

Town of Litchfield
Select Board

Final Minutes

1.0 Convened 6:30; Pledge to Flag; Selectmen, Gary Parker, Chairman, Rayna Leibowitz and Mark Russell; **Staff:** Trudy Lamoreau, Town Manager; Steve Ochmanski, CEO/LPI; Toby Jutras, Cyndi Redmond, Richard Lane and Tamas Szepsy, Road Advisory Comm; Pat Soboleski, Senior Center Director; Diana Larrabee, Town Office Staff; Mike Seaman, Planning Board **and Guests Present** per the sign in sheet

2.0 Minutes of Sept. 24, 2018 Meeting submitted for final approval. A motion to accept the minutes as drafted was made by Mark Russell, seconded by Gary Parker and voted 3 - 0. Minutes for Oct. 2 and Oct. 4, 2018, tabled until the Chairman has reviewed them.

3.0 Reports and Correspondence

3.1 Town Manager - A. Tax bills went out and money is coming in quite well.

B. Liens will be placed for 2017 taxes.

C. Revaluation assessments are 60 - 70% done. There have been few complaints received.

D. Auditors are due here in 2 weeks.

3.2 Code Officer/Plumbing Inspector -A. Building Permits Log for September distributed. Fees collected, \$550.00. Owner-estimated value of work being done - \$75,700.00.

B. A covenant for a holding tank for a camp which has a failed system and insufficient land to create another system was presented for Select Board approval on Osprey Lane off Beals Road. This would require the owner to contract with a pumping service for annual pumping. A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

C. A letter was received from the Planning Board regarding requirements of the Land Use Ordinance relating to Storm Water Management concerning improvements to Oak Hill Road. This was tabled to the next meeting so research could be done.

D. Junkyard investigations and cleanup efforts have been going on for over a year on some properties. Two are expected to be turned over to the Board - Mary Jo Mason and Doug Caton. Steve wants to discuss the Mason situation with Bill Dail. There have been at least 4 letters sent. Steve and Trudy met with Mary Jo Mason. She refused to agree to removing trash or vehicles, but was seen removing some of the trash after the meeting. Some trash continues to be present and none of the vehicles have been removed. Correspondence with Mrs. Mason needs to be cc'ed to the lienholder/attorney as well. Steve advised he has a witness who would be willing to talk about the unsafe conditions of the interior of the structure. A meeting with the lienholder, once informed of the situation, is needed. Mr Caton has refused to meet with or discuss the situation with the CEO. If the town cleans up these properties, we can attach the cost of clean up to the tax bills. Both properties can be offered a consent agreement. A motion to bring Mary Jo Mason and her lienholder to the Oct.22 meeting to discuss the matter and try to obtain a consent agreement was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. A motion to bring Doug Caton to the Nov. 12 meeting to discuss the matter and try to obtain a consent agreement was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. Communications to both parties should be cc'd to the Select Board. Also, the "served" letters should have a law enforcement officer accompany the serving.

E. Regarding the other junkyard complaints, of the remaining 18 - 3 are grandfathered auto repair shops; 2 were junkyards without current permits. One of these has the CEO come by about once a month to verify disposal of vehicles. One is not grandfathered as his permit was allowed to expire and he cannot be re-permitted in the rural zone under the Land Use Ordinance. 3 started clean-up but has since lapsed. 7 others have started clean-up and continue to work slowly on it. Selectman Russell requested notification when letters are sent. Steve continued with his report that 5 others are working on removing vehicles and one is ignoring it.

F. Chairman Parker asked if the Planning Board had been appraised of the lack of consistency

between the Land Use Ordinance and the Shoreland Zoning Ordinance regarding building permits and Steve responded that they have been.

3.3 Road Commissioner - Absent

3.4 Fire & Rescue Absent

3.5 Emergency Mgmt. Absent

3.6 Assessing Agent - A. See 3.1 C. Above.

3.7 Transfer Station A. Manager Absent. A resident advised if the single stream recycler we currently use is not willing to continue, another recycler (Casella) might be interested.

3.8 Other Town Committees - The Road Advisory Comm. - Richard Lane advised he has stepped down as Chairman since he is leaving for southern climes soon and Toby Jutras has been elected by the Committee to serve as Chairman. Toby was welcomed to the position.

5.0 Scheduled Business

5.1. Carin Burnett - Food Sovereign Ordinance - Recent Maine State Legislation - Ms Burnett brought information and sample Ordinances from other towns to urge Litchfield to consider offering a Food Sovereignty Ordinance. The Town Manager was directed to contact MMA to see if the Select Board has the authority to implement an Ordinance for this or if the town body needs to vote on it.

5.2 Signing of 2018 Maine Valuation Report The State of Maine continues to value Litchfield higher than our current tax valuations, but the reval now under way should help alleviate that. A motion to sign it was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.3 Quit Claim Deed - Map R11, Lot 8 - 1 (David and Joline Fournier) a Repurchase Agreement was successfully completed. A motion to sign the Quit Claim Deed was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.4 List of properties subject to foreclosure was provided at the last meeting. There were 19 property owners and 42 properties listed.

8.0 Appointments and Resignations

8.1 Conservation Commission - Lindsay Nelson - transition from Associate Member to Permanent Member, replacing Sharon Thibault who is stepping down to Associate Member. A Motion to appoint Lindsay Nelson a Permanent Member of the Conservation Commission was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. A motion to appoint Sharon Thibault from Permanent Member to Associate Member was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. Elizabeth DeMatties - Associate Member (summer resident) Tabled

8.2 Carol Smith -resignation from Conservation Commission, accepted with regrets.

8.3 Recreation Committee - Stephanie Vannah, Michelle McDonald, Todd Twadelle A motion for each to be appointed: Stephanie Vannah, Michelle McDonald and Todd Twadelle to the Recreation Committee was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

9.0 Warrants

9.1 Town Voucher # 7 for \$ 348,099.46 A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

9.2 Town Payroll # 7 for \$ 16,917.50 A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

Town Payroll # 7A for \$193.46 to correct an error on a prior payroll. A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

10.0 Other Business

10.1 A Peace Pipe Shores resident is concerned that Jeremy Nelson, another Peace Pipe Shores resident may be defaulting on his repurchase agreement.

10.2 The Board has received an invitation from the Supt. Of RSU#4 to meet with him, the new Resource Officer and Select Board members from the involved towns on Wed. Oct 24, at 6:30 PM., Room 133 at Oak Hill High School.

10.3 A resident asked about the Board visitations of town property. The Chairman responded that visits were made to the Litchfield Academy Community Building and a suggestion of getting the underpinning checked was made. The Board visited the Oak Hill Road project to look at the gravel section.

Some additional discussion will be held when the Road Commissioner is present. Two Board members visited the Public Works garage. A section of the floor has settled and the cause needs to be determined to appropriately address repairs.

10.4 Oak Hill Road - The Chairman measured sections with his walking measure device.

From the north end of pavement (now ground) ending 1/3 way up the north side of a hill(?) to the midpoint of the low area to the north is 650'. It is 1250' to Fluke's driveway and another 340' to Mr. Guay's. Also, a section of the north end of Oak Hill Road has apparent washouts on both sides of the road.

10.5 David Blocher has requested an extension of 20' of a ditch on his property so water draining off the road does not further erode his property.

12.0 Future Agenda Item

12.1 Feedback on Selectman's Handbook

12.2 Whippoorwill Rd Culvert/Bridge (Reissue bid request in Oct) Status

12.3 Planning Board Letter

12.4 David Blocher ditch Request

12.5 Food Sovereignty Ordinance

12.6 Mary Jo Mason (and lienholder) at 10/22 meeting

12.7 Doug Caton at 11/12 meeting

12.8 Efforts to create consistency between the Land Use and Shoreland Zoning Ordinances regarding building permits

12.9 Further Oak Hill Road Discussion

13.0 Adjournment at PM.

Respectfully Submitted by

Rayna Leibowitz