

North Berwick Board of Selectmen Minutes February 17, 2015

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
FEBRUARY 17, 2015**

Present: Chairman Danforth, Selectman Folsom, Selectman Cowan, Selectman Galemmo, Selectman Drew

Also Present: Dwayne Morin, Shirley Barto, Lorinda Hilton, Cortney Beamis

Chairman Danforth opened the meeting at 6:31 pm.

1. Pledge of Allegiance

2. Review and Approve Minutes of February 3, 2015

Dwayne Morin stated that he had made a correction under the Canoe Launch section. He added some additional verbiage to the second sentence. He added: "...rope burns and the concern for vandalism in the isolated area.".

Selectman Folsom motioned to accept the minutes of February 3, 2015 as amended. Selectman Cowan seconded the motion. VOTE: 5-0

3. Public Input

There was no public input at this time.

5. New Business:

A. Conservation/Agricultural Committee: Interview of Applicants

Dwayne stated that Cortney Beamis was present to be interviewed for the Conservation and Agricultural Committee.

Selectman Folsom asked Ms. Beamis why she wanted to become a member of the committee. Cortney Beamis stated that originally she thought there was a need for applicants. She stated that she has grown up on a working farm and on a lobster boat so she does understand the value of a product that is produced or harvested. She also understands the conservation that is needed to maintain both of these livelihoods. She states that she has lived her for a total of about 32 years. She also lived in Colorado and Idaho in areas where they had a lot of open space. She does want to see this town grow but not too quickly where it will be an urban sprawl. She stated that she does not know all of the Zoning Ordinances in the Residential Districts but is familiar with the Farm and Forest Zone because that is where she lives. Selectman Cowan asked Ms. Beamis how she sees the role of this Committee with being able to balance business in the town versus conservation. Ms. Beamish stated that you are going to want businesses but you don't want to just look at the short term dollar value. You want to look at the long term benefit of it in the community. Selectman Cowan asked her if there were any businesses that she would find objectionable. Ms. Beamis stated that she doesn't think that there is anything especially objectionable as long as it works well in the town. She stated that in Sun Valley, they had a McDonald's there. She said that you would not have thought that this business would fit in there. She stated that it looked more like a café and not like the traditional restaurants that we see. She said that Sun Valley allowed businesses to come in but they stayed within what they wanted the town to look like. Selectman Drew asked where her farm was located. She said that it was Watavue Farm on Fox Farm Hill Road.

The Board took the time to fill out the ballots to choose the members of the Conservation and Agricultural Committee. Dwayne tallied the results. The members are as follows:

John Archambault	4 votes
Cortney Beamis	5 votes
William Houston	4 votes
Anne Sofie Larsen	5 votes
Lynn Manley	4 votes
Qiana Qualls	5 votes

The other applicant Peter Kellman received 3 votes.

Dwayne stated that he will notify all of the applicants. He stated that the new members should come in and meet with the Selectmen as sort of a "kick off meeting".

4. Unfinished Business:

A. Budget FY16: Continuing Discussions on Budget – Review Recommendations

Dwayne stated that they started Budget Committee meetings last week. He stated that they did not go into all of the financial details. They have their next meeting tomorrow night and they will be going over the General Government, TIF and Protection Budgets. At next Monday's meeting, they will go over Fire, Public Works and Transfer Station budgets. The following meeting will be the Police and Rescue budgets.

Dwayne stated that his biggest concern right now is what is going on with the Winter budget. He was hoping to bring some money forward like they have been able to do for a number of years but he is not sure if that will happen this year. Dwayne stated that in the past 24 days, we have spent about \$100,000 on snow removal. He stated that they have a couple of plow trucks that went down. One of them is still down and they are hoping that it will be back in service by the end of this week. He stated that the hitch pin on the lift on the back of the truck sheared off. He stated that they also had 2 sets of springs go on 2 different trucks. He said that the drivers are getting very tired. He said that they still have mounds of snow down town that still needs to be hauled away. Unfortunately, when they get ready to go haul it away it snows again. He stated that on the days that they are not plowing the roads they are shelving the snow and getting ready for another storm. He thinks that they will have to increase the Winter budget. He was hoping to bring \$35,000 forward but we currently have just about \$35,000 left in the budget. Dwayne also stated that they have put down a lot of salt. In the past 24 days, they have bought about \$30,000 worth of salt. Selectman Folsom asked how the sand shed was holding up. Dwayne stated that they are down to about a third of the building. He stated that their sand is actually gone and they are into stone dust now. He said that there is one positive thing about that. He stated that they were planning on clearing the sand building out this year because it hadn't been cleaned in about 12 years. They want to power wash it down and reseal the concrete. They were going to have to empty it out to do this so at this point it looks like it will already be emptied out. He stated that in the past 12 years, they have usually ended with at least a third of the sand left. Dwayne stated that in a normal winter, most of this stuff wouldn't be breaking but this year is not normal and we are working the equipment really hard. Dwayne stated that in 21 days they have filled their diesel tank six times. We don't usually fill our diesel tank six times in an entire winter.

Dwayne stated that he had also included in their packets two testimonies. He stated that tomorrow the Appropriations and Taxation Committee will be hearing testimony about Revenue Sharing. Dwayne stated that unfortunately, it is impossible for him to be there so he has sent his testimony to be read on the Floor. He stated that he plans on making it there on Thursday for the BETE/BETR discussions.

B. Zoning Changes: Review Zoning Changes From Planning Board

Dwayne stated that there are 6 questions that will be before the people to vote on this year. He stated that the Planning Board did approve one more at their last meeting. He went on to read the questions:

Question #1: Shall an ordinance entitled, “An Ordinance Amending Section 3.2 of the Zoning Ordinance to define Auto Repair Garage, Externally Illuminated Sign and Internally Illuminated Sign” be enacted?

Dwayne stated that these are definitions that the Planning Board has come up with to add.

He stated that the next question is the new one that the Planning Board just voted on. It reads:

Question #2: Shall an ordinance entitled, “Ordinance amending the North Berwick Zoning Ordinance to allow Auto Repair Garage as a Conditional Use permit in the Residential, Commercial and Industrial Districts” be enacted?

Dwayne stated that this was to allow Auto repair garages in the Residential zones. It is currently allowed in the Commercial and Industrial Districts.

Dwayne went on to the next question which reads:

Question #3: Shall an ordinance entitled, “An Ordinance Amending Section 5.2.21.E.4 of the Zoning Ordinance to state the performance standards and requirements for the curbing within developments located in the Commercial Districts” be enacted?

Dwayne stated that this is to allow for monolithic or slip form concrete to be allowed in developments located in the commercial districts. They still need granite curbing if it extends into the public way.

He went on to read the next question:

Question #4: Shall an ordinance entitled, “An Ordinance Amending Section 2.3 of the Zoning Ordinance to require stabilized construction entrances for logging operations” be enacted?

He went on to read the next question:

Question #5: Shall an ordinance entitled, “Shall an ordinance entitled, “An Ordinance Amending Section 2.3 of the Street Design and Construction Standards Ordinance to require stabilized construction entrances for construction sites and logging operations” be enacted?

Dwayne stated that this one goes along with Question #4. It is to update the Construction Standards which includes the definitions and the chart that basically shows how to construct a stabilized construction entrance.

The last question reads as follows:

Question #6: Shall an ordinance entitled, “Shall an ordinance entitled, “An Ordinance Amending Section 1.1 of the Animal Control Ordinance to except livestock (including poultry) in the Farm and Forest Zones as a noise nuisance” be enacted?

Selectman Glemmo stated that the only one that he really had an issue with was Question #2. He is concerned about it being in a Residential zone. He feels that if a person buys a home in Residential than they have an expectation that it will only be Residential. He stated that if somebody opens a garage next door, it could bring down the property value of your property. He does not feel it is fair to the other residents. Selectman Cowan stated that she feels the same way. Selectman Drew stated that unfortunately, when they set up the zoning, they ended up zoning Residential areas that are truly farms and they are stuck with that. Selectman Glemmo stated that the way to change that is to reclassify these areas. Selectman Cowan stated that this would also put a lot of pressure on the Code Enforcement Officer. Dwayne stated that it actually is up to the Planning Board and bypasses the CEO. Selectman Glemmo asked Dwayne about the procedure. He stated that if somebody goes before the Planning Board to have an auto garage at their home and they meet all of the requirements that the Ordinance states, can the Planning Board say no. Dwayne stated that they could not but they can approve it with conditions. Dwayne stated that if there are concerns from some of the neighbors, the Planning Board can condition things to try and alleviate some of those concerns. Selectman Glemmo stated that it could become an issue if somebody wants to open up another type of business in Residential. He stated that if somebody wants to open up a bakery, do we have to change an ordinance for that?

Dwayne stated that the Planning Board has passed it on to the Selectmen. He stated that they can choose to not put it on the ballot or they can put it before the people and let them decide. It is totally in the Selectmen's hands at this point.

Selectman Glemmo motioned to not put Question #2 on the Ballot. Selectman Folsom seconded the motion. VOTE: 3-2

Selectman Glemmo motioned to move Questions #1, 3, 4, 5 and 6 on to the ballot for the town to vote on. Selectman Cowan seconded the motion. VOTE: 5-0

C. Canoe Launch: Brezak Proposal

Dwayne stated that he has not heard anything back from the Brezak's.

Reminders: Next Board of Selectmen's Meeting – March 3, 2015 – 6:30 pm Municipal Building

Budget Committee – February 18, 2015 – 6:30 pm Municipal Building

Budget Committee – February 23, 2015 – 6:30 pm Municipal Building

Hussey Manufacturing – February 24, 2015 – 1:00 pm

Budget Committee – March 2, 2015 – 6:30 pm Municipal Building

5. New Business:

B. Superintendent: Request to Mount Signs to Doors in Office

Dwayne stated that the Superintendent is requesting to have the Town allow them to install signs on their doors. He would like to add signs to 4 doors for Special Education, Food Service, the 2nd floor main hallway and the 3rd floor main hallway. The signs would be approximately 15” wide by 10” high. Dwayne stated that the only one that he had a concern about is the one for the 2nd floor because it is not just SAD 60 on that floor. He feels that if they put one of their signs on the door, than it may look like it is only Noble offices, which it is not. On the 3rd floor, it is all Noble offices so putting a sign on that door is not an issue.

Selectman Galemмо motioned to allow all of the proposed signs except for the one at the second floor entrance. Selectman Cowan seconded the motion. VOTE: 5-0

6. Other Business:

Dwayne stated that on March 2nd, it is the day that they foreclose on any property that have not paid their taxes for 2013. They currently have 14 properties on that list. He stated that it is the same people that are usually on there. He stated that they had 2 people pay today and 1 person called and say they would be in tomorrow to pay. He stated that he thinks that they are going to have to take some of these properties. He stated that there are some of the properties that have mortgage holders on them so they will pay them before the Town gets the property.

7. Review and Approve Warrants and Correspondence

Warrant:	February 10, 2015	- \$ 15,932.03
Warrant:	February 17, 2015	- \$ 483,420.89

Selectman Cowan motioned to accept the Warrant of February 10, 2015 for the amount of \$15,932.03 and the Warrant of February 17, 2015 for the amount of \$483,420.89. Selectman Folsom seconded the motion. VOTE: 5-0

6. Other Business – Executive Session – Poverty Abatement

Selectman Galemмо motioned to go into Executive Session at 7:40 pm. Selectman Folsom seconded the motion. VOTE: 5-0

Selectman Galemмо motioned to get out of Executive Session at 8:12 pm. Selectman Cowan seconded the motion. VOTE: 5-0

Selectman Galemмо motioned to approve PA 1-2015 in the amount of \$732.61. Selectman Cowan seconded the motion. VOTE: 5-0

Dwayne asked the Board when they wanted to meet with the Conservation and Agricultural Board. The Board agreed to have them come to the next meeting on March 3, 2015.

8. Adjournment:

Selectman Galemmo motioned to adjourn the meeting at 8:16 pm. Selectman Folsom seconded the motion. VOTE: 5-0

Respectively submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Paul Danforth

Selectman: Charles Galemmo

Selectman: Elaine Folsom

Selectman: Gregg Drew

Selectman: Wendy Cowan