

North Berwick Board of Selectmen's Minutes: November 19, 2013

**NORTH BERWICK BOARD OF SELECTMEN MINUTES NOVEMBER
19, 2013**

Present: Chairman Glaemmo, Selectman Folsom, Selectman Cowan, Selectman Drew, Selectman Danforth came in at 7:35 pm

Also Present: Dwayne Morin, Linda Trombley, Keith Fletcher, Sandra Wick, Merritt Wick, Betty Hall

Chairman Galemmo opened the Board of Selectmen's meeting at 6:30 pm.

1. Pledge of Allegiance

3. Review and Approve Minutes of November 5, 2013

Selectman Cowan made a suggestion to change the wording in Paragraph 2 on Page 5 of the minutes. The sentence that reads: "He stated that when the Library came forth and stated that they wanted to put on an addition, one of the Selectman asked them what they were going to do with the parking lot.". She suggested that it reads more like: "When the Library initially proposed the new addition, one of the Selectman at the time asked them what they were going to do with the parking lot.".

Selectman Drew motioned to accept the minutes of November 5, 2013 as amended. Selectman Cowan seconded the motion. VOTE: 4-0

2. Public Hearing: 6:35 PM – Junkyards

Dwayne Morin stated that there were two applications for junkyards in North Berwick. The first one is Wick's Junkyard which is located on Governor Goodwin Road and the other one is for Betty Hall and is located on Lebanon Road.

Chairman Galemmo asked if there was any public comment. There was no public comment.

Selectman Drew motioned to accept the permit application for Betty Hall on Lebanon Road and for Wick's Junkyard located on Governor Goodwin Road. Selectman Folsom seconded the motion. VOTE: 4-0

Chairman Galemmo stated that they would go ahead and move to the section about Great Works Regional Land Trust now.

6. New Business:

A. Great Works Regional Land Trust: Discussion on GWRLT Projects

Linda Trombley from North Berwick and Keith Fletcher from Wells were present to discuss some of the GWRLT projects. Linda Trombley stated that they have two parcels of land that they are talking to the owners about conservation easements. She stated that they actually have contracts with them. One of them is the Parker parcel for 110 acres on Maple Street and the other is the Hilton parcel for 26 acres. Mr. Fletcher, who is the project manager on the project, stated that they have about half of the funding to purchase the easements. He said that with the federal funds, they require a cash match. Linda Trombley stated that the amount they are requesting from North Berwick is \$20,000. She also stated that the Parker's were okay about having some public access to the river. Selectman Cowan asked where the public access would be located. Mr. Fletcher stated that this is something that they would work out in the easement but the intent is to provide some sort of public access.

Dwayne Morin asked them about what had happened with the Sheraton property. Mr. Fletcher stated that they were relying on one funder, but in July they found out that this funder would not be funding the project. He stated that the landowner is still interested because of her tax situation and she has to do something with the land by this time next year or there would be some sort of tax penalty. Mr. Fletcher stated that he has not given up on it but he does not see any funders at this time for this project. They have other potential funders for the Parker and Hilton projects. Dwayne asked if he thought the project would go through or not because the Town has \$10,000 set aside for the Sheraton project which expires in June, 2014. Linda Trombley stated that the likelihood is that they would not need that \$10,000 because it would take an awful lot of work to get that project going again at this point. She stated that this new project is so much more land and the funding is much more in place for it. She stated that there is \$112,500 from the federal Farm and Ranch Protection Program that is already in place in addition to the bargain sale. Selectman Drew asked if the federal grants were based on the size of the land. Mr. Fletcher stated that it was based on the soils and they also require a certain amount of open space. He stated that they rushed to get the grants done because they knew that there wasn't much competition for these funds this year and the State was going to send money back.

Chairman Galemmo stated that the Town currently had \$48,000. He asked Dwayne if there was a possibility of \$10,000 coming back into it. Dwayne stated that the \$10,000 is already reserved out of the \$48,000.

Selectman Cowan motioned to add to the warrant to set aside \$20,000 for the Great Works Regional Land Trust for conversation easements. Selectman Drew seconded the motion but he did state that he is concerned about the \$10,000. He is worried about how to explain what happened to the \$10,000 at Town Meeting next year.

VOTE: 4-0

Dwayne asked Linda for a copy of the letter from Great Works Regional Land Trust requesting the funds and a copy of the federal grant that they submitted for the Budget Committee. He will need it before December 30th.

5. Unfinished Business:

A. Town Office: Update on Acceptance of Credit Cards and Debit Cards

Dwayne stated that they are doing staff training on Friday and if everything goes well, they will be going live on December 1st.

B. Canoe Launch: Update on Progress

Dwayne stated that he received an email from David Derro stating that he was meeting with their UTC lawyers on Thursday and he hoped that they would be finalizing the paperwork then. Dwayne did state that the Pratt attorney's did have a concern with the coal that was there. North Berwick Pratt attorneys didn't have a problem with it but the corporate lawyers did. The Town did remove all the coal and all the old pipes that were still existing on the property. Dwayne stated that their attorneys probably will want the Town to indemnify Pratt from any harmful effects that the coal and coal ash that may exist on the property. Selectman Folsom asked how much coal ash was found and Dwayne stated that there was about a shovelful. Dwayne did state that our Town attorney will have a big problem with an indemnification because that means that the Town indemnifies that forever. Selectman Cowan asked if there could be some parameters on that in terms of what is feasible. Dwayne stated that he had not seen the language of what they will propose. He asked them to send him a copy of the language as soon as they have it written so he can see what they are actually asking of the Town. He stated that Pratt & Whitney North Berwick attorney did not have an issue but the UTC lawyers believe it is an issue. Selectman Cowan stated that they should look at what the breakdown of the materials that were found on the property are and have a time period where we would be willing to obligate ourselves to.

C. Budget FY15: Begin Discussions on Budget for FY15

Dwayne stated that the insurance had gone up 4% which is less than what he had anticipated. He said that they had actually budgeted for a 12% increase.

Another issue to consider is regarding the fire department. They will be looking to either add an addition or build another station. They will be putting together a committee to look at what they think is necessary for their department. Dwayne stated that he did go look at the property that the Town has up by five corners. Beyond the Rescue Building, the Town has another 250 feet of

property. Chairman Galemmo stated that this would be plenty of room for an addition for them. Dwayne pointed it out what the Town owns in this area on a map. Dwayne stated that if they do an addition to the building downtown, it would be a lot of cost. They would have to look at how they will get trucks in and out. Dwayne stated that the Target date is 2018 for the Capital Improvements for starting any kind of construction on this. Selectman Galemmo asked if they should be considering to put aside some money in this budget year for an architect. Dwayne stated that we could put some money aside this year for an architect or we could wait until the Committee put together everything that they want done and then the following year we get an engineer involved. Dwayne stated that they need to decide whether they want to go engineering or go design and build. If we go engineering, you go out and hire an engineer and they plan the whole thing and then we put it out to bid. If we go design and build, we say these are the things that we want and we put it out and tell them to give us the plans based on what we want. He stated that design and build may be the least expensive way to do it. There would still be some engineering work to be done. Dwayne would like to see what the fire department would like to have. Dwayne stated that if they decide to build elsewhere, they will need to figure out how to utilize the current building. Selectman Folsom stated that they could keep some of the antique trucks could be kept there. Dwayne stated that he would like to still add to the building to a certain extent. He feels that they should add an elevator and put bathrooms out there. Chairman Galemmo stated that they could have the upstairs as a town center. Dwayne stated that the fire department could still have their training there. Selectman Cowan stated that she would like to see part of their proposal show some upgrading to that room. She would like them to keep the integrity of the building and make it more accessible to the town to use for different functions.

Dwayne stated that there some other big things that they are looking at. They are looking to see if per diem coverage would be enough for us in terms of daytime coverage. Dwayne stated that we do have problems with daytime coverage right now. He stated that this will become a big issue if we talk about hiring people. Chairman Galemmo asked how bad the coverage situation was and Dwayne stated that it was very bad right now in the daytime. He said that they have two people that cover the daytime shifts. Chairman Galemmo asked about how much extra it would cost per year for per diem coverage and Dwayne stated that it would be about an additional \$75-\$80,000 per year. It would be for two men seven days a week. Dwayne also stated that there is just not a lot of interest with the younger generation to be volunteer firemen. Selectman Cowan asked Dwayne if he thought that it was realistic in this day and age for an all-volunteer fire department to be sufficient. He stated that it can still work, but he said the big question was how much we wanted to spend. Selectman Cowan asked if the fire department was in favor of adding per diem people. Dwayne stated that the Chief definitely was. Dwayne stated that they also have to consider if it makes sense for just one town to have full time or if we have joint towns that have full time and we share costs. We would use volunteers for most of the stuff and we use a force that serves more than one community. Selectman Folsom stated that there is still the mutual aid that is working very well. Dwayne stated that he was not talking about mutual aid. He said that this is if they start talking about the route of full time fire department. Selectman Folsom stated that at this time we were only talking about two people but Dwayne stated that it was more than that. It could be two people per shift. Dwayne stated that we just have to look at all the options if we are going to go down this road. Selectman Cowan stated that we should focus on the building first.

Reminders: Next Board of Selectmen's Meeting – Dec. 3, 2013 – 6:30 pm Municipal Building

Labor Negotiations – Dec 2, 2013 – 6:00 pm Municipal Building

6. New Business:

B. Commitment FY2014: Abatement Request – Raftery

Dwayne stated that we had an abatement request from Patrick Raftery for \$18.67. Mr. Raftery had a law office in town and he moved out without telling us. When the Town sent his property tax request, he never sent it back stating that he had moved out of town so we assessed him for what the assessor thought was in town. He is requesting an abatement of \$18.67. Dwayne stated that there are two ways to look at this abatement. He said that the law is very clear and says that if you don't send in your property tax information and you don't let us know about it then you are actually barred from receiving an abatement. However, for \$18.67, the town will never go after it so it will sit on our books forever so we might as well adjust it off. Selectman Cowan stated that she is opposed to letting this guy skate but she hears what Dwayne is saying.

Selectman Danforth just arrived at the meeting at 7:25 pm.

Selectman Folsom motioned to approve the abatement for Patrick Raftery for \$18.67. Selectman Drew seconded the motion. VOTE: 5-0.

C. Boston Post Cane: Award Cane to Harold "Mundy" Grant

Dwayne stated that the current Boston Post Cane holder, Brad Dutch passed away so we need to present it to the next person. The next person would be Harold (Mundy) Grant.

Selectman Folsom motioned to give the Boston Post Cane to Harold Mundy Grant. Selectman Cowan seconded the motion. VOTE: 5-0

Dwayne stated that what they typically do is put together a ceremony and go to wherever they live to present it. Selectman Folsom stated that his son Bob Grant lives in town. Dwayne stated that it is the duty of the Chairman to present it to the recipient along with a certificate. Chairman Galemmo stated that Monday, Wednesday or Friday work best for him.

D. POW-MIA: Discussion on Hussey Seating POW-MIA Chair Project

Dwayne stated that Hussey Seating had their POW-MIA ceremony. They have two goals. They want one of these chairs in every major sporting stadium in the country so that a stadium can never be sold out. They are also trying to get one of these chairs in every town and city in the country. He said that Hussey has a program where you can get a free chair if you meet the requirements. The primary place they would like to see them in is in stadiums. They also mentioned town and city halls. Selectman Cowan proposed that they have one at the high school. Dwayne stated that there is the auditorium or the football stadium that they could put one in. Selectman Cowan stated that she would really like to see the kids be aware of what's happening and it will hopefully make them think every time they walk past it. Dwayne stated

that they should bring it to the Superintendent and he can bring it to the School Board for their approval. Dwayne stated that it would be a good way to get all three towns involved with it.

E. Collaborative Contracts: Update on South Berwick Contracts

Dwayne stated that he met with South Berwick and they reviewed the contracts. They stated that they are not looking to replace the Solid Waste truck this year because it is still in great shape. He said they would reevaluate again in a couple of years.

Dwayne stated they also discussed the assessor's contract. He said that all the holidays for the assessor right now fall on a Monday so South Berwick felt that they were missing out on how some of the cost sharing was. Dwayne told them that there are some that we get hit with such as Christmas and Fourth of July. They agreed that the Town of North Berwick would give up four days over the course of the year. Basically whenever the holiday is on a Monday, the assessor will not come to North Berwick on Tuesday. He will stay in South Berwick.

7. Other Business – Executive session – Personnel

Dwayne stated that the Southern Maine Regional Planning Commission has selected three towns for the Sustain Southern Maine Project and North Berwick is one of them and it is to be used as a model for definition. Basically Sustain Southern Maine is an economic development and what they are trying to do is promote development within Southern Maine. They would like to use North Berwick as an example of an Employment Center, Biddeford Crossing as an example of a Regional Center and Wells Route 1 near the 109 intersection as an example of a Seasonal Center. Selectman Cowan asked what exactly they mean by an Employment Center. Dwayne stated that it means that there is more employment in the community than you have people to fill those jobs. It means that people come into our community for employment and then leave and don't live here in town. Dwayne stated that there are three employers that put us in this category – Pratt & Whitney, Hussey Seating and MSAD 60.

8. Review and Approve Warrants and Correspondence:

Warrant:	November 12, 2013	- \$ 13,362.54
Warrant:	November 19, 2013	- \$ 502,440.15

Selectman Drew motioned to accept the Warrant for November 12, 2013 for the amount of \$13,362.54 and the Warrant for November 19, 2013 for the amount of \$502,440.15. Selectman Folsom seconded the motion. VOTE: 5-0

9. Adjournment:

Selectman Drew motioned for the Board to go into Executive Session from 7:50 to 9:00 pm. Selectman Danforth seconded the motion. VOTE: 5-0

Selectman Folsom motioned to adjourn the meeting at 9:00 pm. Selectman Cowan seconded the motion. VOTE: 5-0

Respectively submitted:
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Charles Galemmo

Selectman: Paul Danforth

Selectman: Elaine Folsom

Selectman: Gregg Drew

Selectman: Wendy Cowan