

Town of Litchfield
Select Board
October 10, 2019
Meeting Minutes

1.0 Convened at 6:30 PM; Pledge to Flag; Selectmen: Gary Parker, Chairman, Rayna Leibowitz, Mark Russell; **Staff:** Trudy Lamoreau, Town Manager; Steve Ochmanski, Code Enforcement Officer; Larry Nadeau, Road Comm.; Road Advisory Committee Members: Richard Lane, Tamas Szepsy, John Upham, FOAA Officer; Michael Seaman, Planning Board; Larry and Joline Bell, Ad Hoc Broadband Committee **and Guests Present** per the sign-in sheet.

2.0 Minutes of Sept 23, 2019 Meeting submitted for final approval. A motion to approve the minutes was made by Mark Russell, seconded by Gary Parker and voted 3 - 0.

3.0 Reports and Correspondence:

3.1 Town Manager: A. The Municipal Valuation Return has been received from the State. Their valuation is \$373 M. Our Assessing Agents value is \$361M.

B. A conference call is being scheduled with the Town Attorney regarding the mediation meeting scheduled for Friday. Discussion was held regarding times of availability for the Board members. Trudy will talk with the attorney and get back to the Board.

C. Taxes are coming in well.

D. Auditors have finished with a few loose ends that Kelly is working on tying up.

E. The Oak Hill Road paving bill has been adjusted following Larry's meeting with the All States Paving Co. representative and is on the current warrant to pay. The previous check issued for the incorrect amount was not sent.

F. Another \$8,800 was received from FEMA for the response to the Oct. 31, 2017 wind/rain storm. Trudy was recognized for her efforts to obtain the reimbursement of expenses.

3.2 Code Enforcement Officer/Plumbing Inspector -A. The CEO provided the Permit Log for September, 2019 with \$800. collected in fees and owner-identified value of buildings of \$498,200.

B. An enforcement action on Lucien Land (off Lebel Lane) is under way.

C. A lot of septic/plumbing inspections are being done as folks try to beat the winter weather.

3.3 Road Commissioner - A. Started dressing the trucks for winter service as a priority this week. Larry is determined to be ready for meeting the needs of inclement fall/wintry weather.

B. There is some finishing work to be done on Oak Hill Road and Larry expects to do it next week.

3.4 Fire & Rescue - A. The new fire truck is ordered. Expected delivery is September 2020.

3.5 Emergency Management - A. Trudy repeated that the approval was received for the antenna on Oak Hill for the Public Works radio system. Board members had been notified by text earlier.

B. Site work will be done for the concrete for the building next week.

3.6 Assessing Agent - Trudy advised Ellery will be here this week and again on 10/24. He is requesting a workshop on 11/7/19 at 2:00 regarding abatement requests.

3.7 Transfer Station - A. The DEP contact Bryan is trying to reach will be back at work on 10/15/19. A report is expected to be provided at the next meeting.

3.8. Other Committee Reports: A. Larry Bell advised the Ad Hoc Broadband Committee has met 3 times. They talked with several broadband providers and are going to Rockland to talk with a vendor and attend a Broadband Conference. The Board advised the Conference registration fees would be reimbursed.

4.0 Agenda Adjustments

4.1 Discussion and Action re: Municipal Valuation Return

5.0 Scheduled Business

5.1 Lawrence Nadeau - Rt 126 Speed Limit - Mr Nadeau advised the current posted speed limit in the Planned Development District on Rt. 126/9 is 50 MPH. The state required sight distance for that speed is 840'. At no location along this section of Route 126/9 can that requirement be met in both directions. He is asking the Select Board to request review by MDOT in an effort to get the speed reduced so development could occur. Following discussion, a motion to petition the MDOT to reduce the speed in the Planned Development District on Route 126/9 was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. Mr Nadeau was encouraged to speak with his neighbors requesting their support by writing letters to MDOT regarding this.

5.2 Rt 197 Diner - Receipt of Liquor License Application (Schedule Public Hearing) - It was noted that several questions on the application were not answered and another one appears to be incorrect. The Town Manager was asked to contact the applicant and if the application can be completed appropriately and correctly, a public hearing will be scheduled for the next Select Board meeting on Oct. 28 per a motion by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.3 Winter Sand 2019/2020 Bid Opening - 7:00 PM - The Chairman proceeded to open bids from four companies for winter sand at 7:11 PM..

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| 1. C. H. Stevenson, Wayne, Me | bid \$10.75/yard delivered |
| 2. Steve McGee, West Gardiner, Me | bid \$9.94/yard delivered, pit in Monmouth |
| 3. Kevin Peckham, West Gardiner, Me | bid \$9.80 delivered or \$6.05/yard loaded at the pit in Monmouth |
| 4. Country Fare, Bowdoinham, Me | bid \$13.25 delivered |

A motion was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0 to accept the lowest bid by Kevin Peckham conditional on the inspection by the Road Commissioner. In the event the inspection fails, the award will be made to Steve McGee, subject to a satisfactory inspection. In the event both inspections fail, the bid will be awarded to C. H. Stevenson.

5.4 Town Office Renovation Update - Steve and Trudy met with Steve Pelsor regarding very preliminary proposals for renovating the existing Town Office (\$700K) or building a new structure (\$1.1M). A lot more information is needed.

5.5 Mary Jo Mason Update - A building inspection was done today by Ben Murray of Coffin Engineering. Steve is hoping for the report by Monday. Attorneys for the resident and the Town were present. Mediation is scheduled to be held on Oct. 18 at 9:00 AM in Augusta. A motion to hold a Special Select Board Meeting on Oct 18, 2019 at 9:00 AM was made by Mark Russell, seconded by Gary Parker and voted 3 - 0. Steve advised the situation regarding the second residence on the same lot may be part of the mediation discussion. The Town Manager will post the announcement of the Special Select Board meeting.

5.6 Doug Caton - Consent Agreement - The CEO, Steve Ochmanski and Bryan Lamoreau, Constable, visited the property. Mr Caton is not finished moving stuff up back. Photos were taken. The Town's attorney will request a Court date.

5.7 Robert Bower - Driveway Sight Line Waiver - Huntington Hill Road - The Board members will visit the site at the convenience of each. This will be on the next agenda.

5.8 Signatures Needed - Utility Pole on Stevenstown Road - There is no information regarding the reason for the pole request. The Road Commissioner was directed to contact MP for that information.

5.9 Adopt MMA Model Ordinance Appendices A-D & Appendix H 2019-2020 for the period Oct 1, 2019 thru Sept. 30, 2020 - A motion to adopt these appendices was made by Rayna Leibowitz, seconded by Mark Russell and voted 3 - 0.

5.10 Abatement application for Map U21 Lot 32 - Gregory Trenholm requested an abatement for 2 years to correct an error on his assessment. A motion to approve the abatement was made by

Mark Russell, seconded by Rayna Leibowitz and voted 3 -0.

5.11 Used Oil Issue at the Transfer Station- no one is present to discuss this

5.12 Adopt a resolution to create a FEMA Reserve Account - The Town Manager advised the Auditor recommended the Board adopt a resolution forming a FEMA Reserve Account to accept FEMA monies by the Town. A motion to create a FEMA Reserve Account by resolution was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.13 Decision on Poverty Abatement Case 2019-2 - following discussion, a motion to deny the request as assets and resources are not being fully utilized and the judicial requirement of being in danger of losing the property is not met at this time was made by Mark Russell, seconded by Rayna Leibowitz and voted 2 - 0 -1 (Parker).

5.14 Discussion for Committee for Mass Gathering Ordinance - Discussion identified the Planning Board met but is not sure what is needed. Their recommendation is to create a Committee to research and address this. Initial members may include Larry Nadeau, Gary Parker, Stan Labbe, Mel Newendyke, a Rescue Representative and Mike Seaman. The Town Manager was directed to include an invitation for interested residents to request appointment in the November Sodalite and on the website. A motion to create an Ad Hoc Mass Gathering Ordinance Committee of 6 - 8 persons for the purpose of developing a Mass Gathering Ordinance to be brought forward to the people was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

6.0 Unscheduled Business

6.1 Discussion and Action re: Municipal Valuation Return - A motion to sign the Return was made by Mark Russell, seconded by Gary Parker and voted 3 - 0.

8.0 Appointments and Resignations

8.1 Election Clerks (list provided at the meeting) A motion to appoint the submitted list of Election Clerks and sign their appointment papers for the period 5/1/18 through 3/30/20 was made by Mark Russell, seconded by Gary Parker and voted 3 - 0.

9.0 Warrants

9.1 Town Voucher #8 for \$1,273,484.45 A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0

9.2 Town Payroll #7 for \$24,710.89 A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0

11.0 Selectmen/Public Discussion/Communication

11.1 Gustin Road Bridge and Old Mill Bridge Reports - no action taken at this time. It will return to the agenda when required.

12.0 Future Agenda Item

12.1 Used Oil Issue at the Transfer Station

12.2 Robert Bower - Driveway Sight Line Waiver

12.3 Signatures Needed - Utility Pole on Stevenstown Road

13.0 Adjournment at 9:12 PM

Respectfully Submitted,

Rayna Leibowitz