

Town of Casco

Minutes of the February 24, 2015 Selectboard Meeting

Members Present:

Grant Plummer, Mary Fernandes, Holly Hancock, Calvin Nutting and Tom Peaslee

Staff Present:

Town Manager David Morton, Code Enforcement Officer Donald Murphy and Administrative Secretary Bob Tooker

Approval of Agenda:

The Selectboard moved (Hancock), seconded (Nutting) and voted to approve the agenda for the February 24, 2015 meeting: 5 in favor, 0 opposed, 0 abstentions.

Approval of Warrants:

The Selectboard moved (Fernandes), seconded (Plummer) and voted to approve bills and signed warrants: 5 in favor, 0 opposed, 0 abstentions.

Approval of Minutes: (February 10, 2015):

The Selectboard moved (Hancock), seconded (Fernandes) and voted to approve the minutes of the February 10, 2015 Selectboard meeting: 5 in favor, 0 opposed, 0 abstention.

Town Manager's Update: (David Morton)

The kiosk for public sand is open. Anyone with concerns about winter road maintenance should call the Town Office and ask to speak with the Town Manger. Back-to-back storms have made it difficult for road crews to do a thorough clean-up before the next storm. Please be cautious when traveling as high snow banks restrict visibility. Mailboxes are the owner's responsibility. The Town apologizes for any damage to mailboxes resulting from snow plows. It is illegal to plow snow across public roads, or to blow or shovel snow onto public roads. Vehicles impeding snow removal efforts will be towed. The Finance Committee will be considering a request from the Regional Transportation Program for communities along the Route 302 corridor to help support the continuation of bus service between Portland and the lakes region. Finance Committee meetings will begin on March 4 at 7:00 p.m. at the Central Fire Station. The Town is investigating a codification service to organize and simplify all Town Ordinances. Discussions about regionalizing animal control are underway between Casco, Naples and Raymond for the purpose of controlling costs.

Committee and Staff Reports: None.

Selectboard Comments:

- Mary Fernandes, on behalf of the Casco Selectboard, extended condolences to the family, friends and colleagues of the recently departed Dr. Lawrence Gould, a man of vision and brilliance who was the creator of Point Sebago and Camp Sunshine.

Public Participation:

- Dick Harding of Casco presented a proposal for 1) clarifying issues related to finished basements and other home improvements in certain Point Sebago neighborhoods; 2) procedures for obtaining approval for such improvements going forward; 3) consistent enforcement of certain aspects of the Point Sebago Contract Zone Agreement; and 4) enforcement of certain Town Ordinances related to home improvements in Point Sebago.
- Donna Harding of Casco described her family's long history of homeownership and involvement in the Point Sebago Resort, and disputed a claim by a representative of Point Sebago that she and her husband were disgruntled homeowners.
- David Kimball of Casco presented his concerns about being taxed for unapproved improvements to land before he purchased the land, as well as other concerns about his tax bills and the land he purchased. David requested the Selectboard to take a close look at his circumstances.

Old Business:

1. Discussion regarding Town Office options.

Grant Plummer stated that he and Tom Peaslee will look at both options to determine accurate costs. Holly Hancock inquired as to whether advice should be sought from others. Grant replied that various cost estimates would be obtained from local contractors, and that a smaller group can work more efficiently. Tom Peaslee clarified that the two options are new construction near the Town Hall or renovating the former Bank Building. Grant described the objective as arriving at what each option will look like, what it will cost, and what voters want to do. Mary Fernandes noted significant costs that were excluded from recently obtained estimates. Holly Hancock emphasized the need to know all costs.

David Morton expressed that the project is heading in the right direction, but that it can't go forward without a recommendation to voters as to what the Board feels is the best option. Tom inquired as to how a new Town Hall will be financed. David indicated that bonding over time would be a logical approach; to look at the plan, interest rates, debt service, etc., and determine its effect on property taxes. David expressed that it continues to be a good time economically to

build. Grant added that he will speak with representatives from Dayton, ME who recently went through this process, as well as with energy efficiency companies.

New Business:

2. Review of a consent decree for Julie Anderson.

David Morton described concerns raised about Ms. Anderson's lot size, setbacks and front property line as they relate to an impending sale, and that Ms. Anderson had previously obtained all necessary approvals from the Town. David explained that her application for a consent decree was to clear-up any discrepancies and settle these concerns, and that Town Staff recommends a consent decree. Tom Peaslee inquired about any restrictions on future development of the property. David stated that there were no restrictions other than any imposed by Town Ordinances.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to accept the Consent Agreement between Julie A. Anderson and the Town of Casco at 76 Stillwater Road, Casco, Tax Map 11, Lot 29-2F: 5 in favor, 0 opposed, 0 abstentions.

3. Liquor license hearing for Top of the Hill Grill (Café). (Scheduled for 7:30 p.m.)

The Board proceeded to agenda item four, review of abatement applications, because it was thirty minutes ahead of the 7:30 p.m. public liquor license hearing.

4. Review of abatement applications because of poverty or infirmity. (Requires executive session subject to Title 1 M.R.S.A., subsection 405, paragraph 6, part F., and pursuant to Title 36 M.R.S.A., subsection 841 (2).)

The Selectboard moved (Plummer), seconded (Hancock) and voted to adjourn to executive session subject to Title 1 M.R.S.A., subsection 405, paragraph 6, part F., and pursuant to Title 36 M.R.S.A., subsection 841 (2) for abatement applications of poverty or infirmity: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard adjourned to executive session at 7:03 p.m.

The Selectboard returned from executive session at 7:26 p.m.

While waiting for attendees to arrive for the public liquor license hearing, David Morton discussed the Town budget process. The Board discussed the Regional Transportation Program's request for communities along the Route 302 corridor to help support the continuation of bus service between Portland and the lakes region, as well as the possibility of extending bus service from Portland beyond Naples to Bridgton. David expressed that approximately \$9,600.00 was being requested from each community to continue providing bus service, which amounts to 30% - 40% of overall operating costs. The Regional Transportation Program will be

making a presentation to the Finance Committee.

David Morton described the process and benefits of codifying all Town Ordinances, e.g., animal control, land use, subdivision, etc., into one simple, organized document that 1) provides uniform layout and structure for all ordinances; 2) makes subsequent changes much easier to incorporate; and 3) can be made available and searchable on the Town's website.

David Morton mentioned that the Finance Committee would like to meet with the Selectboard at its March 10, 2015 meeting to hear ideas from the Selectboard about what it would like to see in terms of the Town budget. In response to a question from Calvin Nutting, David described the process of receiving and reviewing potential budget items.

Grant Plummer asked about the intentions of other communities with respect to supporting the Regional Transportation Program's request for financial support. David replied that Naples and Raymond were interested, but it was too soon to tell. Holly Hancock asked if the Regional Transportation Program could provide ridership statistics for each town. David replied that ridership statistics are available for each bus stop along the route, but not for which town individual riders live in. Grant expressed that expansion of bus service to Bridgton and a possible stop at the high school offered an interesting opportunity for communities, and a great opportunity for Casco.

In response to a comment from Calvin Nutting, David explained that the Regional Transportation Program needed local matching fund to obtain Federal grant money. In response to a question from Tom Peaslee, David explained that the Regional Transportation Program cannot determine whether its need for financial support from towns will remain at the current level or fluctuate from year to year.

Grant Plummer inquired about Town Staff support for the Town Ordinance codification project. David confirmed Staff support and described the positive experience of other towns. In response to a question from Holly Hancock about Staff time as it would relate to costs, David explained that Staff time would primarily be for gathering all ordinances and forwarding current ordinances to the codification service. David proposed including costs for the project in the Town Legal budget.

3. Liquor license hearing for Top of the Hill Grill.

David Morton described an application for a malt and vinous liquor license for a class 1, 2, 3, and 4 restaurant that was duly advertised in the Bridgton News, stating that 1) no complaints or objections were received; and 2) the Town is unaware of any police or other issues.

The Selectboard moved (Hancock), seconded (Plummer) and voted to approve the malt and vinous liquor license for Top of the Hill Grill: 5 in favor, 0 opposed, 0 abstentions.

David Morton publicly thanked the Top of the Hill Grill for its generous support of the Veteran's Breakfast held each year by the Town's Recreation Department.

The Board returned to agenda item four.

4. Review of abatement applications because of poverty or infirmity. (Requires executive session subject to Title 1 M.R.S.A., subsection 405, paragraph 6, part F., and pursuant to Title 36 M.R.S.A., subsection 841 (2).)

The Selectboard moved (Plummer), seconded (Hancock) and voted to adjourn to executive session subject to Title 1 M.R.S.A., subsection 405, paragraph 6, part F., and pursuant to Title 36 M.R.S.A., subsection 841 (2) for abatement applications of poverty or infirmity: 5 in favor, 0 opposed, 0 abstentions.

The Selectboard adjourned to executive session at 7:49 p.m.

The Selectboard returned from executive session at 8:01 p.m.

5. Any action required by the Board subsequent to executive session.

The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the abatement for hearing number 22415-1, tax abatement amount of \$2,427.44 including fees and interest, based on keeping the property out of foreclosure: 5 in favor, 0 opposed, 0 abstentions.

Grant Plummer thanked Steve Pond for plowing the past few weeks.

Grant Plummer stated that due to uncertainty about how to move forward, the School Board will not be seeking funds this year to address crowded conditions at Songo Locks School.

Dick Harding expressed his appreciation to members of the Selectboard and Planning Board for their questions and concerns about safety at Point Sebago.

Mary Fernandes inquired about potential budget items related to the Pleasant Lake/Parker Pond Dam, legal issues, and concerns about a Point Sebago contract zone extension agreement. Mary thanked James Seymour, the Town Planner, for his role in the Point Sebago negotiations, noting that health and safety is of paramount concern.

Calvin Nutting and Tom Peaslee identified a number of issues that need to be clarified related to David Kimball's request to the Board during the Public Participation portion of the meeting.

Mary Fernandes inquired about steps necessary to have a Point Sebago contract zone extension proposal ready for voters at the June Town Meeting. Grant Plummer noted that a one year extension being considered by the Planning Board will likely not be approved without certain

stipulations, which will likely result in further negotiations with Point Sebago.

There being no further business, the Selectboard adjourned.

ATTEST:

Robert C. Tooker
Administrative Secretary