

## Town of Casco

### **Minutes of the April 24, 2018 Selectboard Meeting**

#### **Selectboard Members Present:**

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

#### **Staff Present:**

Town Manager David Morton, Code Enforcement Officer Alex Sirois and Administrative Secretary Bob Tooker

#### **Approval of Agenda:**

**The Selectboard moved (Plummer), seconded (Peaslee) and voted to approve the agenda for the April 24, 2018 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.**

#### **Approval of Warrants:**

**The Selectboard moved (Fernandes), seconded (Peaslee) and voted to approve bills and sign open warrants: 5 in favor, 0 opposed, 0 abstentions.**

#### **Approval of Minutes: (April 10, 2018)**

**The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the minutes of the April 10, 2018 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.**

#### **Town Manager's Update: (David Morton)**

- The School Administrative District (SAD) 61 school budget process vote will be held on May 8, 2018 at Lake Region High School at 6:30 p.m. A simple "yes" or "no" vote to ratify the May 8 school budget process vote will be held on May 22.
- Municipal elections and state primary elections will be held on June 12, 2018 from 8:00 a.m. to 8:00 p.m. at the Casco Community Center. Absentee ballots will be available at the Casco Town Office on May 14. A Candidate's Night for local elections will be held on Tuesday, May 15 at the Casco Community Center at 7:00 p.m.
- Heavy load road postings have been lifted on all Town roads.

- The Town received \$10,772.98 in timber harvest revenues from the Town-owned property on State Park Road. A Town Meeting warrant article will ask voters if they would like to apply the timber harvest revenues to the Open Space Acquisition Fund.

### **Committee and Staff Reports:**

None.

### **Public Participation:**

Joshua Appleton advocated for Casco to allow state licensed recreational marijuana storefronts, nurseries and growing facilities.

### **Presentation:** (Bruce Nadeau, municipal auditor from RHR Smith & Company)

Bruce Nadeau reviewed highlights of the June 30, 2017 Audited Financial Statements for the Town of Casco for the fiscal year ending on June 30, 2017. Bruce reviewed assets, liabilities, fund balances and debts, and noted that fiscal year 2017 was a good year for revenues due in large part to a better tax collection rate. Bruce emphasized that Casco made a significant positive step forward from fiscal year 2016. In response to an inquiry from Mary Fernandes, Bruce stated that undesignated funds in excess of a recommended three month operational reserve could be set aside for other projects such as roads with Town Meeting approval.

### **New Business:**

1. Review of an application for a consent agreement by Dennise McKague, 74 Puckerbrush Trail, Casco Tax Map 35, Lot 7.

Code Enforcement Officer Alex Sirois described 1) a setback violation discovered by a mortgage loan inspector; and 2) a deck and porch for which he could find no building permits. Alex stated that the applicants believed they had the necessary approvals from a previous Code Enforcement Officer who worked closely with them and issued a Certificate of Occupancy.

**The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the consent agreement contingent upon a property tax card showing the deck structure prior to 2009: 5 in favor, 0 opposed, 0 abstentions.**

2. Review of an application for a consent agreement by Michael Glaude, Sr., 97 Lakewood Road, Casco Tax Map 2, Lot 1A-18.

Alex Sirois described a garage encroaching a side property line setback. The Selectboard agreed to modify the consent agreement to state that if the garage is ever replaced or rebuilt, then it must conform to the setback.

**The Selectboard moved (Hancock), seconded (Fernandes) and voted to approve the consent agreement with a change in the wording that replacement requires conforming to the setback: 5 in favor, 0 opposed, 0 abstentions.**

3. Discussion regarding updating the Town CATV franchise agreement.

Chris Richard, Lake Region Television (LRTV) Station Manager, stated that 1) he and a consultant met with David Morton to review the Town's CATV franchise agreement and the benefits of a new agreement that would typically cover ten to fifteen years; 2) the process would require that the Town form a committee to provide the consultant with information; and 3) including legal fees, the cost of preparing a new agreement would be approximately \$2,400.00. Chris commented on newer equipment and features that could become available.

4. Discussion regarding possibly rescheduling the May 8, 2018 Selectboard meeting due to the May 8 school budget vote.

The Selectboard reviewed agenda items for the May 8, 2018 Selectboard meeting to determine if they could be postponed until the May 22, 2018 Selectboard meeting.

**The Selectboard moved (Plummer), seconded (Fernandes) and voted to cancel the May 8, 2018 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.**

5. Discussion of a request from Colleen Pappas to redeem tax acquired property.

The Selectboard reviewed a request from Colleen Pappas to pay all taxes due within ninety days so that she could redeem the property with the intention of cleaning it up and selling it.

**The Selectboard moved (Hancock), seconded (Fernandes) and voted to allow Colleen Pappas to pay all back taxes and current taxes due for Casco Tax Map 22, Lot 15 within ninety days and redeem the property: 5 in favor, 0 opposed, 0 abstentions.**

#### **Old Business:**

6. Parsons Point Road update.

Alex Sirois reviewed code enforcement violations since 2012 at Casco Tax Map 49, Lot 18, originally resulting from a failure to replant properly after the permitted removal of hazardous trees in the shoreland zone. Alex stated that 1) he is working closely with the Department of Environmental Protection (DEP) on the matter; 2) the owner is now required to submit a third replanting plan; 3) the owner will need a new permit for replanting; and 4) if the current attempt at replanting does not conform to the plan, then the matter will likely be turned over to the Selectboard.

7. Discussion regarding clean-up and development of the Jackson property.

David Morton stated that 1) the Finance Committee recommends that \$20,000.00 be appropriated for clean-up of the Jackson property; 2) the Fire Department is interested in burning the house on the property for training purposes; 3) he would like to send out requests for proposals for the removal of mobile homes and outbuildings, possibly at no cost to the Town; 4) he suggests keeping one of the garages for municipal storage; and 5) other types of debris must also be removed. David stated that the Town withheld \$10,000.00 of the purchase price contingent upon the seller removing all personal property according to terms of the Purchase & Sale Agreement. Holly Hancock suggested keeping all three garages for the time being.

**The Selectboard moved (Hancock), seconded (Plummer) and voted to set May 1, 2018 as a deadline for determining that the seller has removed all personal property according to the terms of the Purchase & Sale Agreement; and to send out requests for proposals for the removal of mobile homes and outbuildings to be reviewed at the May 22, 2018 Selectboard meeting; and to allow one month following the acceptance of requests for proposals to complete the removal of mobile homes and outbuildings; and to keep the three garages on the property: 5 in favor, 0 opposed, 0 abstentions.**

8. Discussion regarding the Historical Society school building.

David Morton stated that 1) prior to the tragic school building fire, the Selectboard agreed to include an article in the June, 2018 Town Meeting warrant to provide seed funding to the Historical Society for relocation of the school building; and 2) although the Historical Society has made no decisions about how to proceed, it is considering the possibility of building a replica. Holly Hancock described a possible redesign of the area that would provide a single lane for traffic to slowly pass through.

**The Selectboard moved (Hancock), seconded (Fernandes) and voted to change the language in the June, 2018 Town Meeting warrant article to reallocate the \$18,000.00 in seed funding for relocation of the school building towards supporting the Historical Societies efforts with the understanding that the information will be available at Town Meeting and a representative will be available to explain it: 5 in favor, 0 opposed, 0 abstentions.**

9. Discussion regarding Spirit of America recognition.

**The Selectboard moved (Hancock), seconded (Peaslee) and voted to recognize Casco Cares with the Spirit of America Award: 4 in favor, 0 opposed, 1 abstention.**

Calvin Nutting abstained because of his close association with Casco Cares.

10. Selectboard comments.

- Grant Plummer commented on his observations while looking at roads with David Morton. Grant volunteered to start working on a plan for roads.
- Mary Fernandes thanked David Morton for clarifying a discrepancy in reports regarding road projects.
- In response to an inquiry from Tom Peaslee, David Morton commented on options for funding and improving segments of Raymond Cape Road and Point Sebago Road. Grant Plummer commented on the need to make taxpayers more aware of the cost of road improvements. David commented on various aspects of road maintenance including paving, shimming, crack filling, ditching, culverts, tree removal and potential damage from the accumulation of winter sand.
- Grant Plummer called for a longer-term plan for roads such as five years that includes costs for all aspects of road maintenance in order to provide taxpayers with more clarity.

**The Selectboard moved (Peaslee), seconded (Plummer) and voted to adjourn: 5 in favor, 0 opposed, 0 abstentions.**

ATTEST:

Robert Tooker  
Administrative Secretary