

Minutes of Select Board Meeting
September 6, 2016

Members Present: John Black, Ruth Cushman, Tiffany Maiuri, Jeffrey Rowe, Jeffrey Adams and Rhonda Irish (Town Manager)

Also Present: Ann Bryant, Ben Hanstein, Phyllis Dunne, Ellen Roth, Sonny Dunham, Thom Doak, Joshua Bell, Lauren Abbtate, Siiri Stinson and Sam Stinson

Before the meeting started Board Chair Tiffany Maiuri recognized Thom Doak of the Wilton Fire Dept. with the Spirit of America Award for his decades of service to the Town.

Item #1 Minutes of the Meetings August 16 & August 18, 2016

Ruth/ Jeff Adams m/m/s to accept the minutes as written; vote: 3-0 Jeff Rowe, John Black abstained.

Item #2 Public Comment

Phyllis Dunne is a resident of the McLaughlin Road and shared with the Board her frustration of dealing with noise from shooting that is taking place in an area near Upright Frameworks. She explained that the shooting is taking place at all hours and they are actually using explosives. Rhonda explained that we could have Adam (CEO) contact the owner.

Questions/Comments from the Board and Audience included:

Jeff Rowe: The current owner has left the property open and rather than join the Wilton Fish & Game they are choosing to shoot here instead because there are no rules. One of the reasons it became a private club with a membership fee because we don't allow this type of shooting. We don't own the property so what do we do about it; do we need to contact the owner and let them know what is happening?

John: There are dozens of people who go in there and do it, it is really a mess in there.

Tiffany: The Board could consider an ordinance as to what is considered a shooting range.

Ruth: We should see what it looks like before we contact the owner.

Sonny Dunham: The owner can post it and then the Police Dept. can go down and take care of it.

Siiri Stinson: If we go to Ordinance to designate Wilton Fish and Game would we run into an issue with people paying to use this property space?

Board Consensus to contact the owner and see if they work with us.

Item #3 Discussion of Multi-Town meeting regarding Fire Departments - Josh Bell, Farmington Select Board member

The idea is to hold a meeting that is between Boards only and not a big public meeting; there could also be only a couple members from each Board. Josh believes that the Fire Chiefs may feel part of a "turf war" and are not willing to give up control. The idea is to encourage conversation. They held a meeting a couple of years ago, but nothing ever went beyond the initial meeting.

Questions/Comments from the Board and Audience included:

Jeff Adams: We have always had volunteer Fire Depts. are we losing that; and to what degree?

Ruth: Why would we not involve the chiefs? Josh explained that they would not involve them from the beginning because they have tried that a couple of times. Josh believes that this would prevent our turf versus their turf feelings.

She has a small problem because the Fire Chief is our source of information on what is happening in our town; if they have questions she doesn't believe the technical knowledge is there to enter into a discussion about the issue.

Jeff Rowe: If you are looking to set up a group of people without the chiefs you are shooting yourself in the foot.

John: What is the goal of such a meeting? Josh explained that many of the firefighters are getting older and we are running out of people to fight fire. We need to figure out how to create manpower.

Do we have a problem with manpower? Have our numbers gone down? Chief Dunham explained that the number of volunteers has not gone down in Wilton and that we have benefitted from the Firefighting Class at the Forster Tech Center. There are three on the dept. that took the class last year and two that are currently taking it. There are currently 20-25 fire fighters on the active list.

Tiffany: Likes the idea of gaining headway, but doesn't feel comfortable without a subject manners expert; it would be nice to have someone there to advise them. Could we bring our fire chief? He would be the only one, this is a private meeting.

Would like to have a fire chief present to act as moderator to keep them on task and would like to do it in a more public matter.

What are you looking for from the Board? Josh wanted to know if we were interested in a meeting.

Sonny Dunham: All the towns have the same problems and the automatic mutual aid has really helped, when you can get a few from each town that is a great help. Without mutual aid all of the depts. have a problem, but they make it work with the system they have. It always comes down to money in the end.

If the chiefs were invited to answer questions, but not to conduct the meeting why wouldn't you want them there?

Thom Doak: If they are hesitant to deal with the chiefs because of a "turf war" that used to be an issue because the depts. were proud depts. but if you look at the interaction/collaboration the chiefs have been working together for two years. There has even been some times that they have bought equipment together; the turf wars have ended no one has all of the equipment or manpower to deal with a big fire alone.

Siiri Stinson: The meeting before was not more successful because no one acted on the ideas, if it is a private meeting, it sends an idea to the public that their ideas don't matter.

The Board would like to be kept informed as to when the meeting will be held and then they as a Board will discuss representation.

Item #4 Consideration of Retaining Wall Construction bids - Kineowatha Park and Foot of the Lake Retaining Walls

There was only one proposal received and Rhonda reminded everyone that this would be only a maintenance fix for both locations. The Kineowatha fix would be longer term. The bidder has offered to do the work for a labor rate of \$40/hr with the understanding he would also use the Town backhoe and operator and that the highway department would help with erosion work. There is no set price, just an hourly rate.

Questions/Comments from the Board and Audience included:

Jeff Adams: Is there more than one person? Did not say if there is more than one person.

How much do we supply? Our backhoe and an operator

We are not going to work from a specific contract, just have him by the hour, we may have some risk in that.

Jeff Rowe: What is the cost for our employee? The operator gets around \$17.00/hr; this is much cheaper than hiring out a piece of equipment and operator.

Did he come with any references? The Town of Farmington recommended him to us.

Have we looked for any grant money? We can wait a year and try to apply again next year.

John: Have we seen any of his work? Has he ever done any work at a lake? Did he give us a time frame?

We don't want to have to do this again in two years time. The wall at the foot of the lake is a critical component, is he capable of doing the work that needs to be done?

Tiffany: The materials are the only risk and we are only paying \$40/hr and we could inspect it as we go along and we could sever or keep going along. Rhonda explained that we are going to start at Kineowatha and we could judge the work done from there.

Do we want to give him a certain period of time and then review him?

Ruth: We should go forward because there isn't a lot of risk because it is an hourly job; but if we tell him we are going to inspect him after a week he may leave first. If we find that he doesn't do good work we can let him go.

Siiri: Is this the only person who would look at it? Yes, most of them wanted an engineering workup.

Ruth/Jeff Adams m/m/s to award the bid to Kineowatha Park and Foot of the Lake Retaining Walls to Ripa Stonework; vote: 3-2 Jeff Rowe, John Black opposed

Item #5 Scheduling of Public Hearing and Special Town Meeting on proposed Amendment to the Comfort Inn TIF and Downtown TIF - September 20, 2016

The amendments would clarify the ability for the Board to vote on TIF revenues and proposed expenditures. This would be the third amendment to the Comfort Inn TIF and the first amendment to the Downtown TIF. There is currently no money in the Downtown TIF and all money from Comfort Inn is now going into that TIF.

Ruth/John m/m/s to approve having a Special Town Meeting on proposed Amendment to the Comfort Inn TIF and Downtown TIF - September 20, 2016; vote: unan

Item #6 Scheduling of Public Hearing for Junkyard Permits - September 20, 2016

The applicants are: Haggan Enterprises, Collins Enterprises and Michael Stickney. Rhonda strongly encourages the Board members to go to each of these sites as we have received some complaints the biggest issues in the past have been fences and fluids being taken care of properly. The CEO will go with the Board members to the locations.

Jeff Rowe/Ruth m/m/s to schedule a Public Hearing for Junkyard Permits - September 20, 2016; vote: unan

Item #7 Forster Mill EPA Brownfields clean up - consideration of awarding Qualified Environmental Professional Proposal

The biggest step in heading toward remediation is having a Qualified Environmental Professional to oversee the project. Six Requests for Proposals were approved by the EPA but only one was received and that was from Ransom Consulting. They are the company that did the Tannery and Phase I of the Forster Building. The estimated cost is \$26,000 and it fits into the budget schedule.

Ruth/Jeff Rowe m/m/s to award the Qualified Environmental Professional Proposal to Ransom Consulting; vote: unan

Item #8 Manager's Report

A. Final Report of Weld Street Cemetery Workshop: This was a huge amount of value to an area that needed much maintenance; 171 stones were cleaned. Consensus of Board to send a thank you notice to the Maine Old Cemetery Association.

B. 30 Webb Avenue Dangerous Building Demolition Update: The homeowner has removed all of her personal items from the home that she wishes to retain. She has until September 30, 2016 to demolish the building; there have not been any steps made to go forward with the demolition. If nothing has been started by the next meeting the Board can consider going out to bid. Rhonda reminded the Board that the 30 days began when the order was signed by the entire Board and given to her.

C. Downtown Revitalization Update and Schedule of Work: All the meetings have been held and they will be getting started on Sept. 12. Some change orders may be coming up. Their contractor will be coming up to look at the potential increase in directional boring.

D. Summer Paving and Sidewalk Work Update: The Colby Miller Road was chip sealed and all other paving has been finished. The granite curbing will be installed over the next couple weeks it will be backfilled and the anticipated date for paving is the first two weeks of October. The Butterfield Road will be done on Sept. 15.

E. Household Hazardous Waste Day: This will be on Sept. 10 and will be open to a few surrounding Towns. They bill the other towns for the cost of disposing their items.

F. CMP Substation presentation: They would like to do this before going to the Planning Board. John suggested getting a larger area in case lots of people showed up.

G. New businesses approved by the Planning Board: CDL Maine Maple Syrup on Rt. 2 & 4, Gray's Trucking (located primarily at Western Maine Development) and Lovett Woodworking located at Western Maine Development.

H. Retail Recruitment Meeting: Greater Franklin Development would like to hold a meeting on October 20 with someone who would explain what it would cost and how to have it come here. The location has not been decided yet.

Item #9 Acceptance of Donations to the Recreation Department

The Recreation Department received the following donations for the construction of a new gazebo in Bass Park: The Flagg Family \$1,000; The Weirs Family \$100; Anonymous \$1,000; Western Maine Development \$1,000; Barton MacDonald (in memory of his wife) \$250

The Recreation Committee would like to move the current gazebo to East Wilton and would like to construct a larger one at Bass Park. They would like to have one that is square or rectangle and would be at ground level, to make it easier for handicap accessibility. There is about \$6,000 in their account so far. To have the gazebo flat makes it easier to move equipment.

Jeff Adams/Ruth m/m/s to accept the donations for the Gazebo Project at Bass Park; vote: unan

Item # 10 Other Business

A. Lien Release - 2 Fernald St. This was against Stanley Kuklinski that was never released; the taxes have been paid.

Ruth/John m/m/s to sign the lien release; vote: unan

Item #11 Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development

Ruth/Jeff Rowe m/m/s to enter into Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development and adjourn

Amended to enter into Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development and vote to enter into a contract with the business; vote: unan

Enter at 8:13 pm

8:35 pm out of Executive Session

Jeff Rowe/Ruth m/m/s to approve a loan to Lovett Woodworking for \$25,000 from the Development Opportunity Fund with 6% interest for 7 years; vote: unan

John/Jeff Rowe m/m/s to adjourn 8:39