

North Berwick Board of Selectmen Minutes November 18, 2014

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
NOVEMBER 18, 2014**

Present: Chairman Paul Danforth, Selectman Galemмо, Selectman Cowan, Selectman Drew, Selectman Folsom

Also Present: Dwayne Morin, Richard Cordier, Kathryn Cordier, Richard Budrow, Bob Beamis, Phil Thain, Sr., Richard Reynolds, Geoffrey Aleva, Kate Whalen, Lorinda Hilton, Shirley Barto, Betty Hall, Matthew Qualls, Qiana Qualls, Richard Braly, Kristen Marchant, Mark Cahoon, Rebekah Yonan, Peter Kellman, Lynn Manley, Jon Morse, Larry Huntley, Barry Chase, Jared Tuveson, Sofie Larsen, Doris Seavey, Julie Fernee, Astrida Schaeffer, L. Santor, Ron Sumner, Cortney Beamis, Sandra Wick, David Elmore, Claudy Boy, Cheryl Hoffman, Todd Hoffman, Bob Boston, Linc Harrison

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

- 1. Pledge of Allegiance**
- 2. Public Hearing – 6:35 pm Junkyards**

Chairman Danforth opened the Public Hearing for Junkyards at 6:34 pm.

Chairman Danforth read the Public Notice into the record:

Town of North Berwick, Maine
Automobile Junkyard Permits

The Town of North Berwick Board of Selectmen will be holding a Public Hearing on Tuesday, November 18, 2014 at 6:35 p.m. in North Berwick Municipal Building Room 212 for a hearing on the applications for Merritt and Sandra Wick and Betty Hall for an Automobile Junkyard Permit. This Public Hearing is being held pursuant to Title 30-A M.R.S.A. § 3754.

The Public is invited to attend this Public Hearing.

Dwayne Morin stated that every year the Board has a Public Hearing for the junkyards that are within our town. There are currently two of them in town. They are for Merritt & Sandra Wick, which is located on Governor Goodwin Road and Betty Hall, which is located on Lebanon Road. He stated that they are existing junkyards which have existed for many years. Dwayne did state that the Town has had no issues this year with the junkyards.

Chairman Danforth opened the hearing for public comment at 6:37 pm.

There was no public input at this time.

Chairman Danforth closed the hearing for public comment at 6:38 pm.

Selectman Galemmo motioned to approve the applications for Merritt & Sandra Wick and Betty Hall to have a junkyard. Selectman Cowan seconded the motion. VOTE: 5-0

3. Review and Approve Minutes of November 4, 2014

Selectman Cowan motioned to approve the minutes of November 4, 2014 as written. Selectman Galemmo seconded the motion. VOTE: 5-0

4. Public Input

Peter Kellman stepped forward and stated that he has lived in North Berwick since 1976. He and his wife Rebekah live off of Maple Street. They have a garden of over 10,000 feet which basically feeds them. They also have an orchard. He stated that he read the Planning Board minutes where it states that they are requesting some changes to the Zoning Ordinance where it would be required to obtain a conditional use permit from the Planning Board to have animals. He is requesting that the Board of Selectman table the ban or vote against the changes until it can be further reviewed.

Mr. Kellman stated that there are many towns in the State that are encouraging the growing of food. He stated that in Portland, they have surveyed all of their public property and are planting chestnut trees. Also, as much of their land as possible, is going to community gardens. He stated that there was also an article in this week's Portland paper about the Passamaquoddy tribe in Washington County deciding to go in the direction of growing all of their own food. He stated that there was also a book that was recently written by an author from Shapleigh about farming in Maine. There is a picture of the North Berwick Farmer's Market in the book. Mr. Kellman said that Mark Hedrick, Manager of the Nutrient Management Program for the State of Maine at the Department of Agriculture stated that there was he knows of no municipalities that require a permit for livestock in the Farm and Forest zoned properties. Director Elizabeth Hertz of the Municipal Planning Assistance Program at the Department of Agriculture said she knows of none as well.

Mr. Kellman asks the Board of Selectmen to hold the Planning Board's recommendation until such time that they have set up and received a report from a committee that would be set up on the future of farming in North Berwick. The committee would be charged with making recommendations to the Board on the subject of promoting farming in North Berwick as a way to provide jobs and food for the people in the community. Some of the areas that the committee might look into would be Town properties to see if they could be put to use as farms or areas for demonstration projects such as planting fruit and nut trees and a community garden in front of this building. The Town could work with SAD 60 to have students begin a history of farm land in North Berwick. They would actually survey what the land has been used for in the past. He stated that some Town reports in the past used to list every acre that was being farmed, every cow, every pig and every chicken. In working with the schools, the Town could also begin the process of cataloging all of our present agricultural and potentially agricultural land in Town. The committee could engage in a dialog with Great Works Land Trust regarding easements in

North Berwick that they could make available for long term use for young farmers. The committee would look at zoning districts and proposed changes to the Ordinance that would help make North Berwick a farming friendly town. Mr. Kellman stated that we need to recognize that the world we live in is changing. We have stagnated and jobs with good benefits are fading fast. The weather is changing for the worst in many areas where we now rely on food. One never knows what the future will bring, but at least for the moment we have the advantage of water, sun and some topsoil. Mr. Kellman stated that agriculture is an area that we can promote as part of our economic future and in this case, we do not have to rely on some big corporation that promise jobs if we give them big tax breaks.

Mr. Kellman stated that he would like the Board to look at the Town logo which has a picture of a mill that has a water wheel that generates power and the slogan is "The Power to Choose". He thinks that in our reality today, our logo would be best described as a bunch of house lots and a business here and there. He said that what is done in town really doesn't have anything to do with the generation of hydropower. He thinks that in the future, he would like to see a logo that has a farm on it with farm animals with a slogan "The Power to Grow".

Mr. Kellman once again asked that the Selectmen do not put forward the Planning Board's proposal on the Town's Warrant or if they do, that they recommend that it ought not to pass. Rebekah Yonan added that they also want the Board to appoint a committee that will look into the future of farming in North Berwick.

Cheryl Hoffman wanted to refer the Selectmen to the Comprehensive Plan. She stated that it is about five years old now but it is something that we are supposed to be following because it is the plan for the Town that many people were involved in. She referred, in particular to the Land Use Policies where it reads, "The natural character and rural setting of the community continues to be the reason that most people will live here and is what draws most people to it". In a mailed written survey, 86% of the respondents either strongly agreed or agreed that our Town should actively protect our large open spaces, farms and forests. At the 175th Anniversary celebration for the Town, 102 people visited the booth and responded to a survey which included this statement: Farm and forest areas should be converted to residential development. She stated that 102 people said "No". She asked that they do not continue down the path of making our Farm and Forest a subdivision.

Rebekah Yonan asked if any of the Planning Board members were present and if they could identify themselves. She asked if they could explain their reasoning for the changes. Mark Cahoon stated that the reason why they made it a conditional use for Animal Breeding and Care is because of an incident that happened. According to the Table, people are allowed to have animals in the Residential District. A permit was issued for one horse and to build a barn. The owner eventually ended up getting a second horse. The neighbors called the Code Enforcement Officer to let them know. Mark read a letter from one of the neighbors: Thank you so much for hearing our concerns. We reside next door to ___ who is requesting an Ordinance change to allow for two horses in a Residential District. Horses can be in Residential Districts if you have the land to support it. Mark Cahoon stated that the applicant said she had 5 acres so Larry Huntley gave her a permit for the one horse. She went ahead and got a second horse. The Planning Board did a site walk to see if she should have a second horse. He stated that she is not

properly prepared to have a horse on that property in that housing area. He stated that they want to change it to Conditional Use to avoid these situations. He said that this allows the Planning Board to go out and check out the area before making a decision. He stated that they are not stopping the farming in North Berwick. Rebekah Yonan asked why the Conditional use in Farm and Forest and Mr. Cahoon that it was for equality for everyone.

There started to be a lot of discussion among everyone. Chairman Danforth stated that this was not a public hearing. It was a chance to give some comments and not the forum to go back and forth. He stated that the discussion with the Planning Board was going to take place later. Matthew Qualls asked if the public was going to have a chance to speak after that discussion. Chairman Danforth stated that they would not be able at this meeting. They would have an opportunity at a public hearing later on.

Larry Huntley stated that the Planning Board has discussed these issues amongst themselves and they haven't even had a Public Hearing on it yet. He stated that his position is to guide the Planning Board on what they need to do and they are still only in discussions. Rebekah Yonan stated that the Planning Board minutes make reference to it. Chairman Danforth stated that the Planning Board has the ability to discuss these items among themselves but there will be a Public Hearing for anyone to have an input before the Board makes a final decision. Dwayne Morin stated that the Planning Board has not submitted anything to the Selectmen for consideration.

Sofie Larsen stated that she would like to clarify why they are all here. They read the minutes from the Board of Selectmen's Public Hearing meeting of October 21st in regards to the Animal Control issue. They saw in those minutes that the Planning Board was moving towards being more restrictive regarding animals and livestock. This was very disconcerting to many of them because they felt that the sentiment that they had expressed at the meeting was that they would like the Town to loosen up a little bit more. They are here because they would like to make sure that their voices are heard. She also stated that when talking about having the acreage to sustain an animal, it becomes very tricky because we are no longer in the day where we have to have an acre of land to harvest enough hay to feed your horse. We are in the day, where we can go over to the store and buy a bale of hay. So the amount of land needed becomes less of an issue. The issue is less about having the acreage to grow food for your animals than it is for having enough acreage for your animals to run around and have fun. She said that in regards to being a nuisance to your neighbors, animals can smell nasty, but when well-kept there will be no odor. She stated that it is about good husbandry and ethics. She stated that she did feel that from reading the minutes that the Planning Board had already approved these changes so that is why she came to the meeting tonight.

Dwayne Morin explained the Planning Board process. He said that the Planning Board works on Zoning Ordinance changes throughout the course of the year. As they work on changes that are brought to them by either the public or by the Code Enforcement Officer, they start looking at different options regarding whatever the issue is and how it relates to the Zoning Ordinance. They will work amongst themselves and decide that they should change the Ordinance in this fashion. As a Board, three out of the five members need to approve moving the proposal forward. Dwayne stated that when you see a zoning ordinance in the minutes of the Planning Board through the course of the year and they vote to approve it, this is not the final say in the

process. It just means that they have approved to move it forward to the next step. The next step is that language gets drafted then hold a public hearing, usually in January, to get the public's input. Throughout the course of the year, they are working on many different zoning changes. Last year, there was about 8 changes going on at one time. From the Public Hearing, the Planning Board gathers public input. The Board can then decide to change it or scrap it. After the Public Hearing, the Planning Board will vote again to decide whether they are going to put something forward, not put something forward or put something forward that is amended. It will then go in front of the Board of Selectmen, which is usually the second week of February. The Board of Selectmen then have to hold another Public Hearing to decide whether they will move it forward or not. The Selectmen decide what gets put on the ballot. Dwayne stated that the reason the Planning Board is here tonight is because of what happened last year. There were so many different zoning changes that were being discussed at either the Board of Selectmen meeting or the Planning Board. The Boards decided that they would rather meet ahead of time to discuss what each Board is discussing so everyone knows what is going on so they can all have input. Dwayne stated that the Selectmen will be meeting with every Board and Department in the Town within the next three months. The Planning Board is really just here for an open dialog tonight.

Peter Kellman stated that he appreciates all the work that the Planning Board does and what they have to deal with. He stated that they have to work a particular set of laws and issues and it is their responsibility to make their decisions based on that. He stated that the point he was trying to get across was that this is a question for the Town that is bigger than the Planning Board. He feels that they need to take a broader look at it and then from there the Planning Board could look at it with more information.

Bob Beamis asked how they come up with "X amount of acres per animal". He stated that most farmers bring the feed to the animals and don't graze off the land like before. Chairman Danforth stated that there is probably some standard table somewhere that states this.

Dwayne stated that right now in the Town of North Berwick, the only place that has standards is in our Shoreland Zone for animals. He stated that this is a very small area and is mostly around Bauneg Beg Pond. The only reason the standards were put into place has not about the animals specifically but the excrement when the animals relieve themselves. This was set up for protection of clean water. Dwayne stated that he appreciates their passion for farming and animals. He stated that however, on the converse side, when someone puts a horse on their property, our phones light up like Christmas trees, especially if it is in the Residential Zone. He stated that when the Planning Board is looking at these issues they have to look at both sides of the issue to make the best decision.

There were further discussions between the Board and the public. Some of the other issues discussed are as follows:

Qiana Qualls stated that she had spoken to several people about this including people from the York County Cooperative Extension Service, Cumberland County Cooperative Extension, Department of Agriculture, Great Works Land Trust and Representative Bill Noone.

She said that they all think that having the residents in the Farm and Forest Zone have to obtain permits to own livestock is outrageous.

Cortney Beamis stated that the Planning Board member had stated earlier that they were doing this for equality. She stated that he said that the Residential and the Farm and Forest were equal, but clearly it is not. You are talking about two completely different areas and environments in which to raise animals.

Selectman Galemme stated that he does feel that their coming to the meeting and providing some public input is legitimate. He stated that Farm and Forest is zoned very differently than Residential such as the amount of land you have to have for a house is different. He feels that there is plenty of room to deal with them differently.

Selectman Drew stated that there is an awful lot of land that is not Farm and Forest that used to be farms. Because it has now been labeled as a different zone, farms in those areas are now restricted to a conditional use permit and he thinks that is what is upsetting some people.

Chairman Danforth stated that their input here tonight is not going to necessarily stop a process. A process needs to take place. Just like in a law court there is always opposition to something but there is still a process that goes on. The Planning Board is just beginning the process and he stated that the people here are part of the process. However, tonight is not the appropriate forum other than for public input. The appropriate time to have open discussions would be to go the Planning Board's Public Hearing.

Rebekah Yonan asked again about whether or not the Selectmen would appoint a committee as Peter Kellman mentioned earlier. Chairman Danforth stated that they would talk about it. He wasn't sure if the Planning Board could request a subcommittee be formed to provide input. Mr. Kellman stated that he was on the Planning Board years ago when they were discussing the comprehensive plan. He stated that one of the issues that they never resolved was that when the initial plan was made they had 4 acre zones. The purpose of that was to preserve Farm and Forest, but what it actually did was provide 4 acre house lots. It didn't really do anything for Farm and Forest. They never resolved how to have a farm friendly town through the zoning. He feels that this is the strategic question that was not addressed in the original discussions but needs to be if we want to move forward and be serious about Farm and Forest. Selectman Galemme stated that he was planning on discussing this with the Planning Board tonight. Mark Cahoon stated that he would welcome a committee to review these issues and provide input to the Planning Board.

Rebekah Yonan stated that she understands that there is a process but when the process gets in the way of really hearing people, it feels like conversations are being put off. She feels that the idea of making these changes in Farm and Forest is ludicrous so can the whole thing just be dropped. Chairman Danforth stated that she is saying to just disregard the process because the people here tonight are saying they don't want it, but that is not appropriate. He stated that there are many ways that they can be heard about the proposal through the Planning Board hearings and the Selectmen hearings. Selectman Cowan stated that it is still too early in the

process. They have not even had a discussion with the Planning Board yet about this issue and any other issues.

Sofie Larsen asked what the process was for setting up a committee. Selectman Galemmo stated that they will discuss it and if they choose to do it, they will make a motion and vote on it. Selectman Cowan stated that it looks like the Planning Board is interested in the committee and she is looking to them for some input on it. Selectmen Galemmo stated that it would be up to the Board of Selectmen to approve a committee. Dwayne stated that it was mentioned at the last meeting for the Board to appoint a committee. Dwayne recommended that it would be a good idea to discuss it with the Planning Board before doing that.

Matthew Quall stated that the committee would not just be in regards to the zoning but also about the future of agriculture in the town. Dwayne stated that it all boils down to the Land Use Zoning Ordinance because that is the Town's management tool. Peter Kellman stated that he thinks it is more than that. The way you promote economic development is far beyond what the Planning Board does. He stated that it is the Selectmen that have the power to push those agendas. The Planning Board is just a mechanism used to try and keep it all social. The point that he was trying to make is that once you begin to think of things that way, it gives the Planning Board a chance to think of things differently than they now do.

Mark Cahoon stated that there are committees right now that have openings that people do not want to be on such as the Conservation Committee. Cheryl Hoffman stated that if they call the committee the Agricultural and Conservation Committee and there are about 50 people right now that would help. Selectman Galemmo stated that being part of these committees is definitely another way for people to give their input. Selectman Drew stated that he thinks that making it the Conservation and Agricultural Committee is a good idea. It would fill a void that is definitely needed in the community.

Chairman Galemmo closed the public input at 7:31 pm.

6. New Business:

A. Planning Board: Discussion with Planning Board

Dwayne stated that they decided to ask the Planning Board to come in for a discussion for a few reasons. After having so many different issues discussed last year, it was decided that the Selectmen would meet with the Planning Board around this time every year to talk about what the issues were that they were discussing. The Selectmen also wanted to talk specifically about farming and livestock. It is also a good time for the Board of Selectmen to let the Planning Board know if there is something that they would like them to consider. Dwayne stated that one of the issues that he has been discussing with Larry Huntley to have the Planning Board look into, is construction activities within the town. Specifically they would like to have construction stabilization entrances built when they are building construction because we are starting to see a lot of dirt on the roads and damage to our roads. There is currently nothing in our Ordinance that would allow us to require this right now. It would be a zone ordinance change as well as a road ordinance change that would allow for construction stabilization entrances for construction sites

and logging operations. We have had a lot of logging operations, gravel pits and multiple housing lots within our community over the past few years. We want to make sure that we protect our infrastructure. Selectman Cowan asked if there had been a lot of damage this year and at what cost. Dwayne stated that the cost is that we have been having to track down people to make sure that they are not damaging our roads. He stated that one time they had to send out the code enforcement officer, police and highway just to get it taken care of. The cost to the applicant is minimal to provide this stabilization. Dwayne stated that we would need to change it in the construction standards within our Zoning Ordinance and in the roads section, you would change what the construction road is supposed to look like.

Barry Chase, Chairman of the Planning Board stated that they have been working on the Land Use Tables in regards to the animal issues. Larry Huntley brought it to the Planning Board's attention that these should be looked at. He stated that personally, he feels that you should be able to put anything on your land. However, if he wanted to build a house in the Residential Zone, he would need to get a permit. He stated that there are processes that we need to follow for everything today. What you do on your property does affect somebody else and there are a lot of complaints. He stated that they are just trying to be fair. He stated that his first year as Chairman, he was thrown into this huge public hearing where they were trying to change Farm and Forest to six acre lots. There was a huge public outcry about it so the Board decided not to go forward with it. He stated that they do listen to the input from both sides of the issue and take it into consideration when making a decision to move it forward or not.

Chairman Chase stated that the Planning Board members would like to discuss the sign issue again as well as the granite curbing that is required in the private developments. Geoffrey Aleva said that the thing that needs to be clarified is that they have had discussions regarding changing the "CEO" to "CU". He stated that this takes it out of just the Code Enforcement Officer's hand and brings it before the Planning Board. It doesn't mean that it is a "NO" that you can't do it. It just brings it before a body of people that can review it and add their opinion onto it which may make a restriction as a mandate to protect abutters. If there are smell or noise complaints, it allows the abutters to address it through the town. He stated that just because it requires a conditional use permit does not mean that it is not allowed, it just means that there are more people to review it and have input into it.

Jon Morse stated that they are just trying to make things fair across the board. If people live in a development, then there should be some consideration for the close neighbors. They should be able to take the input from everyone around there to make a decision. Selectman Galemme stated that he does understand what he is saying but he does thing that there is a difference between Farm and Forest and Residential. He said that one thing that he would not like to see is high density agriculture and he feels that this Conservation and Agriculture Committee would be helpful in this area. He asked the Planning Board members what they thought about having a committee to look into some of these issues. Chairman Chase stated that he feels that it would be a good idea. Larry Huntley stated that one of the things that they need to keep in mind is that they allow cluster subdivisions in the Farm and Forest Zone. What if someone wants an animal there? They would have a one acre lot but there is all the open space behind. Selectman Cowan stated that there should probably be some sort of differentiation between Farm and Forest and subdivisions within Farm and Forest.

Selectman Galemмо motioned to change the name of the Conservation Committee to Conservation and Agriculture Committee and to charge it to look at the nature of farming in North Berwick and to work with the other appropriate Town committees and boards to come up with a plan to make it more farm friendly. Selectman Cowan also wants the committee to use it as a vehicle to inform future decisions as far as the Comprehensive Plan and where we want to go as a Town with farming promotion and development. Geoffrey Aleva also wants the Board of Selectmen to interview the volunteers that are applying for it. He feels that this committee needs to be based on a rational set of science.

Selectman Drew seconded the motion.

Chairman Danforth asked Dwayne to draft a charter for the committee. There is already one for the Conservation Committee and they can just add a section for the agricultural component of the committee. Dwayne stated that he could have it ready for the next meeting.

VOTE: 5-0

Selectman Drew asked about how it would advertise for volunteers. Dwayne stated that a committee is generally 5 members and 2 alternate members but the Board of Selectmen can change that number. Selectman Drew stated that he would like the number to be about 12 but Dwayne stated that if they want to be careful about such a high number and they should also not have an even number. Chairman Danforth stated that they should wait until Dwayne presents the draft for them to review and they can discuss the number at that point in time.

Dwayne asked Larry about the definition changes that they were talking about changing. Larry stated that they wanted to clarify the definition for livestock somehow so it would fit into what they were trying to work on. It needs more clarification.

Barry Chase asked if the Selectmen had anything that they wanted to discuss. Dwayne did state that he would like them to look into the construction standards for the stabilization that he mentioned earlier. Geoffrey Aleva stated that Maine DEP handles forestry practices and there are erosion control standards. He stated that he didn't think that a zoning ordinance change had to be made because you can dictate a stabilized construction entrance through those forestry rules. Dwayne stated that they did look into this and the forestry practices does not state anything about stabilization entrances. Geoffrey Aleva stated that it should be considered erosion control and we should be able to add it to the permits under this. Dwayne stated that in most cases, they do not need a permit especially in relation to logging. Once they get a State permit, they do not need to come to the town.

Selectman Cowan asked what they wanted to discuss in relation to the sign issue. Barry Chase stated that some of the members had put in a lot of time a few years ago to come up with the sign ordinance and he thinks that most of the Planning Board members would like to have the interior lit signs in place. Dwayne stated that the Town had voted on it just this year so why would we have them vote on it going back so soon. Some of the Planning Board members stated that they didn't think that the voters paid that close attention to it. Dwayne stated that he had a lot of calls about it because it was posted that the Selectmen were for it and the Planning Board was against

it. Selectman Galemmo stated that there is more interest for development in the town and we want the town to appear nice. Businesses don't seem to have a problem with adhering to this Ordinance. Selectman Cowan stated that it is also about the aesthetics of the Town.

Larry Huntley stated that there is a lot of LED lights being used now and he knows that the question will come up in the future. He wants to know if LED lights are considered internal or external. Dwayne stated that some towns are saying that LED signs are not internally lit because LED's are basically light bulbs. An internally lit sign basically means that a light bulb is lighting up something in front. We do need to clarify it within our community. Dwayne stated that Southern Maine Regional Planning considers them externally lit signs. Selectman Galemmo stated that they should clarify it. Dwayne stated that it could be easy as putting in a definition to clarify it.

Selectman Cowan asked about what they wanted to discuss regarding the granite curbing. Jon Morse stated that he feels that it is putting a lot of undue expense on the businesses that come into town. He stated that the curbing that is not being maintained by the Town shouldn't have to be granite. They should be allowed to use concrete or asphalt. Selectman Galemmo stated that if it is poured with the sidewalk they do not have to do the granite. Dwayne stated that most businesses want to use slip form concrete. Dwayne stated that Hannaford was approved before the new Ordinance went into effect. He said that if they would have had to do the granite curbing in the parking lot, it would have added about \$200,000 to their project. Even with Dollar General, it would have probably added \$50,000 to their project. Dwayne stated that he understands the Planning Board's feelings on this but he also understands that it is for the Town's aesthetics and what we want the Town to look like even beyond our public ways. Selectman Galemmo stated that he thinks that they have a responsibility to make the Town aesthetically pleasing to the residents here. If a business comes in then that is the cost of doing business. Geoffrey Aleva disagreed with Selectman Galemmo. He stated that he is an engineer and he has worked with corporations from as big as GE to mom and pop businesses. He has had clients move locations because of development costs that were required by a certain city. A small business couldn't afford the \$50,000 extra that was required. He agreed that there are aesthetic concerns but there are also economic concerns that need to be considered. Chairman Danforth stated that there does need to be a balance. He stated that in respect to a concrete curb that has a little gouge in it, it doesn't make that much of a difference. Selectman Galemmo stated that a concrete curb is a good compromise. Selectman Cowan asked how many kinds of curbing there were. Dwayne stated that there is concrete, granite and pavement. Selectman Galemmo stated that he was elected by the residents not the businesses so that is who he is looking out for. Selectman Cowan stated that the Comprehensive Plan does allow for us to maintain the atmosphere that we have here. The challenge is always balancing that with needed development in the town. Barry Chase stated that he takes a visual account of everything. Everything that comes before the Planning Board, he wants to know what the building is going to look like. He was totally for the changes that were made last year.

Selectman Folsom thanked the Planning Board for the job that they are doing. The rest of the Selectmen agreed.

Dwayne stated that there are two Planning Board members whose terms expire at the end of December and they both would like to stay on. They are Barry Chase and Rick Reynolds. Dwayne stated they will discuss at the December meeting.

5. Unfinished Business:

A. Canoe Launch: Update on Progress

Dwayne stated that they are still waiting on the sign. When that comes in they will put it up and then they are done for the rest of this year.

Dwayne stated that there is \$22,000 in funds that are available to the Town from the Maine Community Foundations. He asked the Selectmen if they had any ideas on how to use the funds. One of the things that he thought about was to possibly purchase some summer flags. Selectman Cowan stated that she likes what South Berwick does with their flags. They have holes right in the sidewalks. Dwayne stated that it is easier for them because they have concrete sidewalks.

Chairman Danforth asked the Selectman to bring an idea to the next meeting.

Selectman Cowan stated that she would like to have something done with the house on the corner but knows that this is not enough money for that. Dwayne stated that he did leave a message for the property owner to contact him to see what he wanted for it.

B. Hannaford: Update on Hannaford Project

Dwayne stated that the Planning Board did approve the proposal for the 20,000 foot store. He stated that he drafted a letter to Hannaford like the Board had asked him to do at the last meeting. He read it into the minutes:

Dear Mr. McKenney:

The North Berwick Board of Selectmen would like to state our extreme disappointment in Hannaford's decision to exclude a pharmacy in the proposed North Berwick store. When Hannaford originally approached the Town of North Berwick, we were informed that the proposed project would include a full functioning supermarket and pharmacy. As you are aware, North Berwick officials and citizens have, for a long time, expressed a desire to have a pharmacy within North Berwick. This is becoming more desirable as the population of North Berwick ages and with the many new senior/elderly housing complexes in North Berwick. The need for a pharmacy to service these citizens in close proximity to their homes will become crucial. The Board of Selectmen has been supporters of the Hannaford project from the first introduction and the decision to exclude the pharmacy is very disheartening.

The Board of Selectmen would like to see the proposed Hannaford store thrive. We believe that a pharmacy would assist in bringing customers into the store which would have the additional benefit of customers shopping for groceries while waiting for their prescriptions. We are aware that Hannaford's decision at this time is to exclude the pharmacy, but are in hopes that

Hannaford would consider adding a pharmacy in the near future. We wish Hannaford Supermarkets nothing but success in the North Berwick Project.

Dwayne reviewed the new Hannaford site plan with the Selectmen.

Dwayne stated that Dollar General is now opening sometime in January.

Reminders: Next Board of Selectmen's Meeting – Dec. 2, 2014 – 6:30 pm Municipal Building

6. New Business:

C. Budget FY16: Begin Budget Discussions

Dwayne asked the Board if there was anything that the Board would like to have considered during the budget process. Selectman Cowan stated that she would still like to have something done with the house on the corner. She realizes that it is a long term thing but she feels that we need to start the discussion. Selectman Folsom stated that they still have to emphasize needs not wants.

Dwayne stated that he knows that there will be no Revenue Sharing next year. The Governor has already said that he does not like Revenue Sharing and he now has a Republican Senate that would support him. Dwayne said that the Governor also wants to do away with income tax. He wants to increase sales tax in order to offset income tax. Income tax generates \$1.4 billion a year in revenue for the State of Maine. If you equate that to sales tax, that is a \$.12 to \$.14 sales tax. In order for them to do this, they will have to cut somewhere else. He will cut Revenue Sharing and education. Selectman Galemme thinks that Revenue Sharing will probably go but he does not think they will eliminate income tax for sales tax. Dwayne thinks that it will be done in increments over the next several years. He stated that doing it incrementally actually hurts municipalities because they are going to be picking the easy fruit. Dwayne is concerned about the BETR because that is a big deal for us because it would be about \$400,000. He stated that Revenue Sharing is about \$140,000. If we lose the \$400,000, there will be a significant tax increase.

Dwayne stated that we are seeing a 9% increase in our medical and 4% on our dental. Overall that is about a \$25,000 increase for the Town. The other big change is going to be on the retirement plan for our employees. When they consolidated the retirement program about 15 years ago, they allowed us to keep our excess contributions which they called IUUAL. They allowed us to use that to keep our costs down. At the time, we had \$54,000 which they said we could use within "X" amount of years to reduce your costs. This year, because of GASB accounting rules, all excess they will be giving back to the town. Our excess is currently \$8,900. We can do a few different things with it. No matter what we decide to do with it, our budget is going to increase because we now have to fund the full retirement program. We can go ahead and put it in a separate account and we can draw on that to help fund the retirement program. It would however, be at \$0 within a couple of years.

Dwayne stated that we already know what our police contract is so those numbers are set. Rescue will be in to meet on December 16th with the Board. They are looking at a significant increase for the Town to fund. They are looking at a second ambulance and at 24 hour coverage at station. This is because Sanford has stated that they will continue to provide mutual aid to towns that are on calls. If your ambulance is called and you are not responding and they respond to the call, they will charge us \$2,000 per call. Sanford is starting this with Lebanon. They have not extended that to North Berwick because typically we are on another call and we also help Sanford. Chairman Danforth asked what the cost of an ambulance was and Dwayne said that it costs about \$200,000. Chairman Danforth asked if they had any of the money and Dwayne said that they had about half. Fire Department is looking for a new tanker which would be about \$275,000. We would finance that.

Dwayne said that Operation costs are higher. We are seeing a 25% increase in our electricity budget because of electricity costs. The good news is that we may see a decrease in our fuel and heating oil costs. He also looked into the use of solar power and it is not good. He spoke with ReVision and they said that they can line up investors for us but if you are looking to save money, you are not. You will actually pay a \$.04 premium on your current electricity contract to go solar. It will actually cost us money. Dwayne asked them how it would work if we bought our own panels so we could take full advantage of delivery and power. They told him that we could do that but our payback would be in 25 years and the panels will not last that long. Panel construction costs are \$3.50 per kilowatt and most panels start at 20,000 kilowatt hours so that would be \$70,000 per building. If we put a 20,000 kilowatt panel at our highway department, it was a 41 year payback time. For the Community Center, it would take a 20,000 kilowatt panel to run it and the payback was about 32 years. Dwayne stated that we cannot put panels on this building because you can't put them on business accounts. This building would need about 65,000 kilowatts and it would be about a \$225,000 capital cost with about 30 year payback.

Selectman Galemme stated that they don't know what the future holds so we definitely need to be tight with the budget. He asked if they were going to give the non-union employees the same increase as the police. He feels that they should give them the same. The rest of the Board agreed.

8. Review and Approve Warrants and Correspondence

Warrant: November 12, 2014	- \$ 91,795.90
Warrant: November 18, 2014	- \$ 485,932.43

Selectman Galemme motioned to accept the Warrant of November 12, 2014 for the amount of \$91,795.90 and the Warrant of November 18, 2014 for the amount of \$485,932.43. Selectman Cowan seconded the motion. VOTE: 5-0

7. Other Business – Executive Session – Poverty Abatement

Selectman Galemme motioned to go into Executive Session at 9:44 pm and come out at 9:54 pm. Selectman Folsom seconded the motion. VOTE: 5-0

9. Adjournment:

Selectman Glemmo motioned to adjourn the meeting at 9:55 pm. Selectman Folsom seconded the motion. VOTE: 5-0

Respectively submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Paul Danforth

Selectman: Charles Glemmo

Selectman: Elaine Folsom

Selectman: Gregg Drew

Selectman: Wendy Cowan