

**TOWN OF WINSLOW, MAINE
TOWN COUNCIL MEETING
MINUTES**

Monday, November 9, 2020

*Meeting was held in the Parks & Recreation Building
114 Benton Avenue, Winslow, Maine*

Meeting called to order at 7:00 P.M.

PUBLIC HEARING:

Ordinance No. 7-2020:

Providing for: An Amendment to the Winslow Zoning Map to Rezone a portion of a lot owned by C & L Real Estate on Tax Map 13, Lot 115 from the High-Density Residential Zone (HDR) to Contract Zoned High Density Residential Zone (CZD/HDR). The portion of the lot is described as Lots 87, 88 and 89 in Dunbar Acres & Dunbar Acres Annex Subdivision and recorded in the Kennebec County Registry of Deeds on September 22, 1961 in Book 24 Page 51.

- Andy Chapman stated he was against this ordinance being approved.
- Marcia Stetson said she does not want this ordinance to pass, stating the public was not aware of this issue and needed more time to review it
- Attorney Al Stevens stated the residential subdivision would need to be amended to allow the property to be rezoned.
- Ben Stafford said it would not be appropriate to change the zoning and that leaving it as is would be the best decision.
- Chuck Lambert stated that Attorney Stevens had represented him in the past and that it was not appropriate for him to be involved in this matter.
- Planning Board Member Elery Kene said he was not aware that the abutters were not notified and that he is glad the Council is reviewing this matter.

REGULAR COUNCIL MEETING

1. Roll Call

Attendance was taken with the following Town Councilors present: Steve Russell, Jerry Quirion, Patricia Ayer, Jeff West, Lee Trahan and Ray Caron; Ben Twitchell was present via Zoom.

Also present: Town Manager Erica Lacroix, Police Chief Leonard Macdaid, Fire Chief Ronnie Rodriguez, School Superintendent Peter Thiboutot, Town Attorney Bill Lee and Town Clerk Lisa Gilliam.

2. Recite the Pledge of Allegiance

3. Approval of Minutes of Previous Meetings:

- None

4. Communications

- Agricultural Commission – Appointment: Michael Heavener

Motion by Mr. Quirion to appoint Michael Heavener to the Agricultural Commission; motion seconded by Mr. Russell.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

- NextGrid Solar Presentation, Roderick Road site – Gil Paquette
 - NextGrid Solar made a presentation to the Council, informing them of the advantages with solar power. After the presentation, the Town Council encouraged them to follow up with the Town Manager.

5. Reports of Committees and Commission

- a. Town Manager’s Report
- b. Department Reports
- c. Finance Committee Report (Treasurer’s Warrants)
- d. Financial Report

The Town Manager briefly reviewed her report with the Council. Ms. Lacroix thanked the Town Clerk, Finance Director and all the Election Clerks for the many hours they worked during the Presidential Election. The Public Works Department, Police & Fire Departments, and the Assessor were also recognized and thanked for their assistance with the Election. As a thank you, Ms. Lacroix gave 8 hours of personal time off to the Town Clerk Lisa Gilliam, Finance Director Tanya Groce and Tax Collector Audra Fleury.

Police Chief Leonard Macdaid gave a brief review of the monthly report for the Police Department. Chief Macdaid said he would like to connect with each member of the Town Council and the School Superintendent to get acquainted and discuss any concerns they may have. The Chief also stated that two Winslow Police Officers provided coverage all day at the polling place on Election Day and that there were no incidents. He also stated that the traffic issues at the food pantry have been resolved.

School Superintendent Peter Thiboutot spoke briefly about how the CDC Guidelines for COVID-19 have impacted the school and students. As of today, there are 35 students who are quarantined (all have tested negative), 2 adults who have tested positive and so far, the school has not had to shut down.

Motion by Mr. Quirion to approve all reports presented by the Committees and Commissions; motion seconded by Ms. Ayer.

Motion carried by unanimous vote 7-0.

PUBLIC COMMENT

- Mike Heavener spoke on Order 21-2020 and said the property should not be split up into different lots, it is critical to keep this property intact.

TABLED BUSINESS

1. Order No. 21-2020:

Providing for: Authorization for the Tax Collector to sell 101 acres of tax acquired property on Maple Ridge Road (tax map 3, lots 3, 8-H & 8-1) with a minimum bid of \$85,000 and an easement from Farm Land Trust.

Motion by Mr. Russell to take Order No. 21-2020 off the table for discussion; motion seconded by Mr. West.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

Mr. Russell stated that the Council can accept or reject any offer; he further stated that he hopes a farm family would be interested in the property. Ms. Lacroix said that an abutter to the property had expressed interest in purchasing it.

Motion by Mr. Russell to approve Order No. 21-2020; motion seconded by Mr. West.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

2. Ordinance No. 7-2020:

An Amendment to the Winslow Zoning Map to Rezone a portion of a lot owned by C & L Real Estate on Tax Map 13, Lot 115 from the High-Density Residential Zone (HDR) to Contract Zoned High Density Residential Zone (CZD/HDR). The portion of the lot is described as Lots 87, 88 and 89 in Dunbar Acres & Dunbar Acres Annex Subdivision and recorded in the Kennebec County Registry of Deeds on September 22, 1961 in Book 24 Page 51.

Motion by Mr. Quirion to take Ordinance No. 7-2020 off the table to allow discussion; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 N Jeff West
 N Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 5-2.

After a brief discussion, Attorney Lee stated he would like more time to review this item.

Motion by Mr. West to table Ordinance No. 7-2020 to allow the Town Attorney time to review this ordinance and then revisit it later; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

OLD BUSINESS

3. Ordinance No. 6-2020:

An Amendment to Building and Plumbing Chapter 4, by adding Sec. 4-(C), titled ‘Temporary Mobile Home Amendment’ by adding the following language: If a homeowner’s residence is rendered uninhabitable by fire, storm or other sudden casualty, the homeowner may place a single-wide mobile home, as defined in Section 14-85 of town ordinances, on the property for the homeowner’s personal use while the home is being rebuilt for a period of up to two years, provided the mobile home and its placement otherwise meet the requirements of all town ordinances. No extension of the two-year period may be granted.

Motion by Mr. Russell to approve Ordinance No. 6-2020; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

4. Order No. 24-2020:

Providing for: The Acceptance of Halifax Heights as a Town Street which is in the approved Halifax Heights Mobile Home Park (subdivision).

Motion by Mr. West to approve Order No. 24-2020; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
Y Jerry Quirion
Y Steve Russell
Y Patricia West
Y Jeff West
Y Lee Trahan
Y Ray Caron

Motion carried by unanimous vote of 7-0.

NEW BUSINESS

5. Ordinance No. 8-2020:

Providing for: The Amendment of Ordinance No. 4-2002, “The Administration of General Assistance.”

Motion by Mr. Russell to approve Ordinance No. 8-2020; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
Y Jerry Quirion
Y Steve Russell
Y Patricia West
Y Jeff West
Y Lee Trahan
Y Ray Caron

Motion carried by unanimous vote of 7-0.

6. Resolution No. 43-2020:

Providing for: Approval of an Application for a Special Amusement Permit (renewal) for MacCrillis-Rousseau Post #8835, located at the V.F.W., 175 Veteran Drive, Winslow.

Motion by Ms. Ayer to approve Resolution No. 43-2020; motion seconded by Mr. Trahan.

Roll Call: Y Ben Twitchell
Y Jerry Quirion
Y Steve Russell
Y Patricia West
Y Jeff West
Y Lee Trahan
Y Ray Caron

Motion carried by unanimous vote of 7-0.

7. Resolution No. 44-2020:

Providing for: Pole Location Permit – Central Maine Power Company and Consolidated Communications, Inc. Work Order #80100267671.

Motion by Mr. Quirion to approve Resolution No. 44-2020; motion seconded by Mr. Trahan.

Roll Call: Y Ben Twitchell
 N Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by a vote of 6-1.

Councilor Ben Twitchell, who was attending the meeting via Zoom, left the meeting due to loss of internet connection.

DISCUSSION ITEMS

- 2nd Ambulance
 - Chief Rodriguez stated he would like to purchase a 2nd ambulance, preferably a new vehicle as opposed to used. Manager Lacroix said that staff would need to be increased to accommodate two ambulances. The Council requested cost and revenue estimates for future discussion.

- Fire Facility – renovate or build
 - Town Manager Lacroix expressed the need for a new and secure municipal facility; she stated that a new town complex would be the best choice for a long-term answer. Mr. Caron suggested a committee be formed to explore the discussion of a new complex for town services. Mr. West said he would like to be on this committee.

- Johnny’s Seeds proposal to purchase Orion Ropeworks building.
 - A representative from Orion Ropeworks spoke about their interest in this building. Mr. Russell stated that the Council should entertain all offers. The Council recommended local Realtor Don Plourde to be a part of this discussion because of his knowledge of the current real estate market and the property.

ADJOURNMENT

Motion by Mr. Quirion to adjourn the meeting; motion seconded by Ms. Ayer.

Roll Call: Y Ben Twitchell
 Y Jerry Quirion
 Y Steve Russell
 Y Patricia West
 Y Jeff West
 Y Lee Trahan
 Y Ray Caron

Motion carried by unanimous vote of 7-0.

Meeting adjourned at 8:54 p.m.

Respectfully submitted by,
Lisa J. Gilliam
Town Clerk