

# **NORTH BERWICK SELECT BOARD MINUTES**

## **JULY 18, 2023**

**Present:** Chairperson Galemmo, Selectperson Johnson, Jr., Selectperson Cowan,  
Selectperson Johnson, Sr., Selectperson Hall

**Also Present:** Dwayne Morin, Pam Brezak, Rebecca Reed, Mark Reed

### **1. PLEDGE OF ALLEGIANCE**

### **2. REVIEW AND APPROVE MINUTES OF JUNE 20, 2023**

Selectperson Johnson, Jr. motioned to approve the Minutes of June 20, 2023, as written. Selectperson Cowan seconded the motion. VOTE: 5-0

### **3. PUBLIC INPUT**

Pam Brezak appeared regarding the Elroy Day Canoe Launch. She stated she has lived at her residence for about 15 years and it has been very peaceful and enjoyable. She stated however that since the canoe launch was installed, there have been problems and a lot of situations have arisen. She indicated that she has had to call the police on several occasions due to the teenagers who have been hanging out there and causing problems. She indicated that there were two young girls who recently stole and vandalized kayaks and canoes. She stated the kids have now been leaving in the area. She indicated that she has been spending less time by the river and staying in the house more. Pam has tried to speak with the kids but that was not received well at all. Most recently, Pam stated there were two boats that were docked at the canoe launch but they have now crossed the river and attached to a tree and is being used as a raft by the kids who are swimming there. She also stated there was a paddle boat at one time but that has gone down the river. The police told Pam to keep calling them when she sees something but Pam is wondering if there is something that the Town could possibly do since this beautiful property is getting trashed more and more by the day. Pam feels that this age group may need things to do within the community that the Town could provide. Dwayne indicated they have tried that in the past and they were not interested.

Regarding maintenance, Selectperson Cowan asked if that was the Town's responsibility and Dwayne indicated it was. Dwayne indicated that they do maintain it, have trash barrels located there and collect the trash every week. Dwayne stated that the police department makes repeated stops there multiple times per day. He stated there is a group of about six teenagers who are hanging out there. When they are chased out from the canoe launch, they tend to go under the bridge on Madison Street. They are not the most respectful kids when confronted. Dwayne stated he will have the two boats that are stuck there, removed and put at the public works building to be claimed. The last time the boat was registered was in 1996 and the canoe has no numbers on

it. The intention of the launch was to utilize the facility and take your boat back with you not leave it tied to the dock. As far as the girls that took the kayaks off of her property and vandalized the property, Dwayne indicated that situation is being handled by the police at this time.

Selectperson Hall inquired about the cost to put cameras up at the launch. Dwayne stated it would cost the Town a lot as there is no internet connection there. It is also through Pratt & Whitney's property so they would have figure out how to get lines through there. Selectperson Hall then asked about game cameras. Dwayne indicated game cameras would just record but not notify the police when someone is there and stated they would not be as clear as security cameras. He also stated if they are low enough to get video, the cameras would most likely be destroyed. Selectperson Hall asked if Dwayne could look into that further. Selectperson Cowan asked if perhaps the Town could obtain access to the internet through Pam's property to monitor the area. Pam indicated she would have to speak with her son as he is the one who provides the internet to the property adjacent to the canoe launch and will get back to Dwayne. Dwayne did state that would slow down his internet service as the cameras require a large amount of bandwidth. The Board also discussed putting signs up along the property as a deterrent.

Selectperson Cowan asked if the police have notified the parents of these kids and feels there needs to be some parental accountability. Selectperson Hall asked if the School Resource Officer could get involved regarding the kids vaping at this location as he believes it is illegal. Pam indicated again that she has tried to talk to these kids and understands that they need somewhere to go and the police has tried as well but nothing seems to change. She thanked the Board for listening to her and appreciates their desire to try and help.

#### **4. UNFINISHED BUSINESS:**

##### **A. LEGISLATURE: Update on Legislation**

Dwayne indicated that the legislature has ended its session and the two big pieces of legislation that we were tracking have been finalized. The Housing bill was extended for a year and there are some changes to the bill as well that has already discussed. The Senior Tax Stabilization will occur this year and then be replaced with another program next year tied to the income tax return of seniors. There were a host of other bills enacted and MMA will be highlighting them in a coming issue of the Maine Town and City Magazine for us all to review and understand. There was a grant process and Dwayne has started the process for the grant to redo the zoning ordinance and indicated they are eligible for up to \$10,000.00 to start that process.

##### **B. COMMUNICATIONS TOWER: Update on Progress**

Dwayne indicated that the shed is complete with electricity, the heat pump and the generator. They are shooting for August 2 -3 or 8-9 for installation. They are waiting for the crane company for confirmation.

**C. 2023 BONDING: Review Application for Bonding**

Dwayne indicated he put together the 2023 Bond Application and have sent it to our attorneys for review, who have indicated they approve it. Dwayne stated he could submit it tomorrow, pending the Board's approval.

Selectperson Hall motioned that Dwayne Morin be allowed to submit the Bond Bank Application for the SCBA and Road Improvements. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

**D. CEMETARY TRUSTEES: Replacement for Dale Clock Position**

Dwayne indicated that recently, the Board has had discussions surrounding the appointment to fill Dale Clock's Cemetery Trustee position. He indicated he did hear that there may be other individuals interested in applying for the appointment that the Board may wish to consider prior to making any appointments. One of those individuals is Melissa Johnson Pierce who operates the Johnson Funeral Home. Dwayne stated that Melissa was on the Board and unfortunately did not realize her term was up and did not run for election. The other individual is Bob Glidden.

Dwayne stated that there may be an issue with Melissa being appointed as the Bylaws indicate that the Superintendent and the Assistant Superintendent cannot be Board of Trustees and Michael Johnson, Jr. is the Superintendent and Melissa is the Assistant Superintendent. Dwayne stated that needs to be clarified as Melissa was not aware. Selectperson Cowan asked if this topic can be tabled until they receive clarification about this.

**E. ROADS: Update on Road Projects**

Dwayne indicated that we have begun the road projects for the summer. The Public Works crew has finished the sidewalk improvements on Varney Road. Libby Scott is planning on paving Linscott Hill Road and Little River Road this week. Then their attention will be on Governor Goodwin Road the last week of the month. The crew has begun the necessary culvert work on Morrells Mill Road and Dillingham Road so these can be paved in August. We are still waiting for the Water District to let us know when they are ready to tackle Lower Main Street. They were still waiting on parts at last conversation. The plan is to pave Madison Street when we pave Lower Main. Dwayne indicated that we will push Brewer Road and Valley Road into the Spring of 2024.

**F. BAUNEG BEG: Update on Closing on Bauneg Beg Property**

Dwayne indicated that we were scheduled to close on the purchase on August 9<sup>th</sup>, but the State has to move it to September and we are awaiting a date. We have submitted all the necessary paperwork to the Federal and State grant agencies. We are funding this primarily through two grant projects and they have received \$182,000.00 for Land for Maine Futures and

about \$180,000.00 from the Land and Water Conservation. The Town will contribute \$100,000 and the Land Trust is contributing \$70,000.00. Dwayne indicated he has engaged the services of Susan Thibeau to represent the town in the closing as she is also representing the Great Works Regional Land Trust and our interest are the same. He stated there is no need to involve the Town attorney on the purchase as they have not been involved in the process.

Selectperson Cowan motioned that the Town finalize the agreement on the Bauneg Beg property through Land & Maine Futures. Selectperson Hall seconded the motion. VOTE: 5-0

**Reminders: Next Select Board's Meeting – August 1, 2023– 6:30 P.M. - Room 212**

**5. NEW BUSINESS:**

**A. APPOINTMENTS: Review and Approve Appointments for FY24**

Dwayne indicated that the Board will need to review and approve the appointments for FY24.

Selectperson Cowan motioned that all appointments be approved for FY24. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

**B. FEE SCHEDULE: Review and Approve Revised Fee Schedule for FY24**

Dwayne indicated that regarding the Fee Schedule, the staff is requesting some changes for the coming year. In brief, the requested changes are as follows:

- Remove all the mention of computer disks as they are a thing of the past.

Add the following fees:

- Certificate of Sole Proprietor - \$10.00. Dwayne indicated that we receive many businesses asking for this certificate for their banking purposes.
- RV Dwelling Permit - \$5.00. This is a result of the zoning change that we made this past year and we stated the permit fee would be nominal.
- Photocopy fee for FOIA requests - \$0.10. The Board already approved this fee change last year due to the change in the State Law.

Increase in Fees:

- Pole Application – Flat \$10.00 fee instead of charging per page.

- Tax Maps and Maps – Large - Market Rate. The Town outsources this printing and we would just pass the cost along to the person requesting the maps.
- Administrative Fee for Building, Plumbing, Electrical. – Dwayne stated that the Town has noticed in the past year that the tradesmen apply for their permits but do not seem to pick them up. This would be a proposal to increase the admin fee by \$5.00 and we will mail the permits once they have been approved.

Selectperson Hall motioned that we adopt the Town of North Berwick Fee Schedule as presented. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

### **C. COMMITMENT: Preliminary Assessment Increases and Tax Rates for FY24**

Dwayne indicated that Verna is still working on value adjustments and potential tax rates. On average it appears that a 15 – 20% value adjustment will be made across the board with a few areas in town seeing a higher increase due to sales analysis. Housing prices continue to increase at about 1.5% a month and the town needs to adjust the values appropriately. This should result in a lower tax rate, however, budget implications will not result in a lower tax bill as both the town and the school budgets increased this past year. They have not been able to do any value updates as of today, due to a computer glitch, which is hopefully going to be resolved very soon.

## **6. OTHER BUSINESS**

Selectperson Hall motioned that the Board sign the York County Assessors Return. Selectperson Cowan seconded the motion. VOTE: 5-0

Dwayne indicated that we have yet to find a buyer for the retired fire engine and he was recently approached by a firefighter who would like the siren off the Engine and has offered to pay for it. Dwayne also wants to have the pump removed for a spare and the rest of the engine sent off to the scarp yard for scrap steel.

Selectperson Cowan stated she had received some requests that trimming be done around the Veteran's Bridge so the waterfall can be seen. Dwayne indicated that can only be done in the Fall due to DEP and he already has it scheduled.

Regarding the Eastern Trail, they have received two grants to go from North Berwick to Kittery and they received a \$4 million grant to build trail from Kennebunk to Pratt & Whitney. He stated that should start soon.

## **7. REVIEW AND APPROVE WARRANTS AND CORRESPONDENCE:**

Warrant:	June 27, 2023	- \$ 14,013.45
Warrant:	July 5, 2023	- \$ 135,161.87
Warrant:	July 11, 2023	- \$ 167,198.01
Warrant:	July 18, 2023	- \$ 746,359.46

Selectperson Hall motioned to approve the warrant for June 27, 2023 in the amount of \$ 14,013.45, the warrant of July 5, 2023 in the amount of \$135,161.87, the warrant of July 11, 2023 in the amount of \$167,198.01 and the warrant for July 18, 2023 in the amount of \$746,359.46. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

## **8. ADJOURNMENT:**

Selectperson Cowan motioned to adjourn the meeting at 8:15 pm. Selectperson Johnson, Jr. seconded the motion. VOTE: 5-0

Respectively Submitted,  
Jennifer Berard, Stenographer

Original to Town Clerk

Chairperson: Charles Galemmo

Selectperson: Jonathan Hall

Selectperson: Michael Johnson, Jr.

Selectperson: Wendy Cowan

Selectperson: Michael Johnson, Sr.