

North Berwick Board of Selectmen Minutes September 15, 2020

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
SEPTEMBER 15, 2020**

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

Also Present: Dwayne Morin, Mike Pardue, Joshua Delay

Chairman Cowan opened the meeting at 6:30 pm.

1. Pledge of Allegiance

2. Review and Approve Minutes of September 1, 2020

Selectman Hall stated that on page 5, the 1st sentence in the 2nd paragraph currently reads, “Selectman Hall motioned to approve to allow the 3 containers at the Noble High School...”. It should read, “selectman Hall motioned to approve to allow 3 containers at Noble High School...”.

Selectman Galemmo motioned to approve the minutes of September 1, 2020 as amended. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

3. Public Input

Mike Pardue stepped forward and stated that he is running for the Senate seat in District 34. He is a Republican and is endorsed by Robert Foley. He just wanted to introduce himself. He is currently the Town Manager for the Town of Kennebunk. He served many years as a Police Chief, Fire Chief and Human Resource Director. He stated he has a good sense of the landscape as it relates to municipal services and he has dedicated his life to providing services to people. He hopes to have the Selectmen’s and the people’s vote so he can move on to Augusta to be our eyes, ears, and voice. He promises to not be a stranger to North Berwick and to represent us effectively in Augusta.

Joshua Delay asked Mr. Pardue why the mills and the factories in the State can’t open back up again. He doesn’t understand why there is unemployment due to certain aspects of our culture and having to close due to COVID. He wonders why there are people collecting unemployment and also how they can get businesses to come back. He thinks that people would be willing to pay a little higher for a product if it was made by people who would be able to go back to work in the factories and mills. He wonders how they can drop the unemployment rate due to COVID. Mr. Pardue stated that he is very committed to get our young people to work in the trades. He agrees that they need to get our businesses back open. He is very concerned on what we are going to see when indoor dining is no longer available, and they can’t continue to conduct their

business. He told Mr. Delay that he would need to speak to his Legislature about it. He hopes to bring that forward on behalf of the residents if he gets elected.

4. Unfinished Business:

A. COVID-19: Guptill Field Request, P&R Programming

Dwayne stated that he has 2 things to discuss with the Board relating to COVID-19. He said that they have had a request from a few people in town to allow the use of Guptill Field for Fall baseball. They would have to stay under 100 people. Dwayne believes that they just want to use it for practices, not games. They have been practicing at the Berwick fields, but they have been displaced because the football teams need the football fields. He is recommending that we do the same thing that we are doing with other clubs that are utilizing our fields and have them sign an agreement with all of the COVID-19 liability waivers.

Selectman Galemme motioned that the Guptill Field can be used for Fall baseball as long as they meet our requirements and sign the agreement. Selectman Johnson, Jr. seconded the motion.

VOTE: 5-0

Dwayne stated that Kristie Michaud has been working on some programs for the Parks and Rec Department. He said that her proposal can be found in their packet starting on page 9. She is proposing a Kids Night Out/Parents Night Off for 8 weekends. It would be on Friday nights starting in October. We would host 15 kids at a time at the Community Center so the parents could have a night out. Selectman Hall asked what the minimum number of kids would be. Dwayne stated that they would like to have the maximum of 15 but they will utilize some of the Summer Camp money that they have set aside. They would like a minimum of 10. If she has only 10 then she would only be about \$120 short from her budgeted amount.

Dwayne stated that the program would be for ages 5-13. He said that they sent out a little survey to see if parents would be interested in the idea and they got back a tremendous response. They even received responses from parents in neighboring towns that want to participate. The program will be in 4-hour blocks and the kids will do projects. They will watch a movie and we'll have dinner for them. The cost is \$25 for residents and \$30 for non-residents and it will be on a first come first serve basis. Town residents will be given first priority and if we don't fill the spots, they will allow non-residents to join.

Chairman Cowan asked how they were going to advertise it. Dwayne stated that they will send it out on Facebook and also add it to our website. Selectman Hall stated that he would like it to be limited to just North Berwick, Berwick, and Lebanon kids. Chairman Cowan asked if there were any other towns that have shown interest. Dwayne stated that we typically get people from Sanford and South Berwick as well, but it is usually just North Berwick, Berwick, and Lebanon residents. Chairman Cowan agreed with limiting it to the additional towns of Berwick and Lebanon, especially with the amount of COVID in Sanford right now. She thinks we should just limit it to the students in our school district.

Selectman Hall motioned to move forward with the Kids Night Out/Parents Night Off program to be held on Friday nights with the caveat that we give preference to North Berwick, Berwick, and Lebanon kids. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

B. Linscott Road Intersection: Discussion on Progress

Dwayne stated that there is a hole on the site where the new home will be going, and the driveway was put in today. They will be starting the sewer line tomorrow. The water line is already installed and they will just bring it to the foundation. The foundation will be poured within the next week. Dwayne was told today that the State has now finished their Title work, so they are ready to release the deed to us. We should have that Governor's deed within the next week or so. He stated that we are still on track for deliver of the house in mid-November. They will get the house installed, move the Weaver's over and start the Linscott project.

C. Website: Discuss on Progress

Dwayne stated that they are on hold right now. They went through the Police site last week and that one is on track now. They are now working on moving all of our information to the new website. The goal is to have it done by mid-December.

D. Public Works: Update on Construction Projects

Dwayne stated that they finished all of the construction projects for the Fall. They completed Dillingham Road and Beech Ridge Road. All of the attention is now on the house site for the Linscott Road intersection relocation project. After they move the Weaver's out, they will try to get the old house down before the snow flies. They will work on moving the intersection in the Spring. They have some odd jobs that they are doing plus they have winter sand to get ready.

Chairman Cowan stated that she noticed there is a sign up on Randall Road that states that it is not a through street. She asked what prompted this sign to be put up there. Dwayne said that it was a request from some citizens. Apparently, the GPS systems for when you are coming off of Route 9 lead them down Randall Road to get to Route 4. The people at the end of the road asked for the sign to be put there to let people know that they cannot get through.

E. Dangerous Building: Update on Dangerous Building Process

Dwayne stated that they had their court case last Friday. They thought it was going to be pretty quick, but it ended up taking about an hour and a half. Mr. Hanchett did hire an attorney but, unfortunately, she was not a Maine licensed attorney. She was not familiar with Maine Law and Court Procedure. Dwayne stated that we were awarded everything that we asked for which includes the removal of the home down to the first floor deck. The Judge asked our attorneys to draft up the findings and he will sign the findings this week.

Dwayne stated that he sent out a request to 3 demolition companies to get an estimate. Guy and Sons stated that they are not able to do the job. He sent it to SL Cantwell out of Dover/Wells, Danley Demolition out of Fremont, NH, and Abatement Professionals out of Westbrook. They

will have quotes back to him by the beginning of next week. He believes it will be between \$40,000 to \$50,000. Dwayne stated that the Consent Agreement that they had discussed was never moved forward. Once Mr. Hanchett hired an attorney, that was no longer an option. After they decide who will do the demolition, they will give Mr. Hanchett a set period of time to get all of his things out that he wants to salvage from the building.

Selectman Johnson, Jr. asked how the repayment to the town will work. Dwayne said that they will remove the building down to the 1st floor deck, secure the site and determine the costs. He stated that the costs that we were awarded were the cost of removal and demolition and our legal fees. We will present Mr. Hanchett with a bill and he will have 30 days to pay it. If he doesn't pay within 30 days, we lien his property. If it is not paid in 18 months, it automatically forecloses on his property.

Selectman Hall stated that if we take the building down to the deck, does he now need to meet setbacks. Dwayne stated that, once the house is taken down, he will have 1 year to pull a building permit. Selectman Hall if it has to be with the same footprint that he currently has. Dwayne stated that he can put it anywhere within the setbacks. He doesn't need to build the exact same building.

Reminders: Next Board of Selectmen's Meeting – October 6, 2020 – 6:30 pm

5. New Business:

A. Commitment FY21: Abatements

Dwayne stated that there were a few abatements for the Board to consider tonight. The first one is for Susan Daigneault. A deed adding her son to the ownership of the property was misinterpreted as a transfer to him, so we removed the Homestead and Veteran Exemption. It should never have been removed so an abatement is in order for the amount of \$309.40.

Selectman Galemмо motioned to approve Abatement #3 for Susan Daigneault Acct #2167 (Map/Lot 001-062-06) in the amount of \$309.40. Selectman Johnson, Jr. seconded the motion.
VOTE: 5-0

The second abatement to consider is for Peter & Linda Grant on Oak Woods Road. Dwayne stated that a deed was created to transfer ownership upon death but was misinterpreted. It was intended to create a transfer. Dwayne stated that there is a new kind of deed that has just come up that is basically a transfer upon death. Basically, instead of doing a will it lets you separate your property out. When you die, the property automatically gets put into the other person's name. This can still be revoked at any time. When you have this kind of deed, you don't actually create a separate lot under the Law because you can revoke at any time. Dwayne stated that we created a separate lot in our system because we saw the deed transfer so now, we have to eliminate that value which was \$68,900 for the building lot. The taxes to be abated are \$819.91.

Selectman Galemmo motioned to approve Abatement #4 for Peter & Linda Grant Acct #2659 (Map/Lot 008-015-03) in the amount of \$819.91. Selectman Hall seconded the motion. VOTE: 5-0

Dwayne stated that starting on page 14 is our Municipal Valuation Return that needs to be submitted to the State so we can get our Revenue Sharing and other exemptions. He stated that the Board just needs to motion to sign the return.

Selectman Galemmo motioned to sign the Municipal Valuation Return as prepared by our Town Tax Assessor. Selectman Hall seconded the motion. VOTE: 5-0

B. Surplus Equipment: Review Bids for Plow Truck

Dwayne stated that we put the 1991 Ford L900 plow truck out to bid and we received 2 bids back. The first bid was from Scott Gerrish for \$6,150.00 and the second bid was from Jamie Fenderson for \$5,315.00. He is recommending that the Board accepts the bid from Scott Gerrish.

Selectman Johnson, Sr. motioned to approve the bid from Scott Gerrish to purchase the 1991 Ford L900 plow truck for the amount of \$6,150.00. Selectman Galemmo seconded the motion. VOTE: 5-0

C. General Assistance: Establish Public Hearing for New Appendices

Dwayne stated that, every year, they have to review the new General Assistance Appendices for consideration and set up a Public Hearing. He is recommending that they hold the Public Hearing at the first meeting in October. He stated that there are not many changes for the upcoming year.

Selectman Galemmo Motioned to set the Public Hearing for the General Assistance Appendices for the first meeting in October. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Dwayne stated that they will also be having a Public Hearing on the Junkyard Permits. He stated that we have 1 application for a Junkyard permit. We have not received one from the Hall's. He believes that they are trying to sell that junkyard property.

6. Other Business:

Dwayne stated that, on page 44 of their packet, he has given the Board information regarding our Fuel Fund. With COVI-19, he is anticipating that there will be a greater need for assistance this year. We have about \$23,000 in the account. Every year, we update the figures based on poverty level and we go up to 125% of poverty level. We will deliver two 100-gallon deliveries to a family on a yearly basis. He said that we are also not getting any donations from Pratt this year for this fund. He stated that we do still have other benefactors that donate on a yearly basis. Dwayne said that, with the \$23,000, they should be just fine. He said that we just spent \$320 last year, and we haven't spent over \$1,000 in the past 4 years.

Selectman Johnson, Sr. said that he was talking to a couple business owners in town and they asked if we were allowing signs with inside lighting. Dwayne said that we did not. Selectman Johnson, Sr. said that the people he spoke to were wondering why Pinnacle had one. Dwayne said that he was not aware of it. He will have the Code Enforcement Officer check it out. He said that there are only a few businesses that have them because they were grandfathered in.

Selectman Hall asked if there had been any increase in damage to parks or anything due to the increase in young people around town. Dwayne said that they have had an increased number of calls but, so far, they have not seen any increase in damages. He stated that they are getting calls about not following the guidelines and being disrespectful to some citizens. He said that the Mill Field seems to be the place to congregate after school.

7. Review and Approve Warrants and Correspondence:

Warrant:	September 8, 2020	- \$	0.00
Warrant:	September 15, 2020	- \$	668,902.85

Selectman Galemme motioned to approve the Warrant of September 15, 2020 for the amount of \$668,902.85. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

8. Adjournment:

Selectman Galemmo motioned to adjourn the meeting at 7:18 pm. Selectman Hall seconded the meeting. VOTE: 5-0

Respectively Submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Wendy Cowan

Selectman: Jonathan Hall

Selectman: Michael Johnson, Jr.

Selectman: Charles Galemmo

Selectman: Michael Johnson, Sr.

