

**MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – DECEMBER 20, 2023
HYBRID REGULAR MEETING – 7:00 P.M.**

Item 1. Call to Order. Chairman McGee called the regular meeting of the Scarborough Town Council to order at 7:02 p.m.

Item 2. Pledge of Allegiance.

Item 3. Roll Call. Roll was called by Yolande P. Justice, Town Clerk. Thomas J. Hall, Town Manager and Liam Gallagher, Assistant Town Manager, were also present. Those Councilors present:

Councilor April V. Sither – Absent	Councilor Jean-Marie Caterina
Councilor Donald W. Cushing, Jr.	Councilor Donald R. Hamill
Councilor Karin B. Shupe	Councilor Jonathan E. Anderson
Chairman Nicholas S. McGee	

Item 4. General Public Comments.

- Jim Pritchard of Maple Avenue, spoke on the Traffic Study that had been conducted in the Maple Avenue area.
- Alyson Bristol of Bayview Avenue, spoke on an item that had been on the December 6th Town Council meeting and asked that an email she had sent in, be read into the record and not edited.
- Marvin Gates of Black Point Road, spoke on comments that had been made at a School Board Workshop, by Councilors Cushing and Anderson and former Board of Education member Brian Moriano, regarding the Scarborough Alliance for Government Accountability.

Item 5. Minutes: December 6, 2023 - Town Council Meeting. Motion by Councilor Caterina, seconded by Councilor Anderson, to move approval of the minutes from the December 6, 2023, regular Town Council meeting, as written.

Councilor Hamill noted that Moura Erickson’s first name was misspelled. It should be Moira.

Vote: 6 Yeas.

Item 6. Adjustment to the Agenda. Motion by Chairman McGee, seconded by Councilor Anderson, to move approval to move Resolution 23-006, as the next item on the Agenda.

Vote: 6 Yeas. Motion passes.

Resolution 23-006. Act on the request to approve Resolution 23-006, recognizing the Scarborough High School Girls Soccer Team on winning the Class A Championship. [Chairman McGee]

Motion by Councilor Caterina, seconded by Councilor Anderson, to move approval of Resolution 23-006, recognizing the Scarborough High School Girls Soccer Team on winning the Class A Championship, as follows: **RESOLUTION 23-006**

SCARBOROUGH HIGH SCHOOL GIRLS' SOCCER TEAM

BE IT RESOLVED by the Council of the Town of Scarborough, Maine, that,

WHEREAS, the Scarborough High School Girls' Soccer Team did invest many hours of training in preparation for the 2023 Southern Maine Regional Championship and the State of Maine Class A Championship; and,

WHEREAS, the Scarborough High School Girls' Soccer Team did compete and win the 2023 Western Maine Regional Championship and the State of Maine Class A Championship.

NOW, THEREFORE BE IT RESOLVED, by the Scarborough Town Council, in Town Council assembled, that the following members of the Scarborough High School Girls' Soccer Team, their Coach, Assistant Coaches and Athletic Trainer, are hereby recognized for the great honor they have brought to their team, their families and the Town of Scarborough. The Scarborough Town Council is proud of their efforts and hard work.

Team Members:

Freshman - Margaret Booth and Vera DiSotto.

Sophomores - Shay Charsky, Peyton Crosby, Paige Garlock, Hope Melevsky, Kate Mokriski, Abigail Rasquinha and Maya Taylor.

Juniors: Sophia Rinaldi, Grace Carlista, Delia Fravert, Emerson Flaker, Megan Rumelhart, Avery Charland, Elizabeth (Ellie) Rumelhart and Sophia Nelson.

Seniors: Fiona Betters, Talia Borelli, Lana Djuranovic, Sarah Lefebvre, Sasha Ouellette, Natalie Ryan, Avery Pettingill, Sanibel Shinnors and Bailey Stoddard-Baughman.

Head Coach: Michael Farley
Assistant Coaches: Doug Bennett, Hadlee Yescott & Jill Deering
Athletic Trainer: Tom Spencer

Signed and dated this the 20th day of December 2023, on behalf of the Scarborough Town Council and the Town Manager of Scarborough, Maine. Signed by Chairman McGee and attested by the Town Clerk.

- Doug Bennett, Assistant Coach, thanked the Council for the recognition. The Team is back to back State Champions. We play at the Class A Level. These young ladies will be going places. He was honored to be their teacher as well as their coach. You all are amazing!

Vote: 6 Yeas. Motion Passes.

Item 7. Items to be signed: a. Treasurer's Warrants. Treasurer's Warrants were signed prior to the meeting.

Item 8. Town Manager Report. Thomas J. Hall, Town Manager, gave the following updates:

- **School Building Project Update** -
 - New Building Committee
 - Survey
- **Eastern Trail - Close The Gap**– Met with new ETMD ED and Board President
 - Resumption of Key Stakeholder Meetings
- **Dredge Update** - Dredge operations fully underway
 - Western Beach - Public to avoid
- **Pine Point Pier Improvements**- Update on crane replacement and pier
- **Revaluation Communication Plan**
 - Outreach to Neighborhood groups
 - Councilor Anderson Liaison
 - January 17, 2024 Town Council Workshop

- **Community Survey**
 - 608 Responses- Statistical Survey
 - Open Survey to Close December 22
 - Workshop on January 3 to present results
- **Brian Longstaff** - 2023 Code Officer of the Year
- **Avenue 2 Update** - NRPA application to be filed for path relocation
- **Traffic Calming Policy** -Draft policy complete
 - GPCOG to be consulted
 - Transportation Committee input on January 9
 - Maple Avenue Meeting - January 16
- **FY25 Budget Development** - Development underway
 - Themes:
 - Employee Retention/Recruitment
 - Responding to Community Survey
 - Advancing Town Council Goals
- **3iHoMe Update** – they did not receive funding
- **SEDCO/Gorham Meeting** - December 21, 2023 @ 8:00 AM

The Town Manager responded to questions from the Town Council.

Order No. 23-131, 7:00 p.m. Public hearing and second reading on new request for a Cannabis Establishment License from Arthur Oliveira, d/b/a Rare, LLC., located at 10 Snow Canning Road for a Medical Cannabis Products Manufacturing Facility. *[Assistant Town Manager]* Liam Gallagher, Assistant Town Manager, gave a brief overview on this Order. Chairman McGee opened the public hearing. The following individuals spoke on this Order:

- Darlene Smith of Bickford Street, spoke on the moratorium that would expire in less than a year. She hasn't seen any Ordinance meeting since October and asked when would it?

There being no further comments either for or against, the hearing was closed at 7:44 p.m.

Motion by Councilor Caterina, seconded by Councilor Anderson, to move approval of the second reading on new request for a Cannabis Establishment License from Arthur Oliveira, d/b/a Rare, LLC., located at 10 Snow Canning Road for a Medical Cannabis Products Manufacturing Facility.

Vote: 5 Yeas. 1 Nay [Councilor Hamill]

Order No. 23-138, 7:00 p.m. Public Hearing and action on the following renewal requests for Manufactured Housing Communities Licenses:

<u>Name</u>	<u>Address</u>
Pinecrest Manufactured Housing Community	126 U.S. Route One
Theresa Desfosses & Tina Marie Smith	
Hillcrest Manufactured Housing	126 U.S. Route One
Theresa Desfosses	

[Town Clerk]

The Town Clerk gave a brief overview on this Order. Chairman McGee opened the public hearing. As there were no comments either for or against, the hearing was closed at 8:01 p.m.

Motion by Councilor Caterina, seconded by Councilor Anderson, to move approval on the renewal requests for Manufactured Housing Communities Licenses as noted in Order No. 23-138.

Vote: 6 Yeas. Motion Passes.

Order No. 23-139, 7:00 p.m. Public hearing and action on the new requests for a Food Handlers License, Tucker Noyes d/b/a KTK Noyes Cultivation, LLC., located at 154B Pleasant Hill Road and Michael Shannon d/b/a Shannon's Best Buds, located at 15 Holly Street #205B [Town Clerk] Liam Gallagher, Assistant Town Manager, gave a brief overview on this Order. Chairman McGee opened the public hearing. The following individuals spoke on this Order:

- Darlene Smith of Bickford Street, spoke on this order and did not support the Shannon's Best Buds being located at 15 Holly Street location. She would like this to see this come back for renewal.
- Arthur Oliveira, establishment owner at Snow Canning Road, spoke in support of these requests, noting this is a positive impact for individuals who have cancer or other disabilities.
- Dave Rabideau of Bickford Street, spoke on the request for a license at 15 Holly Street and did not support it.

There being no further comments either for or against, the hearing was closed at 8:09 p.m.

Motion by Councilor Anderson, seconded by Councilor Caterina, to move approval on the renewal requests for Manufactured Housing Communities Licenses as noted in Order No. 23-139.

Motion by Councilor Hamill, seconded by Councilor Anderson, to move approval to divide the question.

After a brief discussion the motion was withdrawn.

Vote: 5 Yeas. 1 Nay [Councilor Hamill]. Motion Passes.

OLD BUSINESS:

Order No. 23-132. Second reading on the request to approve the expenditure, in an amount not to exceed, \$210,000, from the Land Acquisition Reserve Fund for the purpose of purchasing property located at 50 Hanson Road located more specifically identified by the Scarborough Tax Assessors Map R001/Lot 007, as recommended by the Parks and Conservation Land Board, and authorize the Town Manager to execute any and all documents as are necessary to protect the Town's interest. [Parks and Conservation Land Board] Thomas J. Hall, Town Manager, gave an overview of this order. No comments either for or against this order.

Motion by Councilor Caterina, seconded by Councilor Anderson, to move approval on the first reading on the request to approve the expenditure, in an amount not to exceed, \$210,000, from the Land Acquisition Reserve Fund for the purpose of purchasing property located at 50 Hanson Road located more specifically identified by the Scarborough Tax Assessors Map R001/Lot 007, as recommended by the Parks and Conservation Land Board, and authorize the Town Manager to execute any and all documents as are necessary to protect the Town's interest and schedule second reading for December 20, 2023.

Vote: 6 Yeas. Motion Passes.

NEW BUSINESS:

Order No. 23-140. First reading and schedule a public hearing and second reading on the new requests for a Cannabis Establishment License from Michael Shannon, d/b/a Shannon's Best

Buds, located at 15 Holly Street #205B for a Medical Cannabis Products Manufacturing Facility and Christopher McNeil d/b/a Rose Smoke, LLC, located at 3 Commercial Road for a Medical Cannabis Products Manufacturing Facility. [Assistant Town Manager] Liam Gallagher, Assistant Town Manager, gave a brief overview on this Order. No comments were made.

Motion by Councilor Caterina, seconded by Councilor Anderson, to move approval on the new requests for a Cannabis Establishment License as noted in Order No. 23-140 and schedule a public hearing and second reading for Wednesday, January 3, 2024.

Vote: 5 Yeas. 1 Nay [Councilor Hamill]. Motion Passes.

Item 9. Non-Action Item.

- **Board of Education Proposal regarding new School Building Committee.** Chairman McGee gave an overview on this proposal. Is this something the Council is interested in being part of the process. What is the sentiment of this Council - This is a Community issue and should be worked on in a partnership. This Committee would need a strong Chair and Vice Chair to manage a committee of this size. The Council/BOE members to be non-voting members. A lengthy discussion ensued. Chairman McGee
- Shannon Lindstrom, Chair of the Board of Education, the charge language is the original language and we are looking for any changes being recommended. Appreciate having the conversation and stepping into the ring with the BOE

Item 10. Standing and Special Committee Reports and Liaison Reports.

- Councilor Shupe, noted that the Appointments/Negotiations Committee would be meeting the second Wednesday of the month, beginning on January 10th at 5:00 p.m. She urged members of the public to apply for the Town's committees/boards.
- Councilor Caterina noted that the Ordinance Committee would be meeting on the second Wednesday of the month beginning on January 10th at 6:00 p.m.
- Councilor Anderson gave an update on the Finance Committee adding that the regular meeting would be the second Thursday of the month the 5:00 p.m. He gave an update on the Chamber of Commerce meeting.
- Councilor Hamill, commended the discussion at the Finance Committee and looks forward to further meetings.

Item 11. Council Member Comments.

- Chairman McGee thanked the Council for all the work they do and wished everyone a Merry Christmas and Happy New Year.
- Councilor Anderson pointed out the new Scarborough Living Magazine that was new and noted the locations where they can be obtained. He mentioned that article on page 18/19 of the magazine which highlights Councilor Sither and him.

Item 12. Adjournment. Motion by Councilor , seconded by Councilor , to move approval to adjourn the regular meeting of the Scarborough Town Council.

Vote: 6 Yeas. Motion Passes.

Meeting adjourned at 8:58 p.m.

Respectfully submitted,

Yolande P. Justice, Town Clerk