

North Berwick Board of Selectmen Minutes August 4, 2015

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
AUGUST 4, 2015**

Present: Chairman Galemmo, Selectman Cowan, Selectman Hall, Selectman Johnson, Jr., Selectman Folsom

Also Present: Dwayne Morin

Chairman Galemmo called the meeting to order at 6:30 pm.

- 1. Pledge of Allegiance**
- 2. Review and Approve Minutes of July 21, 2015**

Dwayne Morin stated that he had just changed "OPAGA" TO "OPEGA".

Selectman Cowan motioned to accept the minutes as amended. Selectman Folsom seconded the motion. VOTE: 5-0

3. Public Input

There is no public input at this time.

4. Unfinished Business:

A. Roads: Update on Road Projects

Dwayne stated that all of the drainage was done on Dyer Street and most of it done on Lower Main Street. They only have to install a pipe that is on the South Berwick side on Jericho Lane. This should be replaced next week. They are currently working on the sidewalk on Dyer Street and they should be done the granite by tomorrow. Dwayne said that they are going to put granite on the other side of the road as well. He said that the people on the corner used to have a paved ditch and we had to take that out when we put the new drainage in. Instead of replacing it with a paved ditch we are going to put in sloped granite along there to direct the water into the catch basin. Dwayne said that we are tentatively scheduled for pavement on 8/24. We are going to try

and get Gould's Bridge dusted over and graveled and also try to get the sidewalk done prior to paving.

Dwayne stated that they ended up better last year than originally anticipated. We thought that we were going to end the year at \$25,000 in the red. We raised \$25,000 to clear that up. When everything was all said and done, we ended up being about \$15,000 in the red. We will utilize the \$10,000 for projects that we are doing right now. He said that we were pretty close on paving numbers so this now gives us that buffer and makes sure that we can get everything accomplished this year. Dwayne stated that on Page 10 of their packet, he had a summation of what we did last year. He stated that the subsequent pages give the detail of what was spent and how we spent it.

B. Hannaford: Store Opening

Dwayne reminded the Board that this Friday, 8/7 between the hours of 5-7 was the open house. They are going to be awarding the town the checks for their donations to some of the town's needs. Dwayne stated that they are very close to getting their occupancy permit. He said that we are going to give them a temporary occupancy permit because there are still a few things that need to be taken care of. They are not crucial items that need to be done. One of the issues is that they are still waiting for their Knox Box to come in. This is the box that is on the front of the building that houses all of the keys for the fire department. He stated that it was ordered back in January but it still hasn't come in yet. Another issue is that the State wants them to take care of something regarding the propane tanks. He stated that it is not a major issue but it does need to be addressed. Selectman Cowan asked if they were supposed to take care of some of the screening on the roof to cover the equipment that is up there. Dwayne said they didn't need to do that.

Selectman Cowan asked if Hannaford was going to revisit the possibility of putting in a pharmacy at some point. Dwayne said that they said that they would look at it, but he does not anticipate it. Selectman Johnson, Jr. stated that if they didn't add on then they could rent the space out to somebody else. Dwayne said that they would have to come back to the Planning Board to review. He stated that Hannaford typically does not rent out to other businesses when they own the land.

Dwayne said that the Selectmen should try to be there early because he thinks that they will probably do the presentation of the checks more towards the beginning of the evening. He said that the opening is on Saturday morning. At 6:30, they are going to do a flag raising. The Legion is going to be there with a full color guard. At 7:00, they will open the doors and the first 300 people will get a gift card that could be worth anywhere from \$5 to \$250. Dwayne said that the store is very nice, but it is little compared to most of the stores that we are used to shopping in. They have all of the departments but they are just scaled down.

C. Boston Post Cane: Award Ceremony August 5, 2015

Dwayne stated that they are going to award the Boston Post Cane to Mr. Goodwin on August 5th at 2:00 pm at 134 Maple Street. He said that all of the Selectmen are welcome to attend. He

stated that the Historical Society will also be there and Chairman Galemмо will present Mr. Goodwin with the replica cane as well as the certificate.

D. Zoning Ordinance: Signage Discussions

Dwayne stated that at the last meeting, they had some discussions about signs, especially feather signs. He said that the Dollar General ones are now gone. Dwayne stated Nature's Acres puts one up when they open and take it down when they close. He also said that the Code Enforcement Officer has also talked to Bubba Frye's and they will be taking theirs down. Dwayne said that they had talked about how to address this and make a suggestion to the Planning Board for them to review. He said that starting on Page 14 of the packet is our Ordinance as it relates to signs. He said that we do allow temporary signs within our Ordinance but, especially on commercial temporary signs, there is not a lot of specifics. He stated that one of the big specific things under our Ordinance states that "No commercial, industrial, institutional, public or semipublic land use may display more than 60 square feet of signs in total.". He said that for most businesses, if they put out temporary signs, they would exceed that and it doesn't state that temporary signs are excluded from that number. Dwayne stated that the statements regarding temporary signs start with Point #16 on Page 15. It really doesn't address commercial entities. It talks about portable signs that can be put behind the sidewalk and are meant to be put out during the day and put in at night. Dwayne stated that he discussed it with the Code Enforcement Officer and they came up with a suggestion for this issue which is on Page 18. It reads:

Temporary signs for events held on commercial, industrial, institutional, public or semipublic land use shall be permitted provided such signs do not exceed twenty-five (25) square feet in area including all informational sides, are not higher than fifteen (15) feet above ground grade, within twenty-five (25) feet of any road intersection, 8' from travel way or in the case of a road with a sidewalk, 5' behind sidewalk and remain posted a maximum of five (5) days prior to the event and five days following the event with a maximum of three (3) events per year. Temporary signs shall not be placed in a manner as to obstruct clear and free vision nor interfere with pedestrian traffic on sidewalks. Temporary signs include banners and feather flag signs. Temporary signs shall be excluded from the 60 square feet signage limitation as stated in 5.2.6.b.4, however, the total temporary signage allowed per event shall be limited to 50 square feet including all informational sides.

Dwayne stated that one of the things that they looked at was trying to figure out the square footage of the feather flags. For the most part, they are 12.5 square feet on one side. He said that there are 3 different sizes and most of the businesses have used the large ones which are about 12.5 square feet. This would allow them to have 2 of these feather flags in front of their business. They could have them up 5 days before the event and 5 days after and they are allowed only 3 per year. They cannot do it every month. Selectman Hall asked if a business, such as Nature's Acres, would still be allowed to put it out every day. Dwayne said as long as they put it out when they open and take it down when they close, it is considered a temporary portable sign and the signage doesn't exceed the 60 square feet. He stated that theirs only says "Open" so it is really not advertising an event.

Selectman Hall stated that one thing that he is afraid would happen is that a store like Dollar General would put them up when they open and take it down when they close every day. Dwayne stated that this would probably not happen with them. He said that the reason it took so long for them to take the signs down is because their staff is not allowed to touch the signs. He said that the day after the last Board of Selectmen meeting, the Code Enforcement Officer went in and told them that the signs needed to come down. A week later, they were still up so the CEO went in and said that they were now subject to a \$500 a day fine and they freaked out about it. Dwayne said that he went in and told them that he didn't understand what the big problem was about taking them down. The staff stated that they can't pull the signs because they have a company that does that. Dwayne spoke with the District Manager and told him that they were not going to have disagreements with them over signage any more. He told them that he wants them to be good corporate citizens and we want to treat them fairly but we cannot have them disobey our rules and regulations. The next day the signs were down.

Selectman Cowan stated that her concern was that once we start making exceptions, we are going to have companies start playing a game. She feels that they need to be consistent. Dwayne stated that they can state that if the business is having an event, then they can put out those flags but if they are not, they cannot put them out. Dwayne feels that this will not really bother any of the businesses if they choose to do that.

Dwayne stated that this started being an issue when Dunkin Donuts started putting signs up to advertise something new. The Manager said that he would just do it a couple of times a year and he has been very good about that. Selectman Cowan stated that with Dollar General, there were a lot of people in town that didn't like it because it was too intrusive. Chairman Galemme stated that they have the 60 square foot of permanent signage. So if we are going to allow them to put something up when they open and take it down when they close, what is the point of the 60 square foot restriction. Dwayne stated that we can just say that it is the 60 square feet and they can have 3 events per year that they can have additional signage and leave it at that. Selectman Cowan stated that she felt like they were trying to be "in your face" with us and she doesn't like that. Dwayne stated that they are really not like that. He stated that they have one company that does all of Dollar General's signage across the country. They just go ahead and do put up the signs at all of the stores. Dwayne stated that he gave them the Sign Ordinance and they need to comply with it. He also stated that we made a mistake with Dollar General with their signage. We actually gave them 96 square feet. The Planning Board approved it that way because they forgot to count both sides of their entrance sign. So their standard is now 96 square feet instead of the 60 square feet. He told Dollar General that we weren't going to make them go to the 60 square feet because we can't but we are going to hold them accountable for any additional signs. He stated that their District Manager said that they want to comply and within a day the signs were gone.

Dwayne stated that they just put together this suggestion for the Selectmen to discuss. Selectman Folsom stated that they should probably just keep it like this and see what the Planning Board will say about it. Selectman Johnson, Jr. asked if this was going to affect the triangle signs that some businesses put out. Dwayne said it wouldn't because these signs are considered portable signs and it would be allowed. Selectman Hall asked if the Farmer's Market signs need to be put up and taken down on the same day. Dwayne said that they do.

Dwayne stated that he will send the Planning Board a memo regarding this and ask them to review it. Dwayne said that we will have the Planning Board come to a meeting in December to discuss this and any other issues like we did last year. Dwayne stated that there are a couple other changes that need to be looked at as well. He stated that he had spoken with Larry Huntley about them in the past, but they were never brought forward. One of them has to do with the propane tanks in our town. Our Ordinance says that bulk storage needs to be 75 feet from the property line. The definition of bulk storage is anything over 250 gallons. He stated that if you live downtown and you want to change your heating to propane, you are out of luck. The State law actually states that it should be 25 feet, so we would like to amend it to follow the State law. He stated that it has become an issue because some people have come in wanting to put in a propane burner in their house but they have to be 75 feet or they have to use those little cylinders. The little cylinders basically need to be changed every 2 days.

Dwayne stated that they were also looking to change a few definitions. Also our Electrical Ordinance still references the 2002 Ordinance. We want to change it so it doesn't reference anything so we never have to change it again. We are just going to reference the National Electrical Code for any subsequent changes to the electrical code. He said that we are not allowed to reference the 2002 Ordinance anyway and have been using the 2010 one. It usually changes every 3-5 years. The State is telling us that we need to reference the 2010 and our Ordinance says 2002.

Selectman Hall asked Dwayne how the new CEO, James Marchese was doing and Dwayne said that he was doing pretty good. He said that we have had a few zoning violations that he has had to deal with. There is Hannaford and the Recovery Maine that is opening up so he is doing a lot of occupancy inspections.

Reminders: Next Board of Selectmen's Meeting – August 18, 2015 – 6:30 pm Municipal Building

5. New Business:

A. Resolution: Resolution in Support of Mark Eves

Dwayne stated that Chairman Galemmo sent out a draft of a resolution. Selectman Cowan made a few suggestions for changes and so did Dwayne. He then forwarded it to the Town attorney to review and she put together the resolution in final form as seen on Page 19 of the packet. Dwayne said that the Board needed to decide if they wanted to send the Resolution. Dwayne asked if any of the Selectmen had talked to Mark Eves about this. Chairman Galemmo said that he contacted Mark and he told him to talk to Jeff McCabe, the Majority Leader of the House who is coordinating everything that has to do with this. Chairman Galemmo did reach out to Mr. McCabe but has not heard anything back yet. Dwayne stated that he would not like to see this work against Mark. Chairman Galemmo stated that he was going to see both Mr. Eves and Mr. McCabe this weekend and he could talk to them about it then. Selectman Folsom said that they should table it for now until he spoke with the gentlemen. Selectman Hall stated that we should respect Mark and hold off making any final decisions, but at the same time, whether Governor

LePage is a Republican or a Democrat, he still supports this resolution. He stated that people need to stand up and he feels that this is a good way for a town to stand up and say that what he is doing is not okay. Selectman Cowan agreed. Chairman Galemмо agreed and said that this cuts across party lines. What freedom do our elected representatives have to act when they are in Augusta? If what the Governor did is okay, than what if parties change and there is a Democratic Governor and he doesn't like what the Republicans are doing? Can he have Maine Department of Revenues start investigating all of their taxes? Dwayne stated that the Chair of the Governor Oversight Committee who called for the investigation the Governor is a Republican. He stated that there are 13 members on this Committee and it was a unanimous vote to do it. Selectman Hall stated that if they do go ahead and send this Resolution, he would like for them to contact the media to let them know that the Town of North Berwick has passed this Resolution. Selectman Cowan stated that she feels that they need to be cognizant of the timing and that Mark should feel comfortable with it as well. Chairman Galemмо said that if Mark had told him to not do it when he spoke to him, he would not recommend that they send it. Selectman Johnson, Jr. asked if this was an impeachable offense. Selectman Folsom said that they haven't decided yet. Chairman Galemмо said that the OPEGA Commission will come out and tell the Oversight Committee whether or not what he did is impeachable. The House will then vote whether to impeach him or not and then it goes to the Senate. They will put the Governor on trial and it takes a 2/3 vote to remove him from office. Selectman Hall feels that if one of the papers like the Portland Press, Foster's, Bangor Daily News or Lewiston Sun would print a story about our Resolution, it would probably make others stand up to the Governor. Chairman Galemмо stated that if they do pass the Resolution, it should get sent to the papers and to the Legislative Leadership Council and to the Governor. Dwayne stated that there is nothing in the Resolution that is not factual.

Selectman Hall asked if they could accept the Resolution ahead of time pending whether Mr. McCabe says it is okay with it or do they need to wait until they get an answer from Mr. McCabe and then vote. Dwayne stated that he would recommend that they wait in case Mr. McCabe or Mark decide that they would like to remove something from it after they read it. Once the Board votes on something, it is a done deal. They agreed to vote on it at the next meeting.

B. Commitment FY16: Preliminary Review of Tax Rate for FY16

Dwayne stated that we are at the stage where we need to set taxes. We will set the tax rate at the August 18th meeting. He is giving them a preview tonight so that they can think about what they want to do. Selectman Hall asked what he means by "set the taxes"? Dwayne stated that after Town Meeting and going through the school vote, we go through and figure out the valuation of our town. We now use this to establish a tax rate. He stated that this is solely the responsibility of the Board of Selectmen and you are allowed within certain guidelines to establish a mil rate. You cannot establish a mil rate that is less than what will pay for our bills so there is a minimum number. The Board is allowed to increase that number by 5%. So you are allowed a 5% buffer which is called the overlay. Selectman Hall asked what they historically do. Dwayne stated that they have historically been very low at about 1 to 1 ½%. We have been trying to get to 2 ½%. He said that they used to say that they would like to have about \$100,000 in overlay which is our savings account which creates our cash flow for the town. As school budget and town budgets increase, you need more to make sure that you don't need to borrow money.

Dwayne stated that on Page 20 of their packet are the numbers that come right out of our TRIO system. It tells us what we have for value in our community. It shows that we have 84 parcels that have exemptions at a value of \$51 million. These exemptions include Homestead Exemptions, Veterans Exemptions, Blind Exemptions, Water District, Legion, House of Worship, schools, any State or Federal property and Pratt has some property that is exempt because the DEP has deemed it exempt. The next item is our billables. This shows what we have for value within our community. We have 2,314 properties that are billable. Of that value, the land value for this property is \$184,550,200. The building values are \$325,724,600. The Homestead Exemption has to be broken out here so \$10,680,000 is for Homestead. Next is the property value for our personal property. We have 91 properties with a value of \$71,607,600. These include things like if you go to Cumberland Farms, it would be their cash registers, their cooler and their furniture and fixtures. In Hussey and Pratt's case, this would be their machinery. Our total billable value is \$570,256,400.

Our total count for our tax rate valuation is 2,405, real estate billable is \$498,648,800 and personal property billable of \$71,607,600. There is the Homestead exemption of \$10,680,000, but we only have to pay for half of that so that would be \$5,340,000. This gives us a total value of our community of \$575,596,400.

On Page 21, it shows our BETE numbers. The State of Maine back in 1997 decided that they would not tax any new personal property so the State Law says that they need to reimburse us 50% of our loss value. We need to determine that value every year. Our value for BETE property this year is almost \$89,000,000. The State will reimburse us 50% and because we are considered a high personal property town, we will actually get 62.17% because we go under the Enhanced BETE. The Enhanced BETE calculations are on Page 22 of the packet.

Selectman Hall asked Dwayne to explain what municipal sharing was. Dwayne stated that it is revenue sharing and it is a State law that says that 5.2% of all sales tax that is collected in the State of Maine is supposed to be funneled back to the towns based on an equation. The State has reduced that to about 2.5% so the town has lost half of our Revenue Sharing. Dwayne said that when the Legislature meets, there is a clause that states that they can override State law by making a Resolution that they can override State law. They have done this the past several years. They have actually not been doing by a percent but have just indicated a number. For example, they will say that the towns will get \$62 million. Selectman Hall asked how much our town would get. Dwayne said we would get about \$140,000.

The Enhanced BETE calculation is pretty much everything that is exempt. Dwayne stated that 95% of this equipment is Pratt & Whitney because they have the majority of the personal property in our community. This year they put in another \$20 million worth of equipment so our BETE number will go up.

Dwayne stated that the setting of the tax rate is just simple math. You know what our value is and what the voters have voted on for the school, for the town and for the county tax. You add all of those up and divide it by your valuation and that is what your tax rate is. Dwayne stated that this year, our County tax was \$320,538.78. He said that this is not the total number because

a few year ago, they changed their fiscal year and there was an interim budget. We opted to finance the interim budget over a course of 5 years so we need to add \$33,715.91. Dwayne stated that we also have the school budget. Our portion this year is \$4,995,794.31.

Dwayne reviewed the information on Page 27 of the packet. He stated that we have \$498 million in real estate, \$71 million in personal property, \$5.3 million for Homestead Exemption, \$5.3 million, and \$55 million in BETE. This gives us \$630 million for a valuation base. Then we have our appropriations which include the County Tax, Municipal appropriation, TIF financing plan account and the School/Educational appropriations for a total of \$9 million. We also have Allowable Deductions which include State Municipal Revenue Sharing for a total \$142,680 and other revenues for the amount of \$1.4 million. This gives us a total of allowable deductions of \$1,619,990. All of this gives us a net to raise by local property tax of \$7,761,280.42 to break even. Selectman Hall asked what we had to raise last year. Dwayne stated that we had to raise \$7.4 million. We have a limit of 5% above the \$7.7 million so are limit is \$8.2 million. The minimum tax rate that the Board could set would be \$12.35 which would not allow us to have any overlay. Our maximum mil rate that we can set is \$12.90. Dwayne reviewed the table on Page 28 which showed the allowable tax rate. Selectman Hall asked what last year's overlay was and Dwayne said that it was \$199,000. Selectman Johnson, Jr. asked if we had used all of that. Dwayne stated that we did. He said that we have been spending our savings account at a pretty good clip in order to keep taxes down. He said that we have a target of what we should have in our savings account and it is a target of about \$2.4 to \$2.5 million, which we do have. The big concern is cash flow and we need to make sure that we can pay our bills in the lean times when we don't collect money. We only collect money twice a year. Selectman Hall stated that if we went with about a 2% overlay, we would be at about a \$.10 increase.

Dwayne stated he has given the Board a bunch of options to help them determine what the tax rate will be. On Page 32 of the packet, it shows the figures if the tax rate was \$12.45. Our overlay would be about \$92,000. This is what our current tax rate is. He said that this cuts our overlay too much. He stated that in the 20 years that he has been here, we have done less than \$100,000 just once. On Page 33, it shows the figures for a tax rate of \$12.50 which would give us an overlay of about \$124,000. On Page 34 the tax rate of \$12.55 would give us an overlay of about \$156,000. On Page 6, the tax rate of \$12.60 would give us an overlay of about \$187,000. Dwayne went on to show how the tax rate would affect different members of our town. This can be found on Page 36 of the packet. He stated that the average home value is \$238,100. Based on this value, he showed what the increase would be for the different proposed tax rates. If the tax rate was \$12.45, there would be no change, \$12.50 would be about a \$12 increase per year, \$12.55 would be about a \$24 increase per year and \$12.60 would be about a \$36 increase per year. He also did a random sampling of 6 homes to show what the yearly increase would be.

Selectman Cowan stated that something to consider is that gas and oil prices will probably be lower again this year, so the impact on the citizens will be less than it would have been in some of the previous years. She is concerned about not having an appropriate cushion for going forward. She said that when you look the rate as being \$12.60 and it would be an average of about \$20 to \$30 increase. She does not feel that this is too significant. Chairman Galemme asked if we went to a \$12.60 tax rate this year, would this help avert a tax increase next year.

Dwayne said that it is a possibility but cannot say so for sure. Dwayne stated that we have one of the lowest tax rates in Southern Maine.

Dwayne stated that he would recommend either the \$12.55 or \$12.60. He stated that they do work with people that have may have issues with paying their taxes. They have various programs that they can offer. If anyone is talking to the Selectmen and saying that they cannot pay their taxes, they should come see Dwayne so he can work with them to help them out. Selectman Hall stated that there seems to be a family living in a camper down by Nature's Acres. He was wondering if Dwayne was aware of them and Dwayne said that he was. Selectman Hall asked if we were doing anything to help them and their children. Dwayne said that they have reached out to them. We have told them that they can live there for 120 days and that there are programs available if they want assistance. They have not come in for help. Chairman Galemme said that they should all think about it for the next couple of weeks and they will vote on it next meeting.

C. Fire Department: Red Light Authorization for Paul Boivin

Dwayne stated that if you are a volunteer firefighter or rescue personnel, you can respond to the station or to the scene if you have a red light in your car. The Board of Selectmen need to authorize these and the applicant needs to sign a form that states that they will operate it in compliance with the laws. If they don't, we can take it away. The Fire Chief is requesting that Paul Boivin be authorized to operate a red light in his vehicle.

Selectman Folsom motioned that they authorize Paul Boivin to operate a red light in his vehicle. Selectman Cowan seconded the motion. VOTE: 5-0

D. Parks and Rec: Meeting with Parks and Rec Commission on Trails and Projects

Dwayne stated that they had talked earlier in the year about walking and biking trails at the Community Center. There were some concerns by the Parks and Recreation members about the trails so he would like for them to meet with the Board about it. Dwayne said that we had talked about creating a walking/biking trail and extending the walking trail into the woods. We decided to table it to talk about it this summer. He would like to have the Parks & Rec members come to the next meeting to start a conversation about it. We can probably do a site visit at some point after that and see what it looks like. When we first presented it to the Parks and Rec, there were some concerns regarding the bike aspect of the trail primarily because of the sports activities that take place there all the time. They were more favorable to just creating a walking trail. The biking trail came about because the Brownies wanted to have a place to go ride their bikes. Selectman Hall asked how long it would be. Dwayne stated that it is about ½ mile and if you follow the trail all the way into the woods and back it is about 1 ½ miles. Dwayne showed the Board on the map on the projector, where the trail in the woods is located. Dwayne is recommending that they have the Parks and Rec members in on 8/18 to discuss this as well as a few other things that they are working on. They are working on the Canal Street Playground again. Two years ago, we tried to get the playground redone but it was voted down. They have come up with a new plan for the playground. Dwayne stated that it would not cost us anything. The money is actually located in a bank account that we need to spend for Parks and Rec, but the

people did not want us to spend it. Originally, they were just going to rip out everything and just put in lots of playground equipment in there. They are now proposing to keep a half basketball court and have a play structure and picnic area. This would be about a \$25,000 to \$28,000 cost.

Dwayne pointed out what each of the fields were used for at the Community Center. Selectman Hall asked if there was an actual field set up with a baseball diamond. Dwayne said there was not but some teams still come to practice there. Selectman Hall said that he was approached by somebody who said that they were told by Kristie that they would have to check with the Lacrosse team to see if they could use the field for baseball. Dwayne stated that people have to reserve spots and it is a first come first serve basis. He said that every season they contact every party that wants to rent the spots. In the fall, the town runs a soccer program and there is also a travel soccer program. The town soccer gets first preference and then the travel soccer team does. We also have Pratt that runs a soccer program and some of the other towns that run soccer programs sometimes rent out spots. He said that they take all of these and throw them all into a huge schedule and break it down into two hour blocks. In the spring, we do the same thing for lacrosse, baseball and travel soccer. He said that baseball, for the most part just the field as a practice. He said that our baseball program has actually started to dwindle in numbers. A lot more kids want to play lacrosse. He said that baseball generally wants to practice on the fields that they play on but sometimes those fields are not available for practice. He said that if baseball wants to use the front fields that are usually used for lacrosse, we just need to make sure that there is no lacrosse team using it. Also, because the fields were so wet this past spring, we were not able to get teams on the fields for at least a month later than usual. We try to intermingle the fields between the sports. We also have to consider the rental of the community center itself for events. If somebody is renting the Community Center, then we cannot allow anyone to use the fields. Selectman Hall asked if it was just Kristie and Dwayne that set these up. Dwayne stated that the Parks and Rec Committee sets policies of what we are allowed to do in regards to who we are going to charge or not charge. Dwayne stated that they give each of the teams an agreement to sign with the rules and they have to abide by that agreement. Dwayne stated that the person that was asking to use the field for baseball probably asked Kristie if they could use the field. It has already been assigned to lacrosse so we would tell them that they could check to see if lacrosse was using it.

E. Recovery Maine: Open House Friday August 7

Dwayne stated that Recovery Maine house is having their open house on Friday, August 7th from 4-7. They start an hour before Hannaford. Dwayne said that he will go to this one at 4 and walk through the building and then go over to the Hannaford opening after. He said that they are planning on opening up in about two weeks. They are having occupancy review on Thursday. Dwayne stated that they want to incorporate the community into their business. When they were going through the review process, there was a lot of upset people. He has walked a lot of these people through the house to take a look and see what to expect. Dwayne said that these people are paying about \$3,000 per month so they are there because they want to be. The people who are running it live here in the town so they want it to be a good thing for the community.

6. Other Business:

Selectman Folsom asked if the flags would be up before the Mill Field Festival. Dwayne said that they were not in yet but he was hoping that they would be. Selectman Folsom also asked if the horseshoe pit was going to be ready soon. Dwayne said that they would not be done for the Festival but it will be done at some point. Dwayne said that he is just waiting for Lincoln to have the time to do it.

Dwayne said that he has submitted a written request to Dollar General to see if they would tint their windows. He said that because they have had about 3 different managers, things have fallen through the cracks. He stated in the letter that when they approved the plans, they thought that the lights were going to be recessed. Since they are surface mounted, it causes a glare to come out of the window. We would like that glare reduced especially with the impression of the store. Selectman Cowan asked if it violated the illumination policy and Dwayne said that it didn't. Also, Dollar General was approved prior to our updated Ordinance. Dwayne said that their District Manager did not know anything about this request so that is why Dwayne put it in writing. Dwayne said that all they have to do is put up a valance or something like that. Their contracting firm said that it would be better just to tint it. Selectman Cowan asked if this is something they should revisit in regards to the lighting ordinance. Dwayne said no because our lighting ordinance said that no lighting should reflect through. Selectman Cowan asked if they should reconsider in regards to the recessed lights. Dwayne said that they just need to make sure that the Planning Board is looking at this when reviewing the application. Selectman Cowan stated that as they are looking at the sign issue, that they may want to look into the lights. Dwayne said that they probably can also look at this under their Glare policies.

Dwayne stated that he also gave the Selectman a copy of the Mill Field flyer.

7. Review and Approve Warrants and Correspondence:

Warrant:	July 28, 2015	- \$	0.00
Warrant:	August 4, 2015	- \$	101,181.27

Selectman Hall motioned to approve the Warrant of August 4, 2015 for the amount of \$101,181.27. Selectman Folsom seconded the motion. VOTE: 5-0

8. Adjournment:

Selectman Cowan motioned to adjourn the meeting at 8:45 pm. Selectman Hall seconded the motion. VOTE: 5-0

Respectively submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Charles Galemmo

Selectman: Wendy Cowan

Selectman: Elaine Folsom

Selectman: Michael Johnson, Jr.

Selectman: Jonathan Hall

8. Adjournment:

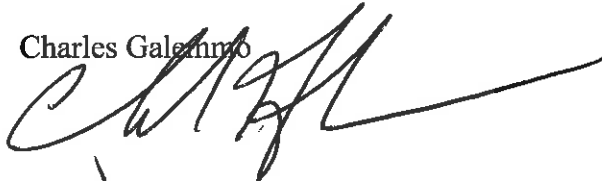
Selectman Cowan motioned to adjourn the meeting at 8:45 pm. Selectman Hall seconded the motion. VOTE: 5-0

Respectively submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

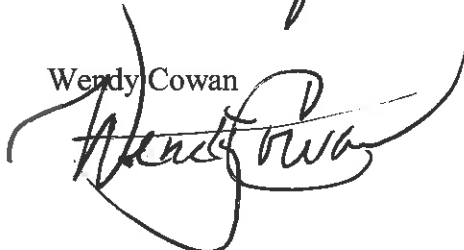
Chairman:

Charles Galemmo



Selectman:

Wendy Cowan



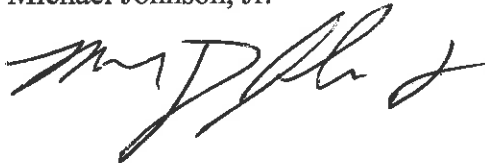
Selectman:

Elaine Folsom



Selectman:

Michael Johnson, Jr.



Selectman:

Jonathan Hall

