th. (Unanimous)

Chair Leclerc called for Council comments on the order as amended, hearing none, he called for public comments, hearing none, he called for the roll call vote.

ORDERED that the "No Parking" restriction on the north and south sides of Saco Road, between the Standish town line and Cape Road (Route 35A), shall be waived for a period two hours before the opening of the annual craft fair held by the Trustees of the Old Red Church until two hours after the close of the fair to be held on November 26th and 27th, 2021 at the Bonny Eagle High School, and

FURTHER ORDERED that the coordinators of the event shall provide traffic control beginning one hour prior to the opening of the fair and during the hours of the fair.

VOTE ON ORDER AS AMENDED: 7 YEAS

96-21 Authorize Finance Director to Issue Quit Claim Deed to Mark Chartier (Map 005 Lot 011 Sub 012-000) [Libby]

Moved by Libby seconded by Macri and voted to dispense with the Clerks reading of the order. (Unanimous)

Councilor Libby explained that person has paid the back taxes and this action would issue the quit claim deed to them.

Chair Leclerc called for Council comments on the order, hearing none, he called for public comments, hearing none, he called for the roll call vote.

WHEREAS, the sole purpose of the deed is to release to the Grantee(s) herein any interest which the Town of Standish may have acquired in the foregoing property by virtue of unpaid taxes, as evidenced by tax lien certificates recorded in the Cumberland County Registry of Deeds, now be it

ORDERED that the Finance Director is authorized to issue a municipal quit claim deed to Mark Chartier of Steep Falls, Maine:
MUNICIPAL QUITCLAIM DEED without COVENANTS

The inhabitants of the Town of Standish, a municipal corporation existing under the laws of the State of Maine and located in the County of Cumberland, State of Maine, for consideration paid, release to **CHARTIER, MARK of STEEP FALLS, ME** a certain parcel of land with buildings thereon, if any, located in the Town of Standish, County of Cumberland, State of Maine, identified as follows:

Map 005, Lot 011, Sub 012-000, of the Assessor's Tax Maps of the Town of Standish, Maine, made by James H. Thomas, gisSolutions of Maine, of Cumberland, Maine dated April 1, 2002, and updated to April 1, 2019, which are on file at the Assessor's Office at the Town of Standish.

The sole purpose of this deed is to release to the Grantee(s) herein any interest which the Town of Standish may have acquired in the foregoing property by virtue of unpaid taxes, as evidenced by tax lien certificates recorded in the Cumberland County Registry of Deeds as follows:

Lien dated October 8, 2019, recorded in Book 36050, Page 268

Lien dated October 5, 2020, recorded in Book 37262, Page 126

Lien dated October 7, 2021, recorded in Book 38746, Page 97

IN WITNESS WHEREOF, the Town of Standish has caused this deed to be signed by its Treasurer as authorized.

DATED: November 9, 2021

SCOTT GESUALDI, TREASURER
TOWN OF STANDISH, MAINE

VOTE: 7 YEAS

97-21 Award Bid for a UTV Off Road Rescue Vehicle [Paul]

Chief Caron explained that this expenditure was approved in the bond vote in June. He said that \$25,000 was approved, additional equipment at a cost of approximately \$1,600t will be needed which will come out of the department's operating budget. He said that bid packets were sent to six vendors and advertised. Two vendors responded.

Councilor Delcourt asked what was the intended use of the vehicle?

Chief Caron said for off-road rescue situations.

Councilor Delcourt asked if a person could be transported in it?

Chief Caron said that there was a patient compartment in the back. This will replace a unit that is currently in use.

Chair LeClerc called for additional Council comments. Hearing none, he called for public comments.

Maurie Hill questioned what will be done with the existing unit?

Chief Caron said that the old one will be used for snowplowing here at the Municipal Center and for the ice-skating rinks and for field maintenance for the Recreation Department.

Chair LeClerc called for additional comments, hearing none, he called for the roll call vote.

WHEREAS as a bid process has been conducted for the purchase of an OFFROAD RESCUE VEHICLE in accordance with section 302 (f) of the Standish Charter, now be it

ORDERED the attached bid from Abbott's Power Equipment for this OFFROAD RESCUE VEHICLE in the amount not to exceed \$26,650.94. is hereby accepted, and

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

VOTE: 7 YEAS

98-21 Amendment to Town of Standish Fee Schedule – EMS Run Sheet Fee [Libby]

Councilor Libby said that this amendment is needed due to recent changes in the law.

Chair LeClerc called for additional Council comments. Hearing none, he called for public comments, hearing none, he called for the roll call vote.

ORDERED that the Town of Standish Fee Schedule is amended as follows, effective immediately:

EMERGENCY MEDICAL SERVICES

Run sheet ~~-\$5. first page; .45¢ for each additional pg.~~ 10 ¢ per page

VOTE: 7 YEAS

99-21 Town Council Chair Appointments it the Town Council Transportation Committee [LeClerc]

Chair LeClerc explained that this committee was just recently established by an amendment to the Town Council Rules of Procedure. He explained that Town wants to address a number transportation issues. He wanted to appoint the member to get started on the program.

Chair LeClerc called for additional Council comments.

Councilor Delcourt asked when would the first meeting be held?

Chair LeClerc said that he will reach out to the members to determine what works for a meeting date/time.

Councilor Butler questioned that this is now a Council standing committee.

Chair Leclerc confirmed that this is new standing committee and has appointed a member of the Public Safety Committee so that there is some overlap in the two committees.

Chair LeClerc called for additional Council comments. Hearing none, he called for public comments.

Andrew Walton asked if the meetings would be open to the public?

Bill Groux said that the meetings would be open to the public and published on the town calendar.

Chair LeClerc called for additional public comments, hearing none, he called for the roll call vote.

WHEREAS Town Council order 73-21 established the Town Council standing Transportation Policy Committee, and

WHEREAS the under the provisions the *Town Council Rules of Procedure*, the Town Council Chair appoints membership to the standing committees subject to approval of the majority of the Town Council, now be it

ORDERED that the following Town Councilors are appointed Transportation Policy Committee:

LeClerc – Chair
Delcourt
Macri

VOTE: 7 YEAS

PUBLIC ITEMS

Maurie Hill asked what is the status of town employees that have received the Covid vaccine?

Chief Caron said the Public Safety Department personnel is fully vaccinated.

Mrs. Hill questioned if those who had Covid were vaccinated after their illness?

Chief Caron said that those the contracted Covid had been vaccinated.

ANNOUNCEMENTS

Upcoming meetings were announced.

EXECUTIVE SESSION

An Executive Session was not needed at this meeting.

ADJOURN

Moved seconded and voted to adjourn. The meeting adjourned at 6:54 p.m. by unanimous consent.

Submitted by: _____
Clerk/Secretary

Mary Culp