

# **TOWN OF OXFORD**

## **SELECTMEN'S MEETING AGENDA**

January 18, 2024, @ 6:00 PM

### **PUBLIC HEARINGS**

PUBLIC HEARING #1- New application, Marijuana Cultivation Facility for Faded CC, LLC  
-Dana Dillingham, Chair opened Public Hearing at 6:00 PM. Damien Sieg, owner of Faded CC, LLC, explained the expansion of the existing Facility. Dana Dillingham, Chair closed Public Hearing #2 @ 6:05 PM

PUBLIC HEARING #2- Pursuant to 17 M.R.S. § 2851-2859 (Dangerous Building), 260 King Street Oxford Maine, Map U06, Lot 011

-Dana Dillingham, Chair opened Public Hearing #2 at 6:06 PM.

-Code Enforcement Officer Kingston Brown explained the history that led up to why a request was presented to the Board of Selectmen to classify the property located on 260 King Street as a dangerous building. CEO Kingston Brown introduced James Thibodeau, PE, the original engineer inspecting the building in question.

- James Thibodeau, PE explained the history of the property stating for the record that his statement back in the year 2014 defined the building on the property as “dangerous unsafe condition”. Mr. Thibodeau also stated that on his recent inspection in late 2023, the building did not see any improvement or repair and observed a continuous structural deterioration, which he recommends demolition on the property.

-Leon Morse, property owner stated that he had repaired the roof. Morse asked why the Town had a new assessed value for the home. Morse also asked for an explanation on why the Town had notified the Estate of Herman Card.

-Adam Garland, Town Manager stated the new assessed value is based on the recent revaluation assessment. Even though the property is in poor condition it still retains value.

-Mark Bower, the Towns attorney explained that he had discovered two interested parties that held liens on the property. One being the Estate of Herman Card and the other the State of Maine for a tax lien. The attorney had presented copies of these notices and the notice to the owner for the record.

-Claudette Pierce of Oxford stated her concerns about the market value of her home for resale.

-Dana Dillingham closed Public Hearing #2 @ 6:15 PM.

### **SELECTMEN'S MEETING AGENDA** starting at 6:00 PM

1. CALL TO ORDER and FLAG SALUTE – Chairman Dana Dillingham will preside. Vice Chair, Scott Hunter, Floyd Thayer, Sharon Jackson, Caldwell Jackson, Adam Garland, Town Manager, Wendy Friberg, Town Clerk, Colleen Halse, Assessor, Rickie Jack, Police Chief, Kingston Brown, CEO.
  
2. ACTION ON MINUTES
  - 2.1. Action on minutes dated January 4, 2024  
*Floyd Thayer motioned to accept minutes dated January 4, 2024. Caldwell Jackson seconded. Pass Unanimously.*
  
3. ADJUSTMENTS TO THE AGENDA  
None

4. PUBLIC COMMENTS- *Please state your name and the Town that you are from for the record.*
- Lois Pike of Robinson Hill Road asked if the Town had hired a Fire Chief, Lois also commented on the hole next to the railroad tracks on the corner of Whittemore and Station Rd., a drain/culvert that needs to be attended to at the Transfer Station, and Robinson Hill Road new culverts are not doing the job of diverting the water.
  - Adam Garland, Town Manager explained he is currently working on the process for the Fire Chief position. The other concerns of the road conditions he will connect with the Highway Foreman to inspect them all.
  - Lee Dassler of Western Foothills Land Trust updated the Town with the Smith Bridge Preserve Trails located at 577 Allen Hill Road. She also wanted to present the new Aquatic Habitat on the Staples Property that will be branching trails off near the Oxford Elementary School for all to enjoy. The Board of Selectmen, the Town Manager, and the Public appreciated the update and expressed appreciation for the trails in the Town of Oxford.

5. BUSINESS ITEMS

5.1. Review/Approve new application, Marijuana Cultivation Facility for Faded CC, LLC

*-Scott Hunter motioned to approve the new application for the Marijuana Cultivation Facility for Faded CC, LLC. Sharon Jackson seconded. Pass unanimously*

5.2. Dangerous Building, 260 King Street – Decision

*-Floyd Thayer motioned to accept the decision that the building located on 260 King Street is deemed as a 'dangerous building'. Sharon Jackson seconded. Passed unanimously.*

-The Board of Selectmen asked the Town Manager, Adam Garland his recommendation of the time the owner needs to start demolition of the building. The Town Manager stated that taking into consideration the 30-day appeal notice, finding a contractor, and the weather, he recommends 90 days for the building owner to complete the process of demolition.

*Floyd Thayer motioned to accept the 90 days for the completion of the demolition of the property located at 260 King Street. Caldwell Jackson seconded. Passed unanimously.*

-Mark Bower, the Towns attorney explained that he has drafted an "Order of Demolition pursuant to 17 M.R.S. §§ 2851-2859, with all motions of this meeting and is ready to be approved and signed by the Board of Selectmen and attested by the Town Clerk. Once this is complete it will be recorded with the finding of facts and evidence at the registry of deeds and served to Leon Morse, the owner of the building.

-The Board of Selectmen agreed to table the motion and signatures of the order until after agenda items.

5.3. Review/Approve renewal application for Ocean Pearl Liquor License.

*Floyd Thayer motioned to approve the renewal application for the Ocean Pearl Liquor License. Seconded by Caldwell Jackson. Pass unanimously.*

5.4. Recreation Hall Rental Rate discussion/update

-Adam Garland, Town Manager opened a discussion expressing the fact that Kayla Laird, Recreation Director could not make the meeting. The Town Manager reviewed the Town's current rates (\$30.00 first hour, \$1.00 for additional hours, and \$25.00 kitchen fee. This decision was based on other local towns and their fee suggestions.

- Caldwell Jackson asked if she had established rates for residents vs. non-residents and asked for this to be tabled. The Board of Selectmen agreed to table this item. Chair, Dana Dillingham ask the Town Manager to table and present at the next Board of Selectmen meeting on 2/1/2024.

5.5. Abatement (1) for Oxford Solar 1, Acct 3193 in the amount of \$62,675.36  
-A discussion was held with the Board of Selectmen and the Assessor, Colleen Halse, regarding supporting materials and information about the Maine statute of solar business being exempt  
*Floyde Thayer motioned to accept the abatement for Oxford Solar 1 in the amount of \$62,675.36. Scott Hunter seconded.*

Discussion was held with the Board of Selectmen and the Assessor, Collee Halse for additional answers regarding the supporting materials and the land ownership.

*Motioned failed 4/1*

Chair, Dana Dillingham ask the Town Manager to table item 5.5 abatement and present it at the next Board of Selectmen meeting on 2/1/2024.

5.6. Abatement (13) for Brian and Amanda Bosse, Acct 1508 in the amount of \$1,804.00  
*Scott Hunter motioned to accept Brian and Amanda Bosse's abatement in the amount of \$1,804.00. Floyd Thayer seconded. Passed unanimously.*

5.7. Abatement (14) for Andrew and Elise Christie, Acct 461 in the amount of \$84.48  
*Scott Hunter motioned to accept Andrew and Elise Christie's abatement in the amount of \$84.48. Seconded by Sharon Jackson. Passed unanimously.*

5.8. Abatement (15) for Andrew and Elise Christie, Acct 489 in the amount of \$556.16  
*Caldwell Jackson motioned to accept Andrew and Elise Christie's abatement in the amount of \$556.16. Sharon Jackson seconded. Passed unanimously.*

5.9. Abatement (16) for Jack Ring, Acct 3045 in the amount of \$360.80  
*Scott Hunter motioned to accept Jack Ring's abatement in the amount of \$360.80. Seconded by Floyd Thayer. Passed unanimously.*

5.10. Abatement (17) for Jason and Kelcey Kimball, Acct 1078 & 1065 in the amount of \$204.67  
*Scott Hunter motioned to accept Jason and Kelcey Kimball's abatement in the amount of \$204.67. Floyd Thayer seconded Passed unanimously.*

5.2. – Continued – Attorney Mark Bower presented the completed ‘Order of Demolition’ for the property located at 260 King Street and awaited acceptance and signatures from the Board of Selectmen.  
*Caldwell Jackson motioned to accept the ‘Order of Demolition’ as written and presented. Floyd Thayer seconded. Passed unanimously. (Signatures obtained)*

## 6. DEPARTMENT HEAD REPORT

### 6.1. Oxford Police Department – Chief Jack

After a Walkthrough of the Police Department on this date, 1/18/2024 at 5:00 PM, the Police Chief, Ricki Jack reviewed the capital plan for the fiscal year 2024-2025.

-Scott Hunter brought up concerns about the mechanic room and finding space for equipment and other items that do not belong in the mechanic room. Scott Hunter recommends the capital request for the purchase of a new police vehicle be increased from 60,000 to 70,000.

-Dana Dillingham suggested looking to other towns and see if they need replacement of tazer and perhaps we could obtain a bulk discount.

-Ricki Jack, Police Chief discussed the grant money received has been put to good use in being able to put more time in patrol for OUI’s cases. The Chief also mentioned looking into hiring new reserves.

7. TOWN MANAGER'S REPORT

7.1. Town Manager Update

Adam Garland, Town Manager updated the Sewer Grant Program numbers, reminded the Board of Selectmen and the public of the March 5<sup>th</sup> election, and that the conference renovation on 127 Pottle Road is out and all proposals should be sealed, labeled, and submitted before or on January 29<sup>th</sup> 2024 at 10:00 PM.

8. SELECTMEN ITEM

-Floyd Thayer asked the Police Chief if he attended to the mailbox on Whittemore Road that was out further on the road. Ricki Jack, chief stated he had sent one officer out to the owner's property to discuss moving the mailbox, but a note had to be left on the door.

-Scott Hunter mentioned that some of the snow piles at the intersections need to be moved away to have better visual on the oncoming traffic. Sharon Jackson wanted to thank the Highway for fixing the snow pile at the intersection on Skeetfield Road.

-Dana Dillingham asked the Board to think about whom they may nominate for the dedication of the Town Book and bring it forward for discussion at the next meeting, 2/1/2024.

9. SIGN WARRANTS – 59, 60, 61, 62

*Scott Hunter motioned to accept the warrants 59, 60,61, and 62. Floyd Thayer seconded. Passed unanimously.*

10. ADJOURNMENT

*Caldwell Jackson motioned to adjourn at 6:55 PM. Scott Hunter seconded. Pass unanimously.*