

Town of Casco

Minutes of the September 12, 2017 Selectboard Meeting

Selectboard Members Present:

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

Staff Present:

Town Manager David Morton and Administrative Secretary Bob Tooker

Approval of Agenda:

Holly Hancock amended the agenda to include consideration of applying for a Recreational Trail Development Grant from the Bureau of Parks and Lands as agenda item five under New Business.

The Selectboard moved (Hancock), seconded (Fernandes) and voted to approve the agenda for the September 12, 2017 Selectboard meeting as amended: 5 in favor, 0 opposed, 0 abstentions.

Approval of Warrants:

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

Approval of Minutes: (August 29, 2017)

The Selectboard moved (Plummer), seconded (Fernandes) and voted to approve the minutes of the August 29, 2017 Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.

Town Manager's Update: (David Morton)

- The Edwards Road construction project is complete for this season. The surface coat will be applied next year after the spring thaw.
- The majority of the Johnson Hill Road construction project should be completed by the end of September.

Committee and Staff Reports:

None.

Public Participation:

Barbara York, member of the Open Space Commission, commented on a proposal to harvest a Town-owned parcel on State Park Road to improve and promote the health of the forest and improve and maintain wildlife habitat. Barbara stated that the Open Space Commission is in favor of hiring Jeremy Stultz from Integrated Forrest Management to implement a previously developed comprehensive forest management plan for the parcel. Jeremy Stultz commented on the process, strategy and what his role would be if the Town were to hire Integrated Forrest Management.

Barbara expressed that the Open Space Commission would like the proceeds of the harvest to be allocated to its budget. The Selectboard noted that it would require Town Meeting approval.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to hire Integrated Forrest Management to oversee the harvest of the property on State Park Road: 5 in favor, 0 opposed, 0 abstentions.

David Kimball commented on his dispute regarding ownership of a parcel of land at Casco Tax Map 39, Lot 1.

David Tiernan commented on a building permit he believes to have been issued in error by the Town and the resulting structure that he objects to.

Workshop session with Town attorney Natalie Burns from Jensen Baird Gardner & Henry

The Selectboard moved (Hancock), seconded (Fernandes) and voted to move into a workshop session for a discussion with the Town's attorney during which no action can be taken: 5 in favor, 0 opposed, 0 abstentions.

Town attorney Natalie Burns from Jensen Baird Gardner & Henry provided guidance on tax lien procedures, the redemption of tax acquired properties, Town-owned properties, Town building permits issued in error, and the state's role in issuing permits in the shoreland zone and wetlands. Natalie provided a refresher course on the Right-to-Know Law, officially called the Freedom of Access Act.

The Selectboard moved (Hancock), seconded (Nutting) and voted to move out of the workshop session and resume the Selectboard meeting: 5 in favor, 0 opposed, 0 abstentions.

Old Business:

1. Review of bids for the former Casco Grange Hall building.

David Morton opened a sealed bid and announced that Atlantic Home Construction, Inc. bid \$48,500.00 for the former Casco Grange Hall building. Matthew Right, a real estate agent representing Atlantic Home Construction, assured the Selectboard that Atlantic Home Construction is aware of the condition of the building and committed to full rehabilitation. David stated a previous concern that whomever buys the building should provide assurances that it will be improved and not allowed to become decrepit or dangerous.

The Selectboard moved (Hancock), seconded (Peaslee) and voted to accept the bid pending a meeting of Nate Hurteau with David Morton and Alex Sirois to discuss concerns and the file: 5 in favor, 0 opposed, 0 abstentions.

2. Review of bids for 19 Cooks Mills Road.

David Morton opened a sealed bid and announced that Robert Moulton bid \$30,300.00 for 19 Cooks Mills Road. David stated that a drainage easement will be required. Code Enforcement Officer Alex Sirois stated that since the property has been vacant for less than five years, it can be rehabilitated as a residential structure, which will require a new Certificate of Occupancy. Alex further stated that 1) the structure cannot be expanded; 2) no new structures will be allowed on the property; and 3) asbestos and lead paint may be present due to the age of the structure.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to accept the bid with the conditions that the bidder meet with Alex Sirois to go over those kinds of issues and the Town reserve a drainage easement for future road construction: 5 in favor, 0 opposed, 0 abstentions.

3. Discussions regarding dangerous road segments in Casco.

Holly Hancock stated that Town representatives met with legislators and representatives from the Maine Department of Transportation (MDOT) to discuss dangerous road segments in Casco and that no action was taken. David Morton stated that 1) MDOT is recommending a full four-way stop at the intersection of Route 11 and Route 121; 2) MDOT cannot proceed without the endorsement of the Selectboard; and 3) one suggestion is to hold a public hearing during the September 26, 2017 Selectboard meeting. David stated that MDOT's plan includes additional signage to alert drivers to an upcoming stop signal.

David Morton stated that there would be a cost sharing arrangement with MDOT to install the signals after which the Town would be responsible for the cost of maintaining them. Grant Plummer commented on the need to find out how to request formal studies of several other dangerous road segments.

4. Appointment of a person to fill an unexpired seat on the Board of Directors for SAD 61 that expires in June of 2018.

Holly Hancock stated that two individuals expressed an interest in serving on the SAD 61 Board of Directors.

James Gerry, first to express an interest, commented on his background and interest in serving on the school board. In response to an inquiry from David Morton, James stated that his wife is employed by the school district. A question was raised as to whether or not a family member of a school district employee is allowed to serve on the school board.

Gary Lewis, second to express an interest, commented on his background and interest in serving on the school board.

During the meeting, Grant Plummer confirmed that a direct family member of a school district employee is not allowed to serve on the school board.

The Selectboard moved (Plummer), seconded (Fernandes) and voted to appoint Gary Lewis to the unexpired term of Tom Hancock on the school board: 5 in favor, 0 opposed, 0 abstentions.

New Business:

5. Consideration of applying for a Recreational Trail Development Grant from the Bureau of Parks and Lands.

David Morton stated that the grant application would be for approximately \$50,000.00 for a walking trail on the Memorial School property and that Selectboard approval is required to apply for the grant. David stated that the Hancock Charitable Trust is donating the necessary matching funds.

The Selectboard moved (Plummer), seconded (Fernandes) and voted in favor of applying for the Recreational Trail Development Grant from the Bureau of Parks and Lands for the trail project: 5 in favor, 0 opposed, 0 abstentions.

6. Selectboard comments:

- Mary Fernandes stated that the Selectboard needs to adopt the General Assistance Ordinance by the end of September.
- Mary Fernandes requested an update on payments and the required clean-up of recently sold tax acquired properties.

- Grant Plummer confirmed that a review of winter sand bids will be scheduled soon.
- Holly Hancock noted that the Town's plowing contractor requested time to speak at the September 26, 2017 Selectboard meeting.
- Holly Hancock noted that state representative Jessica Fay will be providing an update on municipal control of retail marijuana establishments and retail marijuana social clubs at the September 26 Selectboard meeting.
- Holly Hancock noted that a public hearing on MDOT's recommendation for Pikes Corner will be held at the September 26 Selectboard meeting.
- Holly Hancock stated that the October 10 and October 24 Selectboard meetings are cancelled and that one Selectboard meeting will be held in October on the 17th.
- In response to an inquiry from Calvin Nutting, David Morton stated that washouts on Quaker Ridge Road and other locations as well as culverts plugged with sand and other debris will be addressed soon.
- In response to an inquiry from Calvin Nutting, Holly Hancock stated that a solution to a non-functioning dry hydrant on Raymond Cape Road is in the hands of the Fire Chief.

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

ATTEST:

Robert Tooker
Administrative Secretary