

Updated Agenda

Public Hearing and Board of Selectmen's Meeting

Town of Damariscotta, Maine

December 4, 2019, 5:30 PM

Damariscotta Town Hall

- I. Pledge of Allegiance**
- II. Public Hearing**
 1. License Fees for Marijuana Commercial Establishments
- III. Call to Order**
- IV. Action on Public Hearing Items**
 1. License Fees for Marijuana Commercial Establishments
- V. Minutes**
 1. November 20 Meeting
- VI. Financial Reports**
 1. Payroll Warrant
 2. Accounts Payable Warrants
- VII. Presentations**
- VIII. Citizen Comments and General Correspondence**
- IX. Town Manager Items**
 1. Financial Advisory Committee Meeting Report
 2. Central Lincoln County Ambulance Budget Meeting Report
 3. State Issue Involving County Jail Funding
 4. Town Administrative Office Hours Christmas and New Year's Eves
- X. Official Action Items**
 1. Miles Street Improvements
 2. Request of Road Name Change
 3. Amendment to Previous Board Motion on TIF Development Plan
- XII. Selectmen's Discussion Items**
- XIII. Adjournment**

TOWN MANAGER'S NOTES

**BOARD OF SELECTMEN'S MEETING FOR
DECEMBER 4, 2019**

Public Hearing and Action on Public Hearing Item:

- 1. License Fees for Marijuana Commercial Establishments-** At your November 20, the Board tentatively approved the fee schedule below. You set a public hearing for December 4 to obtain additional public input prior to making a final decision.

One-time application fee for all commercial marijuana establishments: \$500

Initial fee and annual fees for both adult use medical commercial facilities:

<i>Adult Use Retail or Registered Caregiver Store</i>	<i>\$5,000</i>
<i>Manufacturing</i>	<i>\$2,500</i>
<i>Testing</i>	<i>\$2,500</i>
<i>Cultivation (Adult-Use only)</i>	
<i>Nursery</i>	<i>\$1,000</i>
<i>Tier I</i>	<i>\$1,000</i>
<i>Tier II</i>	<i>\$1,500</i>
<i>Tier III</i>	<i>\$2,500</i>

I have provided the Board with the results of a survey of the smaller towns that have opted in for both adult use and medical marijuana establishments. Several of the towns have yet to respond to our survey. I will send you an updated chart showing the responses from these communities prior to Wednesday's meeting.

Once the Board set the fee schedule, staff will complete its work on a license application. Applications from prospective marijuana businesses will be accepted at the Town office beginning January 6, 2020.

Recommended Action: Approve a license fee schedule for commercial adult use and medical marijuana establishments.

Town Manager Items (verbal)

- 1. Financial Advisory Committee Meeting Report**
- 2. Central Lincoln County Ambulance Budget Meeting Report**
- 3. State Issue Involving County Jail Funding**
- 4. Town Administrative Office Hours Christmas and New Year's Eves**

Official Action Items

- 1. Miles Street Improvements** – The deadline for submitting bids for the reconstruction of the retaining wall on Miles Street is 2 PM on Monday, December 2. The Town's engineer on this project, Gartley and Dorsky; the Public Works Committee and Town and LincolnHealth staff will be reviewing the proposals and will have a recommendation for the Board to consider Wednesday evening.

Board members and those on the BOS mailing lists, I have added two items to tomorrow night's agenda.

X. 2 Request for road name change:

Bruce Garren has made the following request:

Dear Matt: As you know, my wife Katherine and I are building a new house in Damariscotta. It is located in "Deerfield," a 5-lot subdivision off School St. (near Bristol Rd.) approved as a subdivision by the Town in August 2000. Kath and I currently live in the original spec house built in the subdivision by Mac Blanchard. The house currently under construction is on another lot of the subdivision, and we also own a third undeveloped lot. (The two other subdivision lots – one developed and one not – are owned by a close friend.) I serve as President of the Deerfield Owners Association.

As the subdivision map indicates, there are two roads into the subdivision off School Street. Deerfield Lane serves three of the five lots: our current home (3 Deerfield), our neighbor's home (18 Deerfield), and our neighbor's undeveloped lot. The other road, shown on the subdivision map as Satterfield Lane, serves the house currently under construction and our other undeveloped lot. It serves no other property and has never been used as an active address.

We would like permission to change the name of this second subdivision road from Satterfield Lane to Applefield Lane. We believe this name is more in keeping with the "Deerfield" name, and "Applefield" does not appear to be the name of any other street in Damariscotta. Thank you for your consideration of this request.

Bruce P. Garren

Stan Waltz, the Town's 911 Officer, reviewed the request with the State GIS E-911 Authority and was told that the Authority has no concerns with changing the name of this private road to "Applefield Lane." Staff recommends that the Board approve this request.

X.3 Amendment to Previous Board Motion on TIF Development Plan: At your November 20 meeting, the Board approved the following motion: "Direct Town staff and legal counsel to prepare the development plan and take other steps required to prepare for Town Meeting consideration of a Tax Increment Financing proposal to be submitted to the Maine Department of Economic and Community Development." Although the motion did not specify a particular parcel, the discussion was focused on the 11.3 acre on which the Camden Bank Plaza/435 Main Development is located.

On Monday, I spoke with Mason Sears, the owner of lots Map 010- Lot 022 (3.99 acres) and Map 001-053 (18.02 acres) and doing business as Damariscotta Midtown, LLC. Mr. Sears would like these properties to be included in the TIF District. Together they are contiguous with the 435 Main (Camden Plaza) development. His motivation is twofold (1) He wants to see the sidewalk on Main constructed sooner rather than later and (2) he believes that if the Town approves these parcels to be part of the TIF District, it will help him market the properties to developers. He understands that the TIF revenues will not be used for any Credit Enhancements Agreements, any subsidies or tax benefits for the property owner or developer. All of Lot 22 and about 2/3 of lot 53 are in the C2 District.

When added to the 11.3 acre 435 Main Development parcel, the total acreage of the TIF District would be 33.31. Damariscotta is 14.71 square miles (land and water) or 9,414.4 acres. So the development district would be just .35% of the Town's land area- well below the 2 % maximum in State Statutes.

My recommendation is that the Board direct staff to include these two parcels owned by Damariscotta Midtown LLC in the development plan for the Tax Increment Financing proposal that will be considered by the voters at a February 19 Special Town Meeting