

PUBLIC HEARING

MASON'S BREWING COMPANY LLC

LIQUOR LICENSE/SPECIAL ENTERTAINMENT PERMIT

FEBRUARY 14, 2024

A public hearing to discuss an application for an initial liquor license and special entertainment permit for Mason's Brewing Company LLC located at 78 Main Street was called to order at 6:05 PM by Chairman Jake Patryn. In attendance were Board members Carole Porcher, Sandra Sinford, Ben Edwards, and Michael Hinerman; Town Manager Bill Kitchen; Secretary Cathy Lord; Town Clerk Sandra Clifton; Police Chief Keith Mercier; Paul Sylvain, Chris Morley, Morgan Fogg, Sharon Mack.

Mr. Patryn explained that the public hearing provides the opportunity for citizens to voice their concerns and ask questions about the new business called Mason's Brewing Company LLC to be located at 78 Main Street (the former Bluebird Ranch Restaurant). He explained that this is the initial application for the establishment and requires a public hearing. Applicant Chris Morley gave a brief summary of his business plan to the Board; he noted that plans are to open the business on St. Patrick's Day. Mr. Patryn noted that the application was for a Class A Restaurant/Lounge License and a routine special entertainment permit.

Mr. Edwards noted his concern that the members of the Board had not seen the application prior to tonight's public hearing. Ms. Clifton pointed out that in the past this kind of information was sent out to the members of the Board before a meeting. The Board discussed having town office staff forward this type of information to the members of the Board prior to a meeting.

Mr. Patryn asked for comments from the public. Hearing no comments or questions, Mr. Patryn asked the Board to close the public hearing at 6:25 PM. Motioned by Carole Porcher, seconded by Ben Edwards, to close the public hearing.

PUBLIC HEARING

TO CONSIDER EXTENDING A MORATORIUM ON RECREATIONAL MARIJUANA

FEBRUARY 14, 2024

A public hearing was called to order at 6:26 PM by Chairman Jake Patryn to discuss extending a moratorium on recreational marijuana sales in Machias by 180 days. In attendance were Board members Carole Porcher, Sandra Sinford, Ben Edwards, and Michael Hinerman. Town Manager Bill Kitchen; Secretary Cathy Lord; Town Clerk Sandra Clifton; Police Chief Keith Mercier; Paul Sylvain, Morgan Fogg, Sharon Mack.

Mr. Kitchen noted that the original moratorium enacted by the Board is in effect through March 13th and that the Board is proposing to extend the moratorium to September 13th to allow more time for planning, discussion, and development of an ordinance. Ms. Clifton noted that the public hearing was posted informing citizens of the hearing. Mr. Patryn asked for comments from the floor. Hearing no comments or questions on the extension of the moratorium, Ms. Porcher motioned to close the hearing at 6:26 PM, seconded by Ben Edwards.

BOARD OF SELECTPEOPLE - TOWN OF MACHIAS

FEBRUARY 14, 2024

A meeting of the Machias Board of Selectpeople was called to order at 6:27 PM by Chairman Jacob Patryn. In attendance were Board members Carole Porcher, Sandra Sinford, Ben Edwards, and Michael Hinerman; Town Manager Bill Kitchen; Secretary Cathy Lord; Town Clerk Sandra Clifton; Police Chief Keith Mercier; Paul Sylvain, Morgan Fogg, Sharon Mack.

1. MINUTES - REVIEW AND ACTION

On a motion by Michael Hinerman, seconded by Carole Porcher, the Board voted to approve the minutes of the December 13, 2023 Board meeting and the January 29, 2024 Board meeting.

2. FIRE DEPARTMENT CONTRACTS

On a motion by Carole Porcher, seconded by Sandra Sinford, the Board
VOTED:

To approve and accept the fire contracts with Whitneyville and Northfield (1/1/24 to 12/31/24).

3. AMBULANCE CONTRACTS

Mr. Kitchen noted that new fire contracts incorporate a \$50 per capita rate. He noted that he met with Whitneyville selectmen and reviewed the contract changes and is waiting to hear back from them.

On a motion by Michael Hinerman, seconded by Carole Porcher, the Board
VOTED:

To approve and accept fire contracts with Roque Bluffs, Cutler, Jonesboro, Whiting, Marshfield, Northfield, and East Machias.

4. LIQUOR LICENSE/SPECIAL ENTERTAINMENT PERMIT - MASON'S BREWING COMPANY LLC

The Board reviewed the liquor license and special entertainment permit for Mason's Brewing Company LLC. Mr. Edwards pointed out that a place on the state application is checked that stipulates that a police officer benefits from the license. Mr. Kitchen reached out to the applicant by phone and Mr. Morley explained that this was an error and should not have been checked on the application. Mr. Edwards cautioned that members of the Board need adequate time to read such applications and should have the information beforehand.

On a motion by Sandra Sinford, seconded by Carole Porcher, the Board
VOTED:

To grant a liquor license application and special entertainment permit for Mason's Brewing Company LLC.

5. GREEN LIFE MARIJUANA STORE - SALES RENEWAL

Mr. Patryn noted that Code Enforcement Officer Kevin Brodie had conducted an inspection of the Green Life Cannabis Dispensary located at 305 Main Street for its one year license. Mr. Kitchen explained the recommendations that Mr. Brodie made.

On a motion by Ben Edwards, seconded by Michael Hinerman, the Board
VOTED:

To approve a license for Green Life Cannabis Dispensary located at 305 Main Street.

Mr. Edwards suggested that the applicant provide greater detail on his business diagram.

6. WASHINGTON COUNTY REPUBLICAN COMMITTEE - BYOB LIQUOR PERMIT

The Board reviewed a BYOB liquor permit submitted by David Whitney for the Washington County Republican Committee for an event scheduled at the Pellon Center on 3/23/24.

On a motion by Carole Porcher, seconded by Ben Edwards, the Board
VOTED:

To grant a BYOB liquor permit to the Washington County Republican Committee for an event at the Pellon Center on 3/23/24 from 5:00 PM to 11:00 PM.

7. DISCUSSION OF BUDGET MEETINGS

Mr. Kitchen discussed a permanent rescheduling of the annual town meeting due to the fact that the Board and the Budget Committee have inadequate financial information to develop a realistic budget summary under the previous schedule. Mr. Edwards noted that with the traditional schedule the Budget Committee does not have adequate time for budget analysis. He suggested that under a five member budget committee each member be assigned one of the town's cost centers. Ms. Clifton suggested that when the town manager meets with department heads that member assigned to a cost center could also be present for that meeting. Mr. Edwards noted that he would like to see zero-based budgets with an in-depth analysis of one budget every year until a comprehensive municipal budget is in place. Mr. Edwards added that a full budget committee is needed with adequate training in financial matters. The Board decided to advertise and use social media/word of mouth to look for budget committee members. Mr. Kitchen suggested that the Board make a final decision on moving the annual town meeting date at their February 28th meeting.

8. FORECLOSED PROPERTY

Mr. Kitchen reminded the Board that the foreclosure laws had changed and that the Town has a number of properties foreclosed on. He advised the Board that the owner of a property has signed a waiver (the State and Maine Municipal Association have no formal waiver at the present time) agreeing to selling the property at a fair market value and that the Town will hire a realtor to sell the property. The members of the Board asked that the Town Manager move forward with the process.

9. PFAS MITIGATION UPDATE

Mr. Edwards advised the other members of the Board of a trial being done on airport property for PFAS mitigation. He noted that the funding is being provided by a USDA grant and that he will report back to the Board in March.

10. PUMP STATION UPDATE

Mr. Kitchen reported that project fund reimbursement has slowed from state and federal funding. He noted that he would like to obtain a line of credit to pay the construction company for the sewer pump project. The Board discussed proceeding.

On a motion by Carole Porcher, seconded by Sandra Sinford, the Board
VOTED:

To pay Donovan Construction the second and third requisition totaling \$502,577.64 to advance the sewer project prior to receiving the DOT reimbursement for the pump station project.

11. MARIJUANA MORATORIUM

On a motion by Michael Hinerman, seconded by Carole Porcher, the Board
VOTED:

To extend the marijuana moratorium by 180 days to September 13, 2024 as allowed under Maine Revised Statutes #4356.

Mr. Patryn noted that the Town is making excellent progress in the development of a recreational marijuana ordinance and will use as little of the additional 180 days as possible.

12. SALE OF ELM STREET PROPERTY

Mr. Kitchen discussed the citizen request to purchase town property located on Elm Street. Members of the Board noted their discomfort selling town property. Ms. Sinford suggested that the adjacent property owner can make another request to the Board.

13. COURT STREET ESTIMATES/TEMPORARY TOWN OFFICE

Mr. Kitchen advised the Board of the need to develop bid specifications for the town office building at 7 Court Street. Ms. Sinford cautioned that a licensed and educated contractor would need to be hired to address the mold. Members of the Board suggested that contractors be walked through the building so that there are thorough estimates to repair the damage. Mr. Patryn suggested that quotes be obtained.

The Board discussed reconfiguring the telebusiness center town office to provide better service to citizens. Mr. Kitchen noted that the present layout is not senior citizen friendly. Mr. Patryn suggested getting quotes to address this problem also.

14. POLICE DEPARTMENT UPDATE

Chief Mercier updated the Board on activities in the Machias Police Department.

15. SUNRISE TRAILS UPDATE

Mr. Kitchen noted that there are two major breaches between Machias and East Machias on the Sunrise Trail. He pointed out that a \$530,000. application to address the repairs has been submitted to FEMA. Mr. Kitchen advised the Board that an interest-free loan is being investigated to fund the repairs. He noted the economic importance of the trail to the local economy.

16. ADJOURNMENT

On a motion by Ben Edwards, seconded by Michael Hinerman, the Board voted to adjourn the meeting at 8:38 PM.