

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

**Monday, March 8, 2021 at 6:00 pm**

***Due to COVID Restrictions, meeting was held via Zoom.***

**AT 6:00 P.M.**

**PUBLIC HEARING**

Ordinance No. 02-2021: Providing for: An Amendment to change the requirements for obtaining a building permit by amending the Zoning Ordinance to include the phrase “unattached accessory structures under 150 square feet” to the definition of Minor Structure in Section 14-85.

Mr. Caron opened the Public Hearing for discussion; hearing none, Mr. Caron closed this public hearing.

Ordinance No. 03-2021: Providing for: An Amendment to the Winslow Zoning Map to Rezone a portion of Tax Map 13 owned by Steve Martin. The portion is described as Lots 87, 88 and 89 of the Dunbar Acres and Dunbar Acres Annex Subdivision, from the High-Density Residential District to the Mixed-Use District.

Mr. Caron opened the Public Hearing for discussion. Comments were made by Steven Chapman, Gina Turcotte, Ben Stafford, Marcia Stetson and Chuck Lambert. With no further comments, Mr. Caron closed the Public Hearing.

Ordinance No. 04-2021: Providing for: An Amendment to the Winslow Medical Marijuana Ordinance to allow Medical Marijuana Caregiver Cultivation in more areas of town.

Mr. Caron opened the Public Hearing for discussion; Marcia Stetson briefly spoke. With no further comments, Mr. Caron closed the Public Hearing.

**REGULAR COUNCIL MEETING**

**1. Roll Call**

Attendance was taken with the following Town Councilors present via Zoom: Jerry Quirion, Jeff West, Lee Trahan, Peter Drapeau, Joseph Gravel & Ray Caron. Ben Twitchell was absent.

Also present via Zoom: Town Manager Erica Lacroix, Police Chief Leonard Macdaid, Fire Chief Ronnie Rodriguez, Public Works Director Paul Fongemie, Assessor Judy Mathiau, Code Enforcement Officer Adam Bradstreet, Librarian Lisa Auriemma, Parks & Rec Director Amanda McCaslin, Finance Director Tanya Groce and Town Clerk Lisa Gilliam. Also, present, School Superintendent Peter Thiboutot, Town Attorney Bill Lee and several members of the Winslow Planning Board

**2. Recite the Pledge of Allegiance**

**3. Approval of Minutes of Previous Meetings:**

- February 8, 2021
- February 17, 2021

Motion by Mr. Quirion to approve the minutes as presented; motion seconded by Mr. Gravel.

Roll Call:               Ben Twitchell - *Absent*  
                         Y Jerry Quirion  
                         Y Jeff West  
                         Y Lee Trahan  
                         Y Peter Drapeau  
                         Y Joseph Gravel  
                         Y Ray Caron

Motion carried by unanimous vote of 6-0.

**4. Communications:**

Boards & Committees Appointments

- Agriculture Committee (1 Vacancy)  
Jasmine Gregory as a Member.

Motion by Mr. Gravel to appoint Jasmine Gregory to the Agriculture Committee; motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                         Y Jerry Quirion  
                         Y Jeff West  
                         Y Lee Trahan  
                         Y Peter Drapeau  
                         Y Joseph Gravel  
                         Y Ray Caron

Motion carried by unanimous vote of 6-0.

- Cemetery Committee (4 Vacancies)  
Dorothy Fogg  
Steve Russell  
Stephen Soucy  
Jeff West  
Nicholas West

The Town Council decided to vote each appointment separately and make final selection on highest vote count. Mr. West stated he would abstain from voting due to personal conflict.

Motion by Mr. Caron to appoint Dorothy Fogg to the Cemetery Committee, motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                         Y Jerry Quirion  
                         A Jeff West  
                         Y Lee Trahan  
                         N Peter Drapeau  
                         N Joseph Gravel  
                         Y Ray Caron

Motion carried by a vote of 3-2 with 1 abstain.

Motion by Mr. Gravel to appoint Steve Russell to the Cemetery Committee; motion seconded by Mr. Drapeau.

Roll Call:        - Ben Twitchell - *Absent*  
                     Y Jerry Quirion  
                     A Jeff West  
                     Y Lee Trahan  
                     Y Peter Drapeau  
                     Y Joseph Gravel  
                     Y Ray Caron

Motion carried by a vote of 5-0 with 1 abstain.

Motion by Mr. Quirion to appoint Stephen Soucy to the Cemetery Committee; motion seconded by Mr. Gravel.

Roll Call:        - Ben Twitchell - *Absent*  
                     Y Jerry Quirion  
                     A Jeff West  
                     Y Lee Trahan  
                     Y Peter Drapeau  
                     Y Joseph Gravel  
                     Y Ray Caron

Motion carried by a vote of 5-0 with 1 abstain.

Motion by Mr. Gravel to appoint Jeff West to the Cemetery Committee; motion seconded by Mr. Drapeau.

Roll Call:        - Ben Twitchell - *Absent*  
                     Y Jerry Quirion  
                     A Jeff West  
                     Y Lee Trahan  
                     Y Peter Drapeau  
                     Y Joseph Gravel  
                     Y Ray Caron

Motion carried by a vote of 5-0 with 1 abstain.

Motion by Mr. Drapeau to appoint Nicholas West to the Cemetery Committee; motion seconded by Mr. Quirion.

Roll Call:        - Ben Twitchell - *Absent*  
                     Y Jerry Quirion  
                     A Jeff West  
                     Y Lee Trahan  
                     Y Peter Drapeau  
                     Y Joseph Gravel  
                     N Ray Caron

Motion carried by a vote of 4-1 with 1 abstain.

After voting, the following residents were appointed to the Cemetery Committee: Steve Russell, Stephen Soucy, Jeff West and Nicholas West.

- Election Clerk  
Stephen Soucy

Motion by Mr. West to appoint Stephen Soucy as an Election Clerk; motion seconded by Mr. Quirion.

Roll Call:            - Ben Twitchell - *Absent*  
                         Y Jerry Quirion  
                         Y Jeff West  
                         Y Lee Trahan  
                         Y Peter Drapeau  
                         Y Joseph Gravel  
                         Y Ray Caron

Motion carried by unanimous vote of 6-0.

#### Presentation

- Adam Teff made a presentation for a solar company called Titan Energy. The Council took no action.

### 5. REPORTS OF COMMITTEES AND COMMISSION

- Town Manager's Report
- Department Reports
- Finance Committee Report (Treasurer's Warrants)
- Financial Report

Town Manager Erica Lacroix reviewed her monthly report and announced the Town Hall will reopen for business on Monday, March 15<sup>th</sup>. She also noted that the budget is close to being finalized.

The Department Heads gave a brief review of their monthly reports.

Motion by Mr. Quirion to approve all reports as presented; motion seconded by Mr. Drapeau.

Roll Call:            - Ben Twitchell - *Absent*  
                         Y Jerry Quirion  
                         Y Jeff West  
                         Y Lee Trahan  
                         Y Peter Drapeau  
                         Y Joseph Gravel  
                         Y Ray Caron

Motion carried by unanimous vote of 6-0.

#### **PUBLIC COMMENT**

Mr. Caron read the two letters that were received. The first letter was from Fran Hudson and was in support of the Town purchasing a second ambulance for the Fire & Rescue Department. The second letter was from James Mosher who had concerns with COVID regulations.

**TABLED BUSINESS**

1. 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. West to take Ordinance No. 07-2020 off the table for discussion; motion seconded by Mr. Gravel.

Roll Call:               Ben Twitchell - *Absent*  
                             Jerry Quirion  
                             Jeff West  
                             Lee Trahan  
                             Peter Drapeau  
                             Joseph Gravel  
                             Ray Caron

Motion carried by unanimous vote of 6-0.

Mr. Martin addressed the Council concerning this item. Discussion followed.

Motion by Mr. Drapeau to leave Ordinance No. 07-2020 tabled; motion seconded by Mr. West.

Roll Call:               Ben Twitchell - *Absent*  
                             Jerry Quirion  
                             Jeff West  
                             Lee Trahan  
                             Peter Drapeau  
                             Joseph Gravel  
                             Ray Caron

Motion carried by unanimous vote of 6-0.

**OLD BUSINESS**

2. Order No. 03-2021:

Providing for: Authorization for the Town Manager to purchase a second new ambulance to be used as the primary transport unit for the Town of Winslow Fire Department.

Motion by Mr. West to approve Order No. 03-2021; motion seconded by Mr. Drapeau.

Roll Call:               Ben Twitchell - *Absent*  
                             Jerry Quirion  
                             Jeff West  
                             Lee Trahan  
                             Peter Drapeau  
                             Joseph Gravel  
                             Ray Caron

Motion carried by a vote of 5-1.

3. Order No. 04-2121:

Providing for: Authorization for the Town Manager to renew municipal funding with Central Maine Growth Council (CMGC) for the year 2021 in the amount of \$26,761.

Motion by Mr. West to approve Order no. 04-2021; motion seconded by Mr. Gravel.

Roll Call:               Ben Twitchell - *Absent*  
                           Y Jerry Quirion  
                           Y Jeff West  
                           Y Lee Trahan  
                           N Peter Drapeau  
                           Y Joseph Gravel  
                           Y Ray Caron

Motion carried by a vote of 5-1.

4. Order No. 05-2021:

Providing for: Authorization for the Town Manager to enter into a contract with Wright-Pierce Engineers to design a replacement sewer system for the Sunset Heights Development area at a cost not to exceed one hundred sixty thousand dollars (\$160,000) with funds coming from the Sewer Capital Account.

Motion by Mr. West to approve Order No. 05-2021; motion seconded by Mr. Gravel.

Roll Call:               Ben Twitchell - *Absent*  
                           Y Jerry Quirion  
                           Y Jeff West  
                           Y Lee Trahan  
                           Y Peter Drapeau  
                           Y Joseph Gravel  
                           Y Ray Caron

Motion carried by unanimous vote of 6-0.

5. Order No. 06-2021:

Providing for: Authorization for the Town Manager to enter into a contract with Comprehensive Land Technologies, Inc. to clear all vegetation (trees) along the sewer interceptor line that runs from Lithgow Street to the main pump station at Chaffee Brook with an estimated cost of \$80,000.

Motion by Mr. Quirion to approve Order No. 06-2021; motion seconded by Mr. West.

Roll Call:               Ben Twitchell - *Absent*  
                           Y Jerry Quirion  
                           Y Jeff West  
                           Y Lee Trahan  
                           Y Peter Drapeau  
                           Y Joseph Gravel  
                           Y Ray Caron

Motion carried by unanimous vote of 6-0.

**NEW BUSINESS**

6. Ordinance No. 02-2021:

Providing for: An Amendment to change the requirements for obtaining a building permit by amending the Zoning Ordinance to include the phrase “unattached accessory structures under 150 square feet” to the definition of Minor Structure in Section 14-85.

Motion by Mr. Quirion to table Ordinance No. 02-2021; motion seconded by Mr. West. Discussion followed. Mr. Quirion withdrew his motion.

Motion by Mr. West to approve Ordinance No. 02-2021 with an amendment to still require a building permit for a detached accessory with no set back requirements under Section 14-23; motion seconded by Mr. Drapeau.

Roll Call:               Ben Twitchell - *Absent*  
                            Y   Jerry Quirion  
                            Y   Jeff West  
                            Y   Lee Trahan  
                            Y   Peter Drapeau  
                            Y   Joseph Gravel  
                            Y   Ray Caron

Motion carried by unanimous vote of 6-0.

7. Ordinance No. 03-2021:

Providing for: An Amendment to the Winslow Zoning Map to Rezone a portion of Tax Map 13 owned by Steve Martin. The portion is described as Lots 87, 88 and 89 of the Dunbar Acres and Dunbar Acres Annex Subdivision, from the High-Density Residential District to the Mixed-Use District.

Motion by Mr. Quirion to table Ordinance No. 03-2021 to allow the Planning Board time to review this item before the Council acts on it; motion seconded by Mr. West.

Roll Call:               Ben Twitchell - *Absent*  
                            Y   Jerry Quirion  
                            Y   Jeff West  
                            Y   Lee Trahan  
                            Y   Peter Drapeau  
                            Y   Joseph Gravel  
                            Y   Ray Caron

Motion carried by unanimous vote of 6-0.

8. Ordinance No. 04-2021:

Providing for: An Amendment to the Winslow Medical Marijuana Ordinance to allow Medical Marijuana Caregiver Cultivation in more areas of town.

Motion by Mr. West to table Ordinance No. 04-2021 to allow the Planning Board time to review this item before the Council acts on it; motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                           Y   Jerry Quirion  
                           Y   Jeff West  
                           Y   Lee Trahan  
                           Y   Peter Drapeau  
                           Y   Joseph Gravel  
                           Y   Ray Caron

Motion carried by unanimous vote of 6-0.

9. Order No. 07-2021:

Providing for: Authorization for the Town Manager to sell the property located at 3 Jack Street, Winslow (Tax Map 013 Lot 033) for the amount of \$4,699.92 to Deutsche Bank National Trust.

It was noted that the Town Ordinance extinguishes any right to reacquire a property once it has become tax acquired, which this property had become. Town Attorney Bill Lee arranged for the mortgage company to pay a penalty along with all outstanding taxes and then allow the town to quit claim the property back to the previous owner, which would permit the mortgage company to move forward with their foreclosure proceedings which they had started prior to the Town acquiring it for unpaid sewer liens.

Attorney Lee said the motion made will need to be amended the Order to state the property is being quit claimed back to the original owner and not Deutsche Bank.

Motion by Mr. Quirion to approve Order No. 07-2021 with an amendment stating the property is being quit claimed back to the previous owner; motion seconded by Mr. Drapeau.

Roll Call:               Ben Twitchell - *Absent*  
                           Y   Jerry Quirion  
                           Y   Jeff West  
                           Y   Lee Trahan  
                           Y   Peter Drapeau  
                           Y   Joseph Gravel  
                           Y   Ray Caron

Motion carried by unanimous vote of 6-0.

10. Order No. 08-2021:

Providing for: The Abatement of Personal Property Taxes on Accounts That Have Been Deemed Out of Business, or the Tax Collector Has Determined That the Collection Costs Would Be Greater Than the Taxes to Be Collected.

Motion by Mr. West to approve Order No. 08-2021; motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                           Y   Jerry Quirion  
                           Y   Jeff West  
                           Y   Lee Trahan  
                           Y   Peter Drapeau  
                           Y   Joseph Gravel  
                           Y   Ray Caron



Motion carried by unanimous vote of 6-0.

11. Order No. 09-2021:

Providing for: A Qualified Agricultural Conservation Easement with Russell T. & Diane M. Wheeler, legal owners of the *Flying Pigs Farm* with an address at 1013 Garland Road in Town of Winslow, Maine, will be granted for a period of twenty (20) years.

Motion by Mr. Gravel to approve Order No. 09-2021; motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                            Jerry Quirion  
                            Jeff West  
                            Lee Trahan  
                            Peter Drapeau  
                            Joseph Gravel  
                            Ray Caron

Motion carried by unanimous vote of 6-0.

12. Order No. 10-2021:

Providing for: The Town of Winslow to enter into a twenty (20) year Farm Support Agreement with Russell T. & Diane M. Wheeler, legal owners of the *Flying Pigs Farm* with an address at 1013 Garland Road in Town of Winslow, Maine.

Motion by Mr. Quirion to approve Order No. 10-2021; motion seconded by Mr. Gravel.

Roll Call:               Ben Twitchell - *Absent*  
                            Jerry Quirion  
                            Jeff West  
                            Lee Trahan  
                            Peter Drapeau  
                            Joseph Gravel  
                            Ray Caron

Motion carried by unanimous vote of 6-0.

13. Resolution No. 07-2021:

Providing for: Pole Location Permit – Central Maine Power Company and Consolidated Communications, Inc. Work Order Number 801000363218.

Motion by Mr. Quirion to approve Resolution No. 07-2021; motion seconded by Mr. Gravel.

Roll Call:               Ben Twitchell - *Absent*  
                            Jerry Quirion  
                            Jeff West  
                            Lee Trahan  
                            Peter Drapeau  
                            Joseph Gravel  
                            Ray Caron

Motion carried by unanimous vote of 6-0.

14. Resolution No. 08-2021:

Providing for: Application for a Restaurant On-Premises Liquor License (renewal) by Lucky Panda Inc. d/b/a Lucky Panda, 3 Cushman Road, Unit 2.

Motion by Mr. West to approve Resolution No. 08-2021; motion seconded by Mr. Quirion.

Roll Call:            – Ben Twitchell - *Absent*  
                          Y Jerry Quirion  
                          Y Jeff West  
                          Y Lee Trahan  
                          Y Peter Drapeau  
                          Y Joseph Gravel  
                          Y Ray Caron

Motion carried by unanimous vote of 6-0.

15. Resolution No. 09-2021:

Providing for: The Acceptance of Forfeiture Assets Obtained by the Kennebec County District Attorney's Office.

Motion by Mr. West to approve Resolution No. 09-2021; motion seconded by Mr. Quirion.

Roll Call:            – Ben Twitchell - *Absent*  
                          Y Jerry Quirion  
                          Y Jeff West  
                          Y Lee Trahan  
                          Y Peter Drapeau  
                          Y Joseph Gravel  
                          Y Ray Caron

Motion carried by unanimous vote of 6-0.

16. Resolution No. 10-2021:

Providing for: The Acceptance of a national revenue-neutral Carbon Fee and Dividend system, that includes a) a steadily rising pollution fee levied as far upstream in the economy as possible, b) all net revenues returned equally to citizens and legal residents as a dividend, and c) carbon-content-based tariffs for imports from, and rebates for exports to, nations that have not taken similar actions.

Peter Garrett gave a brief presentation on this Resolution. Discussion followed.

Motion by Mr. West for approval of Resolution No. 10-2021; motion seconded by Mr. Quirion.

Roll Call:            – Ben Twitchell - *Absent*  
                          N Jerry Quirion  
                          N Jeff West  
                          N Lee Trahan  
                          N Peter Drapeau  
                          N Joseph Gravel  
                          Y Ray Caron

Motion failed by a vote of 1-5.

17. Resolution No. 11-2021:

Providing for: Authorization for the Town Manager to transfer possession of the East Winslow Baptist Church Bell to Fred Sylvester who will restore the bell and provide a permanent resting place for it on the Abbott Farm.

Motion by Mr. West to approve Resolution No. 11-2021; motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                            Jerry Quirion  
                            Jeff West  
                            Lee Trahan  
                            Peter Drapeau  
                            Joseph Gravel  
                            Ray Caron

Motion carried by unanimous vote of 6-0.

18. Resolution No. 12-2021:

Providing for: Authorization for the Town Manager to enter into an agreement with NLC (National League of Cities) which will offer a service line warranty program for sewer/septic lateral coverage and water/well line coverage for homeowners.

Representatives from NLC were present to answer questions if necessary. Mr. Drapeau said he was not in favor of the town endorsing a business, he felt it was not appropriate. Discussion continued.

Motion by Mr. West to approve Resolution No. 12-2021; motion seconded by Mr. Quirion.

Roll Call:               Ben Twitchell - *Absent*  
                            Jerry Quirion  
                            Jeff West  
                            Lee Trahan  
                            Peter Drapeau  
                            Joseph Gravel  
                            Ray Caron

Motion failed by a vote of 1-5.

## **DISCUSSION ITEMS**

- Increase Spending Limit for Citizen Initiatives

- Mr. West requested this item for discussion. Currently the amount of \$100,000 or more can be brought to a citizen initiative; Mr. West feels the amount should be increased. Mr. Drapeau agreed and said it deserved to be discussed.

Town Attorney Bill Lee said the Council could pass an Order to be voted on during an Election; this would be an amendment and not a revision. It's preferred to have an Order like this on a November ballot when there's a larger voter turn-out. Discussion followed. The Council took no action but may bring it back at a future meeting.

- Town Website

- Manager Lacroix informed the Council about the Town's website crashing and that sections of the Town's website have disappeared at times; it appears the age of the software is the cause. Manager Lacroix will be exploring options to have the website redesigned

and determine the cost to do so. Mr. Caron agreed that the website should be updated to something more user friendly for the residents.

**ADJOURN**

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

Roll Call:            – Ben Twitchell - *Absent*  
                          Y Jerry Quirion  
                          Y Jeff West  
                          Y Lee Trahan  
                          Y Peter Drapeau  
                          Y Joseph Gravel  
                          Y Ray Caron

Motion carried by unanimous vote of 6-0.

Meeting adjourned at 8:48 p.m.

Respectfully submitted by,  
Lisa J. Gilliam, Town Clerk