

**Town of Wayne, Maine
Select Board Meeting Minutes
December 3, 2024
Ladd Recreation Center**

Call Meeting to Order/ Selectboard Present

Trent Emery determined quorum and called meeting to order at 6 PM with the following members present: Marianne Butak, Lloyd Irland, and Henry Steck. Hazel Stevenson was present via Zoom.

Bryce Cobb, Interim Town Manager, and Cathy Cook, Town Clerk, were also present.

Conflict of interest. Hazel Stevenson and Lloyd Irland both stated they were involved in Wayne Community church committees which could be seen as a bias.

Public Hearing-Discussion on Extending Moratorium Ordinance Titled “Town of Wayne Moratorium Ordinance-RV Park and Campground Developments.”

Motion to open Public Hearing. (Steck/Butak) (5/0).

Motion to close Public Hearing. (Irland/Butak) (5/0).

Betsy Clark, Chair of the Moratorium Advisory committee, gave a detailed report of the timeline and progress made by the committee, and asked the Selectboard to approve a moratorium extension for another 180 days to allow time to finish Ordinance draft. Several residents also gave testimony to the progress the committee has made and asked for approval of the moratorium extension.

Motion: Pursuant to 30-A M.R.S. §4356, after notice and public hearing on the matter of extension of the Moratorium Ordinance that was enacted by special town meeting on April 16, 2024, was applicable retroactively to January 9, 2024, and was extended for an additional 180-day period following July 7, 2024, the Select Board:

1. Finds that the problems of a) inadequacy of land use ordinances to prevent serious public harm from commercial campground development in the Town, and b) a shortage or an overburdening of public facilities that would otherwise occur during the effective period of the moratorium or is reasonably foreseeable as a result of any proposed or anticipated development, both as set out in that Moratorium Ordinance, still exist and have not been addressed, but that Town is making reasonable progress to address those problems through the Select Board’s appointment of a committee to develop and propose land use ordinance amendments and public facility changes, and through that committee’s work, to develop those land use ordinance amendments, and therefore,

2. Extends the Moratorium Ordinance for an additional 180-day period beyond Friday, January 3, 2025, the date on which the Moratorium Ordinance otherwise would have expired. (Butak/ Steck) (5/0).

Minutes.

- a. The Board approved the Selectboard meeting minutes for November 19, 2024. (Irland/ Steck) (4/1). Stevenson abstained.

Warrants.

- a. The Board approved Accounts Payable #23 in the amount of \$96,741.16. (Butak/ Steck) (5/0).

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- b. **The Board approved Accounts Payable #24 in the amount of \$4,527.67. (Butak/ Steck) (5/0).**
- c. **The Board approved Payroll Warrant #25 in the amount of \$8,774.63. (Butak/ Steck) (5/0).**

Old Business:

- a. Chip Stephens, Code Enforcement Officer, gave an update on General Code Project, praised the General Code efforts with the Wayne Ordinances so far. Henry urged Selectboard to read the General Code documents so far presented, and felt it was not a difficult task to update the 5 ordinances discussed, by April 1, so that they can be voted on at Town Meeting in June 2025.
- b. Discussion: Town Manager job description for posting. Hazel Stevenson stated the Hiring Committee will have a draft application and posting language ready for next Selectboard meeting. **Motion to approve the Town Manager Job Description for posting as it has been presented. (Stevenson/Butak) (5/0).**
- c. Confirm plow contracts. Bryce Cobb, Interim Town Manager, stated correct overpayment amount awarded to contractor last year was \$18,197.45. Discussion on how to correct previously approved Selectboard meeting minutes with incorrect amount. **Motion that prior minutes be amended by Bryce and approved at next meeting. (Steck/Butak) (5/0).**

New Business:

- a. Discussion on New Maine Family and Medical Leave Law which starts in 2026.
- b. **Motion to approve Use of FY24 Road Reserve Funds in the amount of \$93,671.70. (Butak/Steck) (5/0).**
- c. **Motion to approve Use of FY24 Land and Building Reserve Funds in the amount of \$9,741.98. (Butak/Steck) (5/0).**

Supplements / Abatements: None

Town Manager Report:

- a. The ARPA Funds remaining from last year need to be obligated by end of year, and Bryce stated he will present some examples next meeting, such as possibly buying a heat pump.
- b. Discussion about the Wayne Community Church Property Exemptions Letter. Bryce will invite Doug Stevenson to present at next meeting.
- c. Need to make decision about town office schedule with upcoming holiday hours and Bryce will provide suggestions next meeting.

Board Member Reports:

- a. Trent Emery suggested Selectboard discuss/update road plans, as money was allocated to keep up with roads.
- b. Lloyd Irland would like Bryce to invite Sustain Wayne representative to update the Town on plans for using the Masonic Hall grant.
- c. Marianne suggested Bruce Mercier, Treasurer, give a report next meeting.
- d. Hazel Stevenson asked when the Selectboard was meeting with the Ladd Recreation Center Board. Bryce will contact Eric Stinneford to set up a time to meet with the Ladd Subcommittee.

Motion to adjourn at 7:47 PM. (Butak/Lloyd) (5/0).

The next regular Select Board Meeting is scheduled for Tuesday, December 17, at 6 p.m. by Hybrid format.


Recorded by:

Cathy Cook, Town Clerk

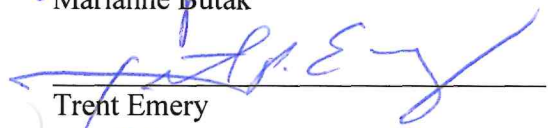
Select Board Members



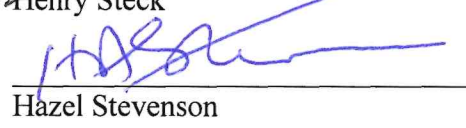
Marianne Butak



Henry Steck



Trent Emery



Hazel Stevenson



Lloyd Irland

