

NORTH BERWICK BOARD OF SELECTMEN MINUTES SEPTEMBER 6, 2022

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

Also Present: Dwayne Morin,

Selectman Johnson, Sr. opened the meeting at 6:30 pm.

1. PLEDGE OF ALLEGIANCE

2. REVIEW AND APPROVE MINUTES OF AUGUST 16, 2022

Selectman Cowan motioned to approve the minutes of August 16, 2022 as written. Selectman Johnson, Sr. seconded the motion. VOTE: 4-0

3. PUBLIC INPUT N/A

4. UNFINISHED BUSINESS:

A. COMMUNICATION TOWER: Update on Conditional Use Permit

Dwayne stated that the Planning Board granted approval for the Communication Tower at the August 25, 2022 meeting. He stated there were a few people present from Pheasant Hill Condominiums who had a few questions. Dwayne stated that unfortunately it looks like the Tower will not arrive until Spring of next year. He stated they are awaiting the final foundation plans and is hoping to get the foundation completed by winter and also looking to get the shed built as well. He stated they will be looking for a 10x12 shed but is waiting to receive specific dimensions from the radio techs. Dwayne stated there will be taller walls because everything will be in cabinets instead of in an open area. There will be four cabinets and will have taller than seven-foot clearance. Dwayne indicated that they may benefit from a gambrel style shed. Dwayne stated once the tower comes in, it will be about a week to complete, they bring it in sections and then a crane will put it up. Dwayne indicated it should be delivered in March and will be stored at the Public Works facility until it is time to put up. Selectman Cowan asked if there was enough room inside the Public Works building to accommodate it and Dwayne indicated they will find a place for it.

B. ROAD PROJECTS: Update

Dwayne indicated that they are waiting to get on Libby-Scott Paving's schedule to complete Madison Street and the Transfer Station and it looks like they will be done at the same time. Dwayne stated they were told it should be sometime this month and once they receive the dates, those projects will be completed. Selectman Johnson, Sr. indicated a townspeople inquired about how well the paving machines that heat up the pavement worked. Dwayne indicated they peel up about an inch of material, heat it up, add material to it and put it back down on the road. Dwayne stated the State is moving forward in this direction instead of adding more and more pavement. Dwayne stated that one of the things they plan to do next year when they prepare the bond for the roads, is to pave Governor Goodwin Road again and mill an inch off. The good thing about milling is that it provides a perfectly flat surface and ground pavement has more structural strength than actual gravel.

C. LPC: Runoff Election

Dwayne indicated that the result of the LPC voting resulted in a tie between him and Bill Ward of Kennebunk. He stated that MMA asked he and Bill to work it out and after discussion, it was felt that the best solution was a runoff election between the 2 of them. Selectman Hall asked how many selectman they had, and Dwayne indicated seven. Lori Smith, the Manager for Kennebunkport, was elected and Dwayne feels a non-coastal town should be represented. Unfortunately, Bill Ward would like to be on the LPC and Dwayne could not convince him otherwise. Dwayne anticipates that he may very well be elected anyway because there are 3 coastal communities (Wells, Kennebunk and Kennebunkport) and 2 non-coastal communities (North Berwick and Berwick) in the district. Dwayne also stated he would split the time and represent for one year and have Bill represent the district but Bill was not interested in that. Dwayne stated he would like to participate in the run-off election and try to keep apprised of the LPC work over the coming year regardless of the outcome. Selectman Johnson, Sr. asked how long Bill Ward has been in the LPC and Dwayne indicated he has been in since 2018. Dwayne stated that the Board will need to complete the new election form and the results will be tallied on September 21st.

Selectman Hall motioned to that the Town of North Berwick vote for Dwayne Morin in the LPC Run-Off Election. Selectman Cowan seconded the motion. VOTE: 5-0

Reminders: Next Board of Selectman's Meeting – September 20, 2022 - 6:30 P.M.

5. NEW BUSINESS:

A. COMMITMENT FY23: Abatements and Supplementals

Dwayne stated that the tax bills went out on August 22 and there are two abatement requests and one supplemental for the Board to act upon. Verna has reviewed the requests and recommends approval of them all.

Dwayne stated that the first is for Account 2294 - In January of 2020, 2.91 acres were deeded to this owner and was added as rear land to this lot for the FY2021 tax billing. The area was actually split from Map/Lot 003-005 and should have had a separate lot created and assessed. An abatement is needed to this lot (Map/Lot 003-005-1) to remove the value of the 2.91 acres of rear land. A supplemental assessment for the new lot (003-005-3) is being submitted with this abatement. An abatement of \$85.86 is in order as well as a supplemental tax of \$877.51 for the new building lot.

Selectman Cowan motioned that the Town approve the abatement for Leo & Tricia Boivin Revocable Trust with taxes abated of \$85.86 and the supplemental tax in the amount of \$877.51. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Dwayne stated that the second is for a house on Madison Street that had fire damage in April of 2021, and it did not get put into the database and was a data entry issue. An abatement is in order in the amount of \$284.33 for Anthony Skye.

Selectman Cowan motioned that the Town approve the abatement of taxes for Anthony Skye in the amount of \$284.33. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

B. EQUIPMENT: Sale of Police Cruiser and Fire Truck

Dwayne indicated that the Town has 2 pieces of equipment that we need to place out for bid: one is a 2013 Chevy Impala cruiser and the other is a 1993 Ford L8000 Fire Truck. Dwayne stated that he has created a draft bid document and the Board will need to establish a minimum bid price for each vehicle. Being consistent with previous bids, he has included a draft minimum bid of \$750.00 for the cruiser and \$2,000.00 for the Fire Truck. The Cruiser is in decent shape with only 116,477 miles, however, when we remove the police equipment it leaves the cabin in disarray. It will also need new tires. Dwayne stated that the Fire Truck is in need of repairs to make it road worthy, however, there are still a lot of equipment on the truck and if it was just salvage cost of the truck would be around \$2,000.00.

Selectman Hall motioned that the Town put the 2013 Chevy Impala Police Cruiser out to bid for a minimum bid of \$750.00. Selectman Cowan seconded the motion. VOTE: 5-0

Selectman Hall motioned that the Town put the 1993 Ford L8000 Fire truck out to bid for a minimum bid of \$2,000.00. Selectman Cowan seconded the motion. VOTE: 5-0

6. OTHER BUSINESS:

Dwayne indicated he needed signatures from the Board Members on the Bill of Sale of the camper to Dwayne and he will need to register it.

Selectman Cowan inquired if there were any updates on the Hanchett property. Dwayne stated he is moving forward and making quite a bit of progress and it looks much better. Selectman Cowan asked what his intent was behind the steel wall/fence and Dwayne indicated he will be putting in a garden. Dwayne stated the metal wall/fence will be painted green. Dwayne indicated he will be building a two-bedroom apartment inside the large garage behind the buildings. The apartment will be in one of the bays of the garage.

Selectman Johnson, Sr. inquired about the High Street property and Dwayne indicated they are putting the house behind the garage, and they received permission from the Planning Board.

Selectman Johnson, Sr. indicated a concerned citizen who walks Madison Street every day, asked if there was anything that can be done with the old ballfield on Madison Street. Dwayne stated there is no “ballpark” and it was never town property. Pan-Am Railroad owns that and will never allow the Town of North Berwick to use that property again. Dwayne stated that they could contact Pan-Am to advise them of all the garbage that is accumulating there but as far as using it again, the Town cannot use it. Dwayne stated when Boston Maine Railroad first owned it, they allowed the Town to use it as a facility in the 1970’s. Dwayne stated that 26 years ago, the Board of Selectman asked him to contact Pan-Am to utilize the property and their answer was absolutely not. Dwayne also asked if they would allow the Town to buy the property from them and they said no, they were not interested in selling the property.

Dwayne stated that about three weeks ago, there was an issue downtown with guns shooting. There was a man, in the old Linda Dutch property, who shoots guns behind his house, and it had caused quite the stir in town. He stated they talked to the property owner and said that needed to stop and the property owner was very polite and shut it down right away. Dwayne indicated that there is no shooting after 7:00 p.m. or before 7:00 a.m. due to noise ordinance. Dwayne stated he spoke with all of the neighbors, and most were pushing for a firearm ordinance for the Town and one neighbor was going to try and pursue a firearm ordinance in North Berwick. Dwayne stated that this man owns 12 acres and shoots guns behind his house, and he built his own shooting range out back and the closest building is 360 feet away. The ordinance states that you cannot shoot 300 feet of any structures. Also, it is not illegal to shoot Tannerite, which is a brand of binary explosive targets used for firearm practice, which is what was happening in this particular case. Selectman Cowan asked if the Town could permit the use of Tannerite and Dwayne indicated that he did not know the answer to that but did not believe so. Dwayne indicated that almost every firearm ordinance is in a downtown area and always exempts police officers and hunters during hunting season.

7. REVIEW AND APPROVE WARRANTS AND CORRESPONDENCE:

Warrant:	August 23, 2022	- \$ 17,455.69
Warrant:	August 30, 2022	- \$ 12,714.67
Warrant:	September 6, 2022	- \$ 115,953.01

Selectman Hall motioned to approve the Warrant of August 23, 2022 for the amount of \$17,455.69, the Warrant of August 30, 2022 for the amount of \$12,714.67 and the Warrant of September 6, 2022 in the amount of \$115,953.01. Selectman Johnson, Sr. seconded the motion. VOTE: 4-0

8. Adjournment:

Selectman Cowan motioned to adjourn the meeting at 7:25 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Respectively Submitted,
Jennifer Berard, Stenographer

Original to Town Clerk

Chairman: Charles Galemmo

Selectman: Michael Johnson, Sr.

Selectman: Jonathan Hall

Selectman: Wendy Cowan

Selectman: Michael Johnson, Jr.