



Select Board /Assessors Meeting Summary

May 25, 2022

6:30 p.m.

Select Board members Present: Wes Daniel, Tom Johnston and Mitch Garnett

Others Present: Town Clerk/Treasurer Mary Anderson, Road Foreman Frank Jones Jr., resident David Williams, NorthEast Paving's Corey Nutting, and Pike's Jeff Mullis.

Wes Daniel called the meeting to order at 6:30 p.m.

Approve Summary of May 18, 2022: Motion to approve summary by Tom Johnston, Mitch Garnett seconded; all in favor, motion carries.

Sign Treasurer's Warrants dated May 26, 2022:

P/R Warrant #42: \$4,486.68

A/P Warrant #43: \$11,074.11

Motion to approve by Tom Johnston, Mitch Garnett seconded; all in favor, motion carries.

Road Foreman Report: Written by Frank Jones Jr. and read by Wes Daniel

5/16: Graded Prescott Road; Steven put rubbers in P300 sway bars and overloads

5/17: Chipped off the pit where the winter sand is to be screened; started to move loam off the top of the sand

5/18: Worked in the pit

5/19: Worked in pit, all set to screen winter sand

CEO Report: None

Health Officer Report: None

Town Clerk/Treasurer's Report: Deputy Clerk Stephanie Grinnell reported on behalf of Town Clerk Mary Anderson. The town received its pole licensing permit from the Public Utilities Commission on May 14, which will allow the broadband project to move forward. A revenue share check of \$38,608.83 was received Wednesday.

Other Agenda Items: Select Board members talked about paving bids submitted the week prior and asked Jeff Mullis and Corey Nutting a series of questions about yardage and depth of materials. Following the discussion, Tom made a motion to accept NorthEast Paving as the company to pave

McDowell Road with 1 ½" base and 1 ¼" finish using 12.5 mm material, pending receipt of a written, updated bid. The motion was seconded by Mitch; all in favor, motion passes.

Other business: None.

Questions/comments: None.

Motion to recess until 7 p.m. by Tom Johnston, Mitch Garnett seconded; all in favor. Meeting recessed at 6:50 p.m.

A public hearing was called to order at 7 p.m. by Wes Daniel for the purpose of receiving input on Land Use Ordinance changes and a ballot question seeking approval for the town to apply for a \$300,000 line of credit to be reimbursed by the NTIA broadband grant.

In addition to Select Board members, present were Town Clerk Mary Anderson and residents Steve Ocean, David Williams, Matt Shannon, Earl Leigh, Lynn Carroll, Norman Casas, Jesse Casas, Dalton Crummett and Will Cassis.

Wes read each question and accepted questions and comments on each, with a two-minute limit per speaker.

Question 1 reads: "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section 3. Rural District (RU). C. Uses requiring a CEO permit. 8. Structures up to 2,000 square feet in size for nonresidential uses. Section 4. Rural/Commercial District (RC). C. Uses requiring a CEO permit. 8. Structures up to 2,000 square feet in size for nonresidential uses. Section 5. Planned Development District (PD). C. Uses requiring a CEO permit. 8. Structures up to 2,000 square feet in size for nonresidential uses. Section 6. Village District (VI). C. Uses requiring a CEO permit. 8. Structures up to 2,000 square feet in size for nonresidential uses."

Earl asked if the question applies to a person who hopes to build an event barn on Route 105; Wes stated the question applies to the listed districts. Steve clarified the Planning Board asked for the question to be put on the ballot because the Board does not feel simple structures such as garages up to 2,000 square feet need Planning Board approval. He noted this change applies to nonresidential structures, and all residential structures go through the Code Enforcement Officer as well. Dave asked if it only applied to commercial structures; Mitch said no, it could be a garage.

Question 2 reads: "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section. 4. Rural/Commercial District (RC). D. Uses requiring Planning Board review. 45. Event Centers."

Jesse said he believes the Rural/Commercial District is along Route 17 and includes a portion of Route 220; however, Tom corrected him after consulting a map – RC is only along Route 17. Jesse said that

historically, Route 17 has been the most used area for functions. Steve pointed out Medomak Camp, Medolark Camp and Blueberry Fields are not along Route 17 and still host events. Jesse asked why only certain districts were spelled out in the proposed changes and Steve said he thought there would be a breakdown similar to the first ballot question.

Tom noted that most of the town is in the Farm and Forest (FF) District, which is listed as its own question on the ballot. Several residents questioned why all districts are not included on the ballot. As well, residents questioned included acreage restriction on the FF District.

Question 3 reads: "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section 2. Farm and Forest District (FF). D. Uses requiring Planning Board review. 35. Event Centers on parcels greater than 15 acres in area."

Steve said the initial thought on the 15 acres was to ensure the least amount of disturbance to neighbors. Jesse said the size of the lot isn't as important as the setbacks and the acreage is irrelevant to what an event center does. In addition, Jesse said, the acreage requirement excludes those with smaller lots. Will said his property is a good example of a smaller lot – 8 acres – in an ideal location with few impacted neighbors. While he has no plans to create an event center, Will said he is in favor of including the change in all town districts as long as there is no acreage restriction.

Question 4 reads: "Shall the Town of Washington insert the following new definition, alphabetically, into the Town of Washington, Maine, Land Use Ordinance? Article XV – Definitions. 2. Definitions. Event Center – is a multi-purpose venue facility hosting special events such as, but not limited to, graduations, weddings, anniversaries, holiday gatherings, trade shows, functions or parties, concert settings, and general get-togethers. An event center may have a catering kitchen, indoor and/or outdoor seating and a stage or event area. An Event Center may not offer overnight accommodations."

Jesse asked if Town Attorney Peter Drum looked at the wording and Steve said he did. Norman asked if stating no overnight accommodations is standard – Steve noted there are definitions already in the ordinance for B&Bs, hotel, motel, etc. Dave said he did not like the term multi-use venue. Steve said other uses are defined in the ordinance and require Planning Board approval.

Question 5 reads: "Shall the Town request a Line of Credit of \$300,000 from The First for the Broadband project to be paid back with grant money? (ex. Pay the pole licensing fee before the grant money becomes available to keep the project moving forward)

There was no public comment on question 5.

Additional discussion about including all town districts followed. Tom made a motion to revise the warrant, add articles to include all districts and a voting line for each district, and to eliminate the acreage requirement. Mitch seconded the motion; all in favor, motion passes.

Tom made a motion to close the public hearing, Mitch seconded; all in favor, public hearing closed at 7:46 p.m.

Wes restated the questions, as amended: Question 1 wording remains the same; Question 2 wording remains the same; Question 3 removes the 15 acres requirement; Question 4 is amended to "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section 6. Village District (VI) D. Uses Requiring Planning Board review. 35. Event Centers; Question 5: "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section 6. Rural District (RD) D. Uses Requiring Planning Board review. 35. Event Centers; Question 6: "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section 6. Planned Development District (PD) D. Uses Requiring Planning Board review. 35. Event Centers; Question 7: "Shall the Town of Washington enact the following change to the Town of Washington, Maine, Land Use Ordinance? Section 6. Shoreland Limited Residential District (LR) D. Uses Requiring Planning Board review. 35. Event Centers; Question 8 is the definition of Event Centers (previously question 4, wording remains the same) and Question 9 is the broadband question (previously question 5, wording remains the same). Tom made a motion to approve the warrant as amended, Wes seconded; all in favor, motion passes.

Mitch made a motion to adjourn, Tom seconded; all in favor. Meeting adjourned at 7:52 p.m.

Respectfully submitted by Stephanie Grinnell