Town of Greene

Selectmen’s Regular Meeting

April 22, 2024

Selectboard Present: John Soucy – Chairman, Carol Buzzell – Town Manager, Amanda Leclerc, Sheldon Bubier, Mark Randall, Kevin Mower.

Also Present: Greg Keene – Public Works Supervisor,

Members of the Public Present: Don Bedford, Stan Camic, Crystal Nicholas, Christine Duplissis, Sally Ann Hebert, Adam Blake, Julie Mondro, George Farris, Justin Lafontaine, Amy Soper, Gaelyn Hauser, Phil Lavoie, Brent Armstrong.

This meeting is televised on WGLT channel 7 and 1301 Greene, Me.

**Call to Order:** Soucy called the meeting to order @ 6:00 p.m.

Pledge of Allegiance was recited.

Leclerc made a motion to waive the reading of the minutes from the April 8th meeting and approve once read. This was seconded by Mower. Voted 5 – 0.

**Public Discussion**: Stan Camic spoke about the concern of the smell of marijuana at the old Town & Country Foods Building. His wife operates a daycare across the street and on some days the smell is very strong throughout the neighborhood. The other neighbor Mr. Bickett has also voiced his concern regarding this issue. Soucy did state that part of their permit is odor mitigation. Randall asked Brent if they had come to him with any changes to their operation. Brent stated that they had actually downsized the operation. In 2021 they had a license for cultivation, manufacturing, a testing facility, and an extraction lab. Brent stated that they eliminated the manufacturing, testing facility and extraction lab and they are now strictly cultivation. Brent stated that he randomly makes passes through there. He met with the tenant a week ago and did a walk through and inspected the odor mitigation filters and he stated the smell in the building was very faint. Bubier and Soucy both suggested for Stan to call the code enforcement officer at the time that the smell is strong in the neighborhood. Leclerc asked how long the daycare had been there and Camic stated that the daycare has been there for 34 years. Brent stated that at the time this business went in he was not the code enforcement officer, so we are not sure how this was allowed at the time. The ordinance does state that these types of operations need to be at least 1000 feet from daycares, schools etc.

Crystal Nicholas spoke next regarding issues with obscene books and literature that is allowed in our school system. The concerns with these books in our school’s library are not getting addressed or answered by the superintendent and members of the policy committee. After a rather lengthy discussion regarding these issues, it was asked by Crystal and other town citizens that the board support what they have been trying to do for years now and ask questions at the Tri-Town meeting as to why the will of the people is being ignored. Why is this type of literature allowed in our school system? Why when we share our concerns regarding this issue, does it get ignored and pushed aside? This is not proper literature for school children and this needs to be addressed.

Justin Lafontaine and Amy Soper spoke next regarding the Deane Pond Project- Androscoggin Land Trust. It was stated that due to a tie in the vote and a member of the board absent at the last meeting, this should be on the agenda again to have another vote. Bubier had asked why they don’t just purchase the land; they are allowed to purchase the land without the Towns recommendation. Amy stated that the letter of support is a big part of the proposal and Lands of Maine Future likes to see that they have the towns support. Bubier stated that every land trust has always come back and has asked to be tax exempt. He said landowners pay taxes and they let the public use their land for different things and what do they get? Bubier’s issue with this is the tax issue. Randall stated that the individual landowner can sell part of his land if he so chooses, the land trust cannot do this. Amy stated we are stewards of the community, and the land trust does pay taxes. The land trust spends about $10,000.00 a year in taxes. After further discussion it was decided that another vote would be taken under old business other.

**OLD BUSINESS**:

**Update on Public Works:** Greg stated that they have been working diligently on the paperwork for Fema. Greg also stated that Carol submitted a letter to the State for the storage of brush at the pit. Greg stated that once that is in place they will be cutting along the sides of the roads, and this should improve the sides of the roads immensely. Greg said they worked on East Main Street and Coburn Road. They are hitting Longley and so forth and they are patching holes as they go.

**Update on Transfer Station:** Greg spoke about the issue of hard hats and safety googles. He was reading the bylaws of the town. Greg stated that he is responsible for the PPE and the safety of the crew. He stated that if there is nothing overhead at the Transfer Station, he is fine with them not wearing them, but if there is any loading of metal or flying debris, he expects them to wear them, also if they are using swinging equipment on the road, he expects them to wear them. Soucy mentioned looking into the type 2 hats and making sure they have the proper recommended hard hats.

Buzzell mentioned that she had a citizen of Greene come in today asking about a brush clean up week due to all the damage caused by the storms. This brush clean-up week would allow the residents to dump the brush free of charge. This was discussed and all thought this was a good idea. The motion was made by Leclerc and seconded by Mower. Voted 5 – 0. Lavoie asked if this could be added into the Fema budget, Greg said that they could probably do a measurement on the brush pile. Buzzell also mentioned that she is currently looking for a helper at the Transfer Station. They have to be at least 18 years old.

**Update on Fire Department:** Phil mentioned the dry conditions and that people should be very cautious when burning. He also asked that you get your fire permits. Otherwise, things have been fairly quiet.

**Public Works Concrete Project Bids**: Buzzell mentioned that the bids for the concrete project opened at 1:00 p.m. on Monday 4/22/24. Present at the opening were Carol Buzzell – Town Manager and Greg Keene – Supervisor for Public Works. There were 2 bids put in for the Concrete Project at the Public Works garage. 1). Sundown Construction from Auburn for $24,300.00. Greg stated that Sundown did not provide details regarding the scope of the work. 2). Dunn Concrete Inc. from Greene for $26,000.00.

Greg stated that Dunn gave specific details regarding the scope of the work. Randall also stated that he has worked with Dunn Concrete and their work is very well done. Bubier also mentioned the quality of work from Dunn Concrete. A motion was made by Randall to accept the bid from Dunn Concrete. This was seconded by Bubier and voted 5- 0. Due to issues in the past with certain projects, Soucy suggested we keep an eye on the project as it progresses and hold them accountable for the work provided.

**Greene Historical Society**: Judy Marden and Gaelyn Hauser were present from the Greene Historical Society. Judy had presented a letter to the Board of Selectmen regarding all the repairs needed along with improvements necessary to meet the 1999 Comprehensive Plan’s recommendations. Judy stated that they currently have 4 bids for the roof. Bubier suggested looking for more volunteers. Judy said they currently have 5 active members. Judy has asked if there is any interest through Facebook and the town website. They will also be doing some fundraising projects to raise money. Randall mentioned it would be nice if the building could be moved and others agreed, but they would have to check to see if that is a possibility. Bubier also asked for numbers to take to the Town meeting.

**District Court Decision – George Stanley & Utopian Underdogs, LLC:** Brent updated the board again on the court’s decision. Brent stated that he will keep the board updated. Soucy also stated that we would like to get the conference call with the town attorney. Soucy also stated that we will hold him accountable.

**Other:** Randall made a motion to write a letter of support to the Androscoggin Land Trust for the Dean Pond Project. Leclerc seconded the motion. The vote passed 3 – 2.

**NEW BUSINESS:**

**Personal Property tax write-off**: Leclerc made a motion to write off the following Personal Property taxes from 2015 to 2018. Acct #13, 64, 234, 245, 277, 3 for #288, This was seconded by Mower. Voted 5-0.

**CMP Pole location permits**: Leclerc made a motion to go with Brents recommendations on the positions of the poles, one pole on Grey Road and 2 poles on Sedgley Road. This was seconded by Mower. Voted 5 – 0.

**Appoint Election Clerks (2-year term):** Buzzell stated that every even year she has to appoint the election clerks for 2 years. Leclerc made a motion to accept the clerks as written. Seconded by Mower.

Voted 5 – 0.

**Committee Reports:** Leclerc stated that the Comprehensive Plan Committee has been gathering community input to guide the plan updates. This information is posted online to inform the community of activities and how to contact them. They have finalized the questions for the community input survey. They plan on publicizing the website and survey on the town website and around town and notify of public hearings. Buzzell stated that the Scholarship Committee had chosen the 9 applications of the Greene Community Scholarship. Buzzell also mentioned that Brent had spoken to the owner of Mission Field, and he would like the town to still have access to the field. He asked for liability insurance and for a gate to be put in.

**Other:** Nothing to update.

**Executive Session 1 MRSA, section 405, SS 6(D):** Leclerc made the motion to enter into executive session. This was seconded by Bubier. Entered executive session at 7:34 p.m.

**Announcements:**

The Selectmen’s meeting will be May 6th & May 20th at 6:00 p.m. at the Town Office.

The Assessor will be in the office on May 6th. Call the Town Office for an appointment. The CEO will be available during normal business hours. Please call 946-5146 to make an appointment. Tri-Town meeting April 24th at Leeds 6:00 p.m.

**Approve Accounts Payables/Payroll Warrants**:

Mower moved the following warrants:

**Accounts Payables Warrants**:

Warrant # 97 for $494,312.29

Warrant # 98 for $7,000.00

Warrant # 100 for $29,0972.50

**Payroll Warrants**:

Warrant # 96 for $14,469.18

Warrant # 99 for $15,686.15

These were all seconded by Leclerc. Voted 5 – 0.

Executive Session ended at 7:59 p.m.

Bubier made the motion to adjourn the meeting at 8:02 p.m. Seconded by Mower.

Respectfully submitted,

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Kelly Ouellette, Deputy Town Clerk John Soucy, Chair