

Minutes of Select Board Meeting  
December 6, 2016

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

Also Present: Ann Bryant, Ben Hanstein, Bill Fletcher, Robert Decker, Christine Decker, Jack Mills, Steve Balboni, Roger Hall, Justin Futia, Mandy Olver, Joe Kinsey, Allan Mackie, Kim Lessard-Geisser and Roger Hall

Item #1 Minutes of the Meeting November 15, 2016

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

Item #2 Public Comment - None

Item #3 Proposed Waste Treatment Rate Increase - Mandy Olver, Olver Associates  
In October of 2015 at a Public Hearing the taxpayers agreed to take out loans and this would result in an average of \$760/yr increase. There were four loans that were taken out for the building and two of them have been closed on already. The two new loans are worth \$426,889 and the debt retirement payback is \$120/quarter. The USDA loans are at a lower interest rate and will save us about \$34,646 per year in interest. There are about 893 sewer users and 85% of them are residential users. At the current time if a rate payer uses over 5,000 cu ft/qtr their rate is cut in half; generally these are businesses. If there is a rate structure change the businesses would really feel a difference. We need to pay the loans back, we just need to figure out how to do this. One scenario allows for a 5% contingency fund to cover issues such as unpaid bills and unforeseen issues. The Town can shut off water for unpaid water bills, but currently do not shut off water for unpaid sewer. Right now the properties go through the foreclosure process, but this can take time and doesn't always recover the money. Rhonda explained that the procedure is to hold a Public Hearing and because the Select Board are the trustees they have the final decision.

Questions/Comments from the Board included:

John: How many users are 5,000 cu ft or more? There are about 5,000

Jeff Rowe: Believe we need to hear from the people who are paying the bill

Tiffany: Would like to hear what the ratepayers have to say, but the intent was pretty clear at the last Public Hearing.

If we did not raise the 5% and there is not enough money what do we do? We would have to hold a Special Town Meeting and raise the funds through taxes.

If we run short there is no magical way to make the cash flow.

Jeff Adams: What is the added cost to those using over 5000 at the new rate? It is about \$150/qtr difference

Item #4 Waste Treatment Phase II A and II B Closing

Closing the loans this month would save \$34,000; the Board needs to approve allowing Rhonda (Treasurer), Tiffany (Chair) and Diane (Town Clerk) to sign the paperwork. The loan would close on December 15.

Jeff Adams/John m/m/s to authorize Rhonda Irish (Treasurer), Tiffany Maiuri (Board Chair) and Diane Dunham (Town Clerk) to sign the paperwork to close the Waste Treatment Plant Phase I and Phase II Loans; vote: unan

Item #5 Town Foreclosed Properties - Bid Openings

There were four parcels available and bids were received on two of the parcels.

55 Bubier Rd (Map 33-012) (Map 33-004)

Isaac Wildrick \$5,450

Steve Balboni \$10,500

Heidi & Ed Smith \$7,003

Kim Lessard-Geisser & Allan Mackie \$10,681.01

Robert & Christie Decker \$8, 555.55

John/Jeff Rowe m/m/s to award the bid to Kim Lessard-Geisser & Allan Mackie for \$10,681.01; vote: unan

Map 33-14B Orchard Dr

Carol Lessard \$1,725.00

David Weeks \$3,400

John/Jeff Adams m/m/s to award the bid to David Weeks for \$3,400; vote: unan

Item #6 Consideration of Approval of Franklin County Hazardous Mitigation

This plan update is done every few years, our EMA Director (Sonny Dunham) attended the meetings. The hazards that we see in Franklin County include: major flooding, winter/storm events, wildfires, landslides, blight infestations etc. The Town has also recently updated its dam plan. Jeff Adams questioned if any real changes were made and it was explained that we have already fixed some of areas that had been identified.

John/Jeff Adams m/m/s to sign the resolution for the Franklin County Hazardous Mitigation Plan Update 2016; vote: unan

Item #7 Discussion of Recreational Marijuana

The effective date of the new law passed on Election Day may be in early January and will still require municipal approval as well for these activities and need a separate license. Maine Municipal Association recommends a Moratorium Ordinance that would be good for six months. Planning Board policies don't cover all adult business establishments, only commercial establishments. Medical marijuana should be small business zoned. Rhonda explained that we currently have no home business occupations filed with the Town at this time.

Questions/Comments from the Board included:

John: He is involved quite extensively and doesn't believe that moratoriums are necessary; it will take until October 2017 - June 2018 before retail stores and social clubs. Production facilities could be up to a year later. If someone took out an application through the Town they could be grandfathered, but would still need to be approved by the State. We want to restrict them to certain areas and look at current medical caregiver programs; there are currently 6,000 caregivers in the State. The State needs to catch up on their regulations and we need to be ahead of the game.

We need to take corrective action on medical zoning, we need to consider the site, smell, current construction or grandfathered.

He has some Ordinances from towns in Central Maine that he will share.

Tiffany: The concern is to broaden the tax base, but to make sure everything is fitting into our Comprehensive Plan. Would like to ask the Planning Board to make recommendations.

Jeff Adams: It is not really urgent right now, but in long term planning needs to be done and the Planning Board is a good place to start. Somewhat concerned what we charge the Planning Board to do.

Jeff Rowe: This is mostly a safety issue.

Board consensus to have the Planning Board formally discuss and send forward their recommendations on the topic.

#### Item #8 Discussion of Property Maintenance/Abandoned Building issues

Rhonda will bring a draft ordinance to the Board they are currently working on adding the State mandates to the Ordinance and then the Board can review it. A Public Hearing will need to be held and then the Ordinance will be sent to the Town attorney before Town Meeting. Adam and Rhonda are trying to work with some of the property owners before their properties get worse, we are trying to avoid another 30 Webb Ave.

#### Item #9 Manager's Report

A. 30 Webb Ave: the building is down and gone, but all of the bills are not in yet.

B. Update of Forster Mill Brownfields Project: There will be additional testing on December 19 and the plan is still to have the Public Relations meeting in January.

C. Downtown Revitalization Update: Will not be closed out until next spring because it can't be fine tuned until then. There are businesses looking at sites downtown.

D. Bass Park Gazebo is done and the Recreation Committee will work on plans for its use. It is already being used.

E. Watershed Survey Presentation will be held on Dec. 7 at the Academy Hill School.

F. Rhonda has provided all of the Board members with a proposed 2017 meeting schedule. Would like to move Town Meeting up a couple of weeks; can the Board look at the schedule and get back to her with their ideas, thoughts and opinions.

G. Alison Hagerstrom will be at the next meeting to discuss voting on Buxton Retail Recruitment.

H. The regional fire meeting will be held again on January 12, 2017 to talk about future needs.

I. Dog licenses are now due.

J. There is a "Toys for Tots" box in the Town Office in honor of Michael Holland.

#### Item #10 other business

A. Jeff Adams: We need to discuss if we want to do more cutting at the Town owned woodlots. The Pond Rd is about 25% of what needed to be cut and the remainder is still growing. He has looked at the lot behind the Sewer Plant with Ron Ridley and it should be cut. The lot is about 10-15 acres and there is a lot of value in it.

\*\*\*\* Jeff Rowe recused himself from this discussion\*\*\*\*

Questions/Comments from the Board included:

John: What would the process be? Would we put it out to bid? Would we have them look at it? We have a contract with a person and we could just extend that contract.

Jeff Adams/John m/m/s to continue to look at cutting the woodlot behind the Sewer Treatment Plant with our contracted logger Amended to say R contracted logger Ron Ridley; vote 3-0 Jeff Rowe abstained.

B. Tiffany: Two properties did not receive bids what do we want to do with them?

Questions/Comments from the Board and Audience included:

Jeff Rowe: How much did the advertising cost? We could put it on the website if it was desired.

Concerned if any of the parcels are landlocked. The Weld Road property has frontage on the Weld Rd and to the other side of the stream.

Joe Kinsey: (Olivewood) Who is responsible for taking care of it? The road is not a Town maintained road.

There are abandoned vehicles all around that property and could be on that property. (Weld Rd) There is no driveway and there is a stream if this is purchased what are the fees for culverts? This is a State road and would need to contact DOT.

Rhonda will investigate the deeds and the road info.

Will table this at this point to be able to get more information about these properties.

John/Jeff Adams m/m/s to adjourn 4-0 7:43 pm