

2018 Annual Town Meeting Minutes

March 2 & 3, 2018

Charles Noonan, Town Clerk, read the opening of the Annual Town Meeting Friday morning at 8am.

Article 1: Daniel Moreau nominated and voted in with one written ballot cast. Oath on file.

Article 2:

1. One (1) Selectmen, position includes Assessor and Overseer of Poor (3 years).

Kevin S Mower 40 votes. Oath on file.

2. One (1) MSAD #52 School Board Director (3 years).

Pamela Sirois - 39 votes. Oath on file.

Write in Ronald A Nadeau 1 vote

Forty (40) ballots were cast.

The Annual Town Meeting reconvened at Greene Central School at 9am. WGLT TV7 taped the meeting for rebroadcast.

Daniel Moreau, Moderator called the meeting to order.

Boy Scout Troop # 113 presented the flags.

Selectmen Tony Reny presented a framed dedication of John S Fogg.

The Board of Selectmen presented the Spirit of America Awards to former Fire Chiefs of Greene Volunteer Fire Department: Alden Peterson, Bruce Tufts, Joseph Brown, Phil Lavoie, Bruce Sanford.

Fire Chief John Soucy and Rescue Chief presented stock pins to Shawn Lavigne, Shawn Goldrup and Ron Hutchinson for delivering a baby on Route 202 in

Article 3: Sandra Bubier and John Fogg were nominated and voted by hand vote for three years on the Ella Augusta Thompson Fund Committee. Oaths on file.

Article 4: Deborah Beam was nominated and voted by hand vote for five years on the Julia Adams Morse Library Committee. Oath on file.

Jeanine Negley was nominated and voted on by hand vote for one year on the Julia Adams Morse Library Committee replacing Evelyn Hodgdon. Oath on file.

Article 5: Brent Armstrong, Holly Ewing, Steve Goulet, Robin Healey, Robert Hodgkins, Phil Lavoie, Phil Moreau, Bruce Tufts, and Freeland Witham. Nominated and voted on by hand vote to the Greene Budget Committee. Oaths on file.

Article 6: Voted by hand vote to allow the town to authorize the Municipal Officers to spend an amount not to exceed 3/12ths of the budgeted amount in each budget category of the 2018 annual budget, except Road Maintenance and Administrative Expense, during the period from January 1, 2019 to the 2019 annual town meeting. The Public Works/Road Maintenance and Administrative Expense Budgets can be expended up to 6/12th during the period from January 1, 2019 to the 2019 Annual Town Meeting.

Article 7: Vote by hand vote to set July 16, 2018 as the date of commitment for Real Estate and Personal Property Taxes.

Article 8: Voted by hand vote to set a date October 16, 2018 and set 5% interest to be charged on real estate and personal property taxes unpaid after October 16, 2018.

Article 9: Voted by hand vote to authorize the Selectmen on behalf of the Town to sell and dispose of any real estate acquired from nonpayment of taxes, the Selectmen may sell at a public auction or by sealed bids after advertising for 30 days on Channel 7, the Town's website and in the newspaper(s) with option for the owner to quick claim deed for payment of all back taxes, interest and costs prior to the date of advertising.

Article 10: Voted by hand vote to authorize the Selectmen to dispose of any Town owned personal property with a value of \$2,000.00 or less after advertising on Channel 7 and in locations of public notice posting.

Article 11: Voted by hand vote to authorize the tax collector or treasurer to accept prepayments of taxes not yet committed, pursuant to 36 MRSA, § 506 and to pay no interest on such prepayments.

Article 12: Voted by hand vote to set a 3% rate of interest for overpayment of Real Estate and Personal Property Taxes .

Article 13: Voted by hand vote to appropriate from overlay those funds needed to pay tax abatements and applicable interest granted during this fiscal year.

Article 14: Voted by hand vote to appropriate dollars out of the money received from the registration of snowmobiles to the Greene Dragons Snowmobile Club for the purpose of maintaining their snowmobile trails, which are open to the public at all times, and to authorize the Municipal Officers may deem advisable, for the purpose, to whatever type of vehicle the landowner will allow on his property.

Article 15: Voted by hand vote to appropriate \$ 226,300.00 for Administrative Wages Expense Account for the ensuing year.

Article 16: Voted by hand vote to appropriate \$ 191,985.00 for Employee Expense/Benefit Account for the ensuing year.

Article 17: Voted by hand vote to appropriate \$ 155,700.00 for Administrative Expense Account for the ensuing year.

Article 18: Voted by hand vote to appropriate \$ 2,000.00 for Emergency Management Expense Account for the ensuing year.

Article 19: Voted by hand vote to authorize the purchase of a pick-up truck for the Fire Department for an amount not to exceed \$55,000.00 and to appropriated said amount from the Fire Department Capital Reserve Account.

Article 20: Voted by hand vote to appropriate \$ 184,300.00 for Fire Protection Expense Account for the ensuing year.

Article 21: Voted by hand vote to appropriate \$ 50,000.00 for Fire Truck Capital Reserve Account for the ensuing year.

Article 22: Voted by hand vote to authorize the Selectmen on behalf of the Town to sell or dispose of any Greene Volunteer Fire Department miscellaneous equipment; all proceeds shall be deposited into the Greene Volunteer Fire Department Benevolent Fund.

Article 23: Voted by hand vote to authorize the Selectmen on behalf of the Town to sell or trade any Greene Volunteer Fire Department vehicles toward replacement vehicles; all proceeds from the sale shall be deposited into the Fire Truck Capital Reserve Fund.

Article 24: Voted by hand vote to appropriate \$ 6,900.00 for Street Lights for the ensuing year.

Article 25: Voted by hand vote to appropriate \$ 300.00 for Planning Board Expense Account for the ensuing year.

Article 26: Voted by hand vote to appropriate \$ 12,961.00 for Animal Control Expense Account for the ensuing year.

Article 27: Voted by hand vote to authorize the Selectmen to borrow an amount not to exceed \$120,000 for a 5 year period to purchase a new Dump/Plow Truck , to expend \$50,000 from Capital Reserve, to use the 2004 Dump truck as trade-in and to raise and appropriate \$25,000 for the first year payment.

Article 28: Voted by hand vote to appropriate \$ 500,000.00 for Road Construction/Paving Account for the ensuing year.

Article 29: Voted by hand vote to appropriate \$ 546,850.00 for Public Works Road Maintenance Expense Account for the ensuing year.

Article 30: Voted by hand vote to adopt the bond for the Town Garage and the reconstruction and paving of various roadways within the town.

1 That a capital improvement project is hereby approved consisting of:

a. The building of a new Public Works Garage, and

b. The reconstruction and paving of various roadways within the town;

2. That a sum not to exceed Three Million Four Hundred Thousand Dollars (\$3,400,000.00) is hereby appropriated to provide funding for said capital improvement project;

3. That the Treasurer and Chairman of the Board of Selectmen, acting pursuant to the provisions of 30-A M.R.S.A. Section 5772, are hereby authorized to issue general obligation securities of the Town of Greene, (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed Three Million Four Hundred Thousand Dollars (\$3,400,000.00) to fund the appropriation; and

4. That the discretion to fix the date(s), maturity(ies), interest rate(s), denomination(s), places(s) of payment, form and other details of said securities, including execution and delivery of said securities on behalf of the Town of Greene, and to provide for the sale thereof, is hereby delegated to The Treasurer and the Chairman of the Board of Selectmen.

FINANCIAL STATEMENT

1. Total Town Indebtedness

a. Bonds outstanding and unpaid \$0.00

b. Bonds authorized and unissued \$0.00

c. Bonds to be issued if the article is approved \$3,400,000.00

2. Costs

At an estimated maximum interest rate of 3% for a 10 year maturity, the estimated costs for this bond issue will be:

Principal	\$3,400,000.00
Interest	\$ 510,000.00
Total Debt Service	\$3,910,000.00

3. Validity

The validity of the bonds and the voter's ratification of the bonds may not be affected by any error in the above estimates. If the actual amount of the total debt service for the bond issues varies from the estimates, ratification by the voters is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Article 31: Voted by hand vote to appropriate \$30,000 from Garage Study Fund and to raise \$130,000 for the Public Works Garage Project, and to raise funds necessary for the interest payment of debt service for the upcoming fiscal year, which debt service is estimated to be approximately \$40,000 debt service for the upcoming fiscal year, which debt service is estimated to be approximately \$40,000 .

Article 32: Voted by hand vote to amend the article to appropriate \$407,937.00 for County Tax Expense Account for the ensuing year.

Article 33: Voted by hand vote to appropriate \$ 400.00 for Appeals Board Expense Account for the ensuing year.

Article 34: voted by hand vote to appropriate \$ 5,400.00 for General Assistance Expense Account for the ensuing year.

Article 35: Voted by hand vote to appropriate \$ 1,500.00 for Conservation Commission Expense Account for the ensuing year.

Article 36: Voted by hand vote to appropriate \$ 7,200.00 for Parks and Recreation expense Account for the ensuing year.

Article 37: Voted by hand vote to appropriate \$ 2,000.00 to the Sabattus Lake Dam Commission Expense Account for the ensuing year; this will be disbursed if Wales and Sabattus vote to pay their share.

Article 38: Voted by hand vote to appropriate \$ 3,500.00 for Cemetery Care Expense Account for the ensuing year.

Article 39: Voted by hand vote to appropriate \$ 231,100.00 for Transfer Station Operational Expense Account for the ensuing year.

Article 36: Voted by hand vote to appropriate \$ 129,678.00 for Debt Service for the ensuing year.

Article 40: Voted by hand vote to appropriate \$ 7,650.00 for Charitable Expense Account for the ensuing year.

Article 41: Vote by hand vote to appropriate \$ 8,200.00 for purchasing books for the Julia Adams Morse Library for the ensuing year.

Article 42: Voted by hand vote to appropriate \$ 55,155.00 for operations for the Julia Adams Morse Library for the ensuing year.

Article 43: Voted by hand vote to appropriate \$ 50,000.00 for Capital Reserve Account for the ensuing year.

Article 44: Voted by hand vote to authorize the Municipal Officers to expend up to \$ 15,000.00 from Surplus for the purpose of replacing malfunctioning waste water disposal systems pursuant to 30-A MRSA 83428 and Dangerous Buildings pursuant to title 17 §285, but only after the Selectmen have exhausted all other revenues of funding. Any funds expended from surplus funds shall be recovered by a special tax against any real estate as provided in 30-a MRSA § 3428 (4) (b) and Title 17 § 2853. Any such tax will be lien against real estate and interest will be charged at the annual rate, 60 days after commitment of said tax. A strict accounting will be maintained at the Town Office.

Article 45: Voted by hand vote to transfer Overlay and Excise Tax Balances after year end to surplus.

Article 46: Voted by hand vote to lapse year-end balances to surplus except those covered by State Law.

Article 47: Voted by hand vote to allow Selectmen to use the Capital Reserve Accounts to meet the town's financial obligations should it become necessary in anticipation of taxes and to return the funds once the taxes are collected.

Article 48: Voted by hand vote to authorize the Board of Selectmen to enter into an Inter-local Agreement with the Towns of Leeds, Turner and Wales for providing local access television (WGLT TV7) to these communities.

Article 49: Voted by hand vote to authorize the Board of Selectmen to borrow funds in anticipation of taxes and to pay the interest and legal fees associated with such borrowing from overlay.

Article 50: Voted by hand vote to reduce the total commitment by the following revenues totaling \$ 1,520,000.00:

Excise Tax	\$ 825,000.00
Highway Block Grant	\$ 60,000.00
Revenue Sharing	\$ 170,000.00
Projected Income	\$ 125,000.00
Undesignated Surplus	\$ 175,500.00
Designated Surplus/Capital Reserve	\$ 165,000.00

Article 51: Voted by hand vote to appropriate \$5,000.00 for a Parks and Recreation Capital Reserve Account.

Article 52: Voted by hand vote to accept funds from the Federal and State Emergency Management Agency for reimbursement of various cost associated with storm damage and to transfer those funds to the accounts in which they were expended.

Article 53: Voted by hand vote to authorize the Cable TV Committee, under the direction of the Board of Selectmen, to expend from the Cable TV Reserve Account an amount not to exceed \$36,000.00.

Article 54: Voted by hand vote to adopt the Municipality of Greene Moratorium Ordinance regarding Retail Recreation Marijuana, in the form attached hereto, which shall be in effect for a period of 180 days commencing March 3, 2018.

MUNICIPALITY OF GREENE

MORATORIUM ORDINANCE REGARDING RETAIL RECREATIONAL MARIJUANA

WHEREAS, the legislative body of the Municipality of Greene (the “Municipality”) makes the following findings:

(1) The Marijuana Legalization Act (the “Act”) was approved by Maine voters in November 2016 and has been codified in the Maine Revised Statutes in Title 7, chapter 417; and

(2) The unregulated location and operation of “Retail Marijuana Establishments” and “Retail Marijuana Social Clubs,” as defined in 7 M.R.S.A. chapter 417, as well as other types of retail recreational marijuana activity within the Municipality raises legitimate and substantial questions about the impact of such activity, establishments and social clubs on the Municipality, including questions as to compatibility with existing land uses and developments in the municipality; potential adverse health and safety effects on the community; the possibility of illicit sale and use of marijuana and marijuana products to and by minors; and the possibility of unlawful use of marijuana and marijuana products; and

(3) As a result of the foregoing issues, retail recreational marijuana activity, and the location and operation of Retail Marijuana Establishments and Retail Marijuana Social Clubs within the

Municipality, have potentially serious implications for the health, safety and welfare of the

Municipality and its residents; and

(4) The Municipality currently has no regulations governing retail recreational marijuana activities, Retail Marijuana Establishments and Retail Marijuana Social Clubs, and existing ordinances are insufficient to prevent serious public harm that could result from the unregulated development of Retail Marijuana Establishments and Retail Marijuana Social Clubs and from other types of retail recreational marijuana activity; and

(5) An overburdening of public facilities and resources, including public safety resources, is a reasonably foreseeable result of Retail Marijuana Establishments and Retail Marijuana Social Clubs locating in the Municipality and/or other types of retail recreational marijuana activity in the Municipality; and

(6) The state's regulatory structure is unknown at this time as the Maine Legislature and state agencies have not developed final legislation or regulations governing Retail Marijuana Establishments and Retail Marijuana Social Clubs, and legislation amending the Act is pending; and

(7) In the judgment of the legislative body of the Municipality, the foregoing findings and conclusions constitute an emergency within the meaning of 30-A M.R.S.A. § 4356 requiring immediate legislative action.

NOW THEREFORE, pursuant to 30-A MRSA § 4356, be it ordained by the Municipality as follows:

Section 1. Moratorium. The Municipality does hereby declare a moratorium on all retail recreational marijuana activity, and the location, operation or licensing of any and all "Retail Marijuana Social Clubs" and "Retail Marijuana Establishments," as defined in 7 M.R.S.A. chapter 417, including but not limited to, retail marijuana stores, retail marijuana cultivation facilities, retail marijuana products manufacturing facilities and retail marijuana testing facilities within the municipality. No person or organization shall engage in any retail recreational marijuana activity or develop or operate a Retail Marijuana Establishment or Retail Marijuana Social Club within the Municipality on or after the effective date of this Ordinance. During the time this moratorium ordinance is in effect, no officer, official, employee, office, administrative board or agency of the Municipality shall accept, process, approve, deny, or in any other way act upon any application for a license, building permit, any other type of land use approval or permit and/or any other permits or licenses related to a Retail Marijuana Establishment, Retail Marijuana Social Club or retail recreational marijuana activities.

Section 2. Pending Proceedings. Notwithstanding 1 M.R.S.A. § 302 or any other law to the contrary, this Ordinance shall govern any proposed retail recreational marijuana activity and Retail Marijuana Establishments or Retail Marijuana Social Clubs for which an application for a building permit, certificate

of occupancy, site plan or any other required approval has been submitted to the Municipality, whether or not a pending proceeding, prior to the enactment of this Ordinance.

Section 3. Medical Marijuana Act. This Ordinance will not limit the privileges or rights afforded by the Maine Medical Use of Marijuana Act (22 M.R.S.A. §§ 2421 – 2430-B) to qualifying patients, primary caregivers, or registered dispensaries, including cultivation facilities associated with any of those classifications.

Section 4. Conflicts/Savings Clause. Any provisions of the Municipality's ordinances that are inconsistent or conflicting with the provisions of this Ordinance are hereby repealed to the extent applicable for the duration of this moratorium. If any section or provision of this Ordinance is declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

Section 5. Violations. If any retail recreational marijuana activity is conducted, or Retail Marijuana Establishment or Retail Marijuana Social Club is established, in violation of this Ordinance, each day of any continuing violation shall constitute a separate violation of this Ordinance and the Municipality shall be entitled to all rights available to it pursuant to 30-A M.R.S.A. § 4452, including, but not limited to, fines and penalties, injunctive relief, and its reasonable attorney's fees and costs in prosecuting any such violations.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its adoption and shall remain in full force and effect for a period of 180 days thereafter, unless extended pursuant to law or until a new and revised set of regulations is adopted by the Municipality, whichever shall first occur.

Meeting adjourned at 10:30AM.

Recording Secretary

Sally Ann Hebert

Deputy Town Clerk