

NORTH BERWICK BOARD OF SELECTMEN MINUTES

APRIL 18, 2023

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

Absent: Selectman Cowan

Also Present: Dwayne Morin, Jack Olea

Chairman Galemmo opened the meeting at 6:30 pm.

1. PLEDGE OF ALLEGIANCE

2. ELECT CHAIR AND VICE CHAIR FOR ENSUING YEAR

It is that time of year when the Board will need to elect a chair and vice chair for the ensuing year since this is the first meeting after Town Meeting. Since Selectman Cowan is absent, the Board decided to table this and wait until next meeting.

3. REVIEW AND APPROVE MINUTES OF APRIL 4, 2023

Selectman Johnson, Sr. motioned to approve the Minutes of April 4, 2023, as written. Selectman Johnson, Sr. seconded the motion. VOTE: 4-0

4. PUBLIC INPUT N/A

5. UNFINISHED BUSINESS:

A. BERWICK GUN RANGE: Ongoing Discussion

Dwayne stated he kept this as a standing issue on the agenda however there was nothing to report at this time.

B. PETITION: Petition Regarding Solar Project

Dwayne indicated that another petition on Solar Facilities was submitted, however it again does not have the required signatures, certification and proper format. He stated that the first petition had 14 signatures of which 5 of them were invalid. The other petition that was received had 155 signatures, of which 27 signatures were invalid. Dwayne stated that the Petition does meet the requirement of the 258 required. A majority of signatures lacked the certified oath which make them invalid. Dwayne stated that the Petition was also not formatted in accordance with state law.

C. LD2003: Proposed Zoning Changes to Bring Town Ordinance Into Compliance.

Dwayne stated that the State held public hearing this week on the extension of time, however, there is no indication where the legislature is headed. They have not voted yet on any of the proposals that are before them.

Regarding looking into the possibility of workforce housing, Chairman Galemme stated he and Selectman Hall are still waiting to hear of programs, however there is an entity called Landbank and he has a call into someone who runs that. He will provide updates when he receives them. He did state that the biggest hurdle would be the cost of infrastructure.

D. COMMUNICATIONS TOWER: Update on Progress

Dwayne stated that they are now gearing up for the installation of the communications tower. Dwayne provided the tentative schedule and information to the Board as follows:

April 24, 2023 – (No exact time at this time) The surveyor, Civil Consultants, will stake out the excavation area.

April 25, 2023 - (8:30 am) Pre-Construction meeting at the site.

May 2, 2023 – Excavation to begin by Guy and Sons Excavating. Anticipated to be a day or two for this to be completed.

Week of May 8, 2023 – Foundation to be installed by Morse Foundations along with bonding ring and communications shed pad. Anticipated to take 2-3 days.

Week of May 15, 2023 – Erection of the tower. (This is tentative at this time and will be finetuned in the coming week.) Tower will actually be constructed at the Public Works garage down the street and then brought up in sections to be craned onto foundation. It is anticipated that the tower erection at the site will take less than a day to erect. There will be subsequent work to be performed as the equipment is installed and Dwayne will inform the Board when that is scheduled.

Late May beginning of June – Installation of Shed, electrical, generator. (TBD at this time as some of the materials (i.e., generator, heat pump, for this part of project have yet to arrive.) Current List of Contractors that will be working at the site during the project: (As new contractors are selected Dwayne will let the Board know)

The list of people doing the work on the Tower are as follows:

Town of North Berwick Public Works – Site Work
Southern Maine Communications - Tower and Communications installation
Civil Consultants – Engineering/surveying
R.W. Gillespie and Associates – Geotechnical testing
Guy and Sons Excavating - Excavation and site work
Morse Foundations- Foundation (They will be subbing concrete delivery and I do not know that company as of yet)
Moriarty Electric Company – Generator (They will be contracting with P.Gagnon for propane installation)
Hill View Mini Sheds – Communications Shed (Shed is already constructed and they will delivery and place shed on pad.)
Specialty Services, Inc. – Heat pump for Shed
Michael Johnson Electric – Electrical

Dwayne stated that plans of the project are provided on Town's website if anyone wishes to review.

The website is

https://www.townofnorthberwick.org/sites/g/files/vyhlf5971/f/uploads/20220912-2217700-plan_set_with_foundation_plan.pdf

Dwayne stated that the generator is backordered. They ordered it two weeks ago and it should arrive in six weeks from now. He also indicated that they are waiting for the heat pumps as well. The plan is to install the heat pump at the shed at the same time as the community center but they are on backorder at this time. Dwayne indicated that if everything goes well, then possibly by this Fall, they will be transmitting off of the tower. The beginning of next year is probably more likely.

E. BAUNEG BEG MOUNTAIN: Update on Progress

Dwayne stated they are in the process of trying to figure out the Bauneg Beg Mountain project and from the project perspective, the Town does have enough money and most of the grants that we received are very specific how the money can be used. The money that was given has to be used to only purchase the land. Dwayne stated we need to look at how to move the money around to make it all work. The question is how much money that the Land Trust is going to have raise and making sure that our funds are used appropriately and not in violation of the ordinance. Dwayne stated that our money can only be used for capital and he is trying to make it all work regarding the stewardship fund and the conservation support. Selectman Hall indicated that he does not mind if they move this from one budget line to another as long as stays capital.

Dwayne stated that next Tuesday, the State is coming and they are going to walk the property if anyone was interested to join. They are going to walk up to the top of the mountain and back down to Hartford Lane.

Reminders: Next Board of Selectman's Meeting – May 2, 2023– 6:30 P.M. - Room 212

6. NEW BUSINESS:

A. PLANNING BOARD: Jack Olea Membership Application

Dwayne and the Board reviewed Jack Olea's application for the Planning Board position. Jack Olea indicated that he has lived in North Berwick for eight years and he has decided that he has the time to volunteer and be involved in the community. He stated he has attended several Planning Board meetings and he is interested in being on the Board and sees this as an opportunity to give back.

Selectman Hall motioned that the Board accept Jack Olea and appoint him for the open position on the Planning Board through December 30, 2025. Selectman Johnson, Sr. seconded the motion. VOTE: 4-0

B. TOWN MEETING: Discuss Town Meeting Results

Dwayne felt that the Town Meeting went well. The only thing that did not pass was the shoreline zoning going from 75 feet to 100 feet. Selectman Hall shared an email thanking the Board for listening to the 3rd grade class regarding the littering ordinance. Dwayne indicated there were about 50 people in attendance at the Town Meeting.

C. COMMITTEES: Determine Membership of Selectman Committees for Ensuing Year

Dwayne indicated that the Board will need to determine who is on the following committees: Rescue, Fair Hearing, and Labor.

The Board decided to table this topic until next meeting when Selectman Cowan will be present.

D. TODD SMITH APPLICATION:

Dwayne indicated that Todd Smith filled out an application and indicated his desire to serve on any Board that the Town may need him on. Dwayne indicated that there is one position open on the Board of Appeals. Selectman Hall indicated that he would be happy to have him come in at the next meeting and talk with the Board about perhaps filling that position.

7. OTHER BUSINESS

Selectman Hall stated that he wanted to talk about considering changing the name of the Board of Selectman to Select Board. He felt it would be appropriate for the name to be changed to keep up with the times. Dwayne stated he would put it on next week's agenda to discuss.

8. REVIEW AND APPROVE WARRANTS AND CORRESPONDENCE:

Warrant:	April 11, 2023	- \$ 19,162.38
Warrant:	April 18, 2023	- \$733,564.36

Selectman Hall motioned to approve the warrant for April 11, 2023, in the amount of \$19,162.38 and the warrant for April 18, 2023, in the amount of \$733,564.36. Selectman Johnson, Sr. seconded the motion. VOTE: 4-0

9. ADJOURNMENT:

Selectman Johnson, Sr. motioned to adjourn the meeting at 7:50 pm. Selectman Hall seconded the motion. VOTE: 4-0.

Respectively Submitted,
Jennifer Berard, Stenographer

Original to Town Clerk

Chairman: Charles Galemmo



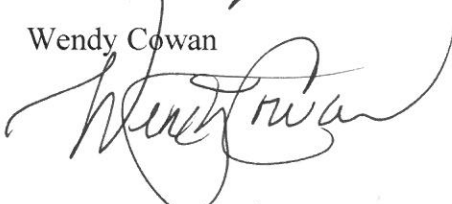
Selectman: Jonathan Hall



Selectman: Michael Johnson, Jr.



Selectman: Wendy Cowan



Selectman: Michael Johnson, Sr.

