

**North Berwick Board of Selectmen Minutes September 1, 2020**

**NORTH BERWICK BOARD OF SELECTMEN MINUTES  
SEPTEMBER 1, 2020**

**Present:** Chairman Cowan, Selectman Glemmo, Selectman Johnson, Sr.,  
Selectman Hall, Selectman Johnson, Jr.

**Also Present:** Dwayne Morin

Chairman Cowan opened the meeting at 6:30 pm.

**1. Pledge of Allegiance**

**2. Review and Approve Minutes of August 18, 2020**

Selectman Hall stated that on page 6, the 7<sup>th</sup> sentence currently reads, "...Roger about the hauling off of the building.". It should read, "...Roger about hauling off of the building.". Also, the 8<sup>th</sup> sentence of the same paragraph currently reads, "Dwayne think that they may need...". It should read, "Dwayne thinks that they may need...".

Chairman Cowan stated that on page 4 the last sentence of the last paragraph currently reads, "She is very concerned that about allowing...". It should read, "She is very concerned with allowing...". Also, on page 5, the 9<sup>th</sup> sentence in the first paragraph currently reads, "She wishes that they would have bought the property...". It should read, "She wishes that the Town had bought the property...". Also, the 6<sup>th</sup> sentence in the same paragraph currently reads, "She is concerned that it will continue to stay a mess.". It should read, "She is concerned that the Hanchett property will continue to stay a mess.". She stated that on page 6, the 10<sup>th</sup> sentence in the 1st paragraph currently reads, "...said that if they need to make sure that the Judge will allow...". It should read, "...said that they need to make sure that the Judge will allow...". Also, in the 4<sup>th</sup> paragraph on the same page, the first sentence currently reads, "Dwayne stated that he talked to Jimmy about taking it down.". It should read, "Dwayne stated that he talked to Jimmy Guy about taking it down..".

Selectman Glemmo motioned to approve the minutes as amended. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

**3. Public Input**

There was no public input at this time.

**4. Unfinished Business:**

**A. COVID-19: Town Response to COVID-19**

Dwayne stated that he had nothing more to report at this time.

**B. Linscott Road Intersection:** Discussion on Progress

Dwayne said that the State is still working on processing the Governor's deed to transfer the property to us. However, they have given us a written permit to enter onto the property to start to develop it. They have asked us for another plan. Sebago Technics is working on that now and it should be done by the end of next week. They still need to finish their Title Search on the Weaver property. He stated that if everything goes well, they will be starting to work on the property next week. They will start with the driveway because they did receive the driveway permit. They are still waiting for the road opening permit which they submitted 2 weeks ago. He has emailed the person that issues those permits and he is hoping that they will let us start on it. Jimmy Guy believes that they will be in there for 3 days to get the foundation dug, have the sewer line put in and put the driveway in. Aaron Fenderson will come in and put the foundation in. The home is scheduled to be delivered in mid-October, but he is anticipating that this date will get bumped back again. The goal is to have them in the house by Thanksgiving.

**C. Website:** Discuss on Progress

Dwayne showed the Selectmen what the website will look like. He stated that they are starting to move some information. This will take about 8 to 10 weeks.

**D. Public Works:** Update on Construction Projects

Dwayne stated that Dennett Road is now done, and it did come in over budget. The base pavement is done on Dillingham Road and the shim coat is done on Beech Ridge Road. They should finish the paving on the 8<sup>th</sup> or 9<sup>th</sup> of this month. Chairman Cowan asked how much we were over budget on the Dennett Road project. Dwayne said that they are about \$15,000 over at this time.

**E. Dangerous Building:** Update on Dangerous Building Process

Dwayne stated that we have filed our complaint and we are still waiting for the court to give us a date. He has had some discussions with Mr. Hanchett. The attorneys will have the Consent Agreement drafted by the end of this week for Mr. Hanchett to review. It will include 2 years to pull a permit, 3-year repayment schedule at 8% with all liens being kept in place, an abatement on the home that burned and to clean up the junkyard within 60 days. He also has to secure the site. Selectman Hall asked if we still need to wait for the court if he agrees to the conditions. Dwayne said that they still have to wait for the court. The goal would be that we walk into court with a signed agreement and hand it to the court to have them bless it. Selectman Hall asked if Mr. Hanchett knew someone to haul everything away after the house was taken down. Dwayne said that he couldn't get good pricing. He stated that we were going to use Simpson. They are estimating to need about 30 containers.

**Reminders: Next Board of Selectmen's Meeting** – September 15, 2020 – 6:30 pm

## **5. New Business:**

### **A. Planning Board: Mark Cahoon Application for Membership**

Dwayne stated that he had an application for a new Planning Board member. The applicant is Mark Cahoon who was previously on the Planning Board for about 7 years. He had to leave the Board because of his job. His schedule has changed so he would like to come back to the Board.

Selectman Johnson, Sr. motioned to approve the application for Mark Cahoon to be a Planning Board member. Selectman Johnson, Jr. seconded the application. VOTE: 5-0

### **B. Commitment FY21: Abatements**

Dwayne stated that he had 2 abatements for the Board to consider. The first one is for Betty Hall at 4 School House Road. It is Account #642. It is actually the house where her son used to live. When the tax bill came out, they asked Craig to come look at it. The house is in major disrepair. It is basically just a shell.

Selectman Galemmo motioned to approve Abatement #1 for Account #642 for Betty Hall at 4 School House Road (Map 005 Lot 030) for the amount of \$1,367.31. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Dwayne stated that the next abatement is for the Town of North Berwick for the lot that we just obtained from the Weavers. An abatement is in order for \$2,439.50.

Selectman Galemmo motioned to approve Abatement #2 for Account #882 for Town of North Berwick at 192 Wells Street (Map 019 Lot 007) for the amount of \$2,439.50. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

## **6. Other Business:**

Dwayne stated that the County Assessment has been established. Our County Assessment is \$387,468.34 which is an increase of \$17,000 from last year. The Board just needs to sign the Assessors Return.

Dwayne stated that they hired someone for the front office, and she will start on September 21<sup>st</sup>. Her name is Danielle Brooks. She currently works in the Treasurer's Office in Sanford. She has also worked for a couple of banks, so she has some experience. She is on our Fire Department's Ladies Auxiliary. She is young so he is hoping that she will stay for quite some time.

Dwayne stated that the female officer that they hired as a Reserve Officer quit. He said that we spent \$2,600 outfitting her and she walked away. She worked 3 shifts and then she was done. She said that working 3 jobs was just too much.

Dwayne stated that the Board is being asked if the school can have storage containers on site. Per our Ordinance, they cannot have them, but the Board can approve them if needed.

Selectman Galemmo stated that they are just there for storage during the whole COVID time so it will be temporary. Dwayne stated that they are temporary, but our Ordinance does not distinguish for these kinds of issues. Selectman Johnson, Sr. stated that he has no issues with it, but they need to set up a deadline to have them removed when the pandemic is over.

Selectman Hall motioned to approve to allow the 3 containers at the Noble High School until such time that they are no longer needed for COVID reasons. Selectman Galemmo seconded the motion.

Chairman Cowan asked if they should be more specific as to when COVID is over. Should they state that it should be until such time as the school is no longer needing to follow COVID guidelines?

Selectman Hall amended his motion to approve Noble High School be allowed to have 3 containers for storage until 30 days after they no longer have to follow emergency CDC guidelines. Selectman Galemmo seconded the motion. VOTE: 5-0

**7. Review and Approve Warrants and Correspondence:**

Warrant:	August 25, 2020	- \$	0.00
Warrant:	September 1, 2020	- \$	240,304.76

Selectman Galemmo motioned to approve the Warrant of September 1, 2020 for the amount of \$240,304.76. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

**8. Adjournment:**

Selectman Glemmo motioned to adjourn the meeting at 7:01 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Respectively Submitted,  
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Wendy Cowan

Selectman: Jonathan Hall

Selectman: Michael Johnson, Jr.

Selectman: Charles Glemmo

Selectman: Michael Johnson, Sr.