

# **NORTH BERWICK SELECT BOARD MINUTES SEPTEMBER 19, 2023**

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

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

## **1. PLEDGE OF ALLEGIANCE**

## **2. REVIEW AND APPROVE MINUTES OF SEPTEMBER 5, 2023**

Selectperson Cowan motioned to approve the Minutes of September 5, 2023, as amended. Selectperson Johnson Sr. seconded the motion. VOTE: 5-0

## **3. PUBLIC INPUT      N/A**

## **4. UNFINISHED BUSINESS:**

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

Dwayne stated that they are just waiting for our FCC license approval.

### **B. ROADS:      Update on Roads**

Dwayne indicated that Morrells Mill Road was completed. Governor Goodwin Road has been milled and shimmed and will be paved next week. Dillingham Road has been paved. The Water District has finished their work on Lower Main Street and the base pavement should be completed next week and then the surface paving will be scheduled along with Madison Street.

### **C. BAUNEG BEG:      Update on Closing on Bauneg Beg Property**

Dwayne indicated that the Town has closed on the Bauneg Beg property on September 6, 2023 and the GWRLT has begun trail construction. Dwayne stated that we are in the process of closing out the Land for Maine's Future Grant but final close out will be next December as we have to prepare a management plan by December 2024. He also stated that they are eligible for trail funding next year as a grant recipient this year and the plan is to apply for those grant funds.

**D. BONDING: Update on Bonding Process**

Dwayne indicated that we have received preliminary bonding estimates, and the interest rates are better than he expected. He stated that the rate looks like a 3.32% rate which is good news. This is preliminary and could change. He also stated that final interest will be on October 3, 2023.

**E. FORECLOSED PROPERTY: Continued Discussion on Abbott Property**

Dwayne indicated in regard to discussion at the last meeting, he did reach out to Barry Abbott and received a copy of his mother's Will. Contrary to what Bernie Abbott told the Board at the last meeting, Barry is the personal representative of their mother's estate, and should the town allow them to redeem the property, it would go back to the Estate which Barry is in control of. Barry stated that the State of Maine bill for his mother is substantial, and they will lien the property if it is part of the estate. Dwayne indicated that Barry would rather see the Town get the property than the State and he also stated that he notified the State back in January that the family was not going to pay the taxes and allow the town to foreclose on the property and Barry did discuss this with his brother. It is the Board's decision whether or not to allow for the redemption of the property and should the Board do so, it will then be up to the family as to how it is handled. Dwayne cautioned the Board about getting involved in a family disagreement. The Town would have no liability if we allowed it to be redeemed. Dwayne did indicate that the amount of back taxes and fees thus far is around \$15,050.00. Dwayne also spoke to Melinda and encouraged them all to sit down as a family to have a discussion as they have not spoken recently. Dwayne also stated that the family would prefer that the property not be developed, and his parents wanted it to be open land. He also stated that there is a family cemetery on the property that will always be available to the Abbott family. Selectperson Hall inquired about open property for hunting and off-road vehicles and what the Town's liability was. Dwayne indicated that the town is exempt from liability due to the Maine Tort Claims Act unless negligent. But the concern is what the off-road vehicles would do to the land overall.

**Reminders: Next Select Board's Meeting – October 3, 2023– 6:30 P.M. - Room 212**

**5. NEW BUSINESS:**

**A. ABATEMENTS AND SUPPLEMENTALS FY24: Review Abatements and Supplementals**

Selectperson Hall motioned that \$1,543.16 be abated for Account #293 – AT&T and then close out account. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

Selectperson Cowan motioned that \$371.95 be abated for Account #299 – Atlantic Federal Credit Union. Selectperson Johnson, Jr. seconded the motion. VOTE: 5-0

Selectperson Hall motioned that the Supplemental Tax Certificate be signed for \$29,300.00 for Account #299 – Atlantic Federal Credit Union. Selectperson Cowan seconded the motion. VOTE: 5-0

Selectperson Cowan motioned that \$7.53 be abated for Account #1049 – Janousek. Selectperson Johnson, Jr. seconded the motion. VOTE: 5-0

Selectperson Cowan motioned that \$17.20 be abated for Account #571 – Janousek. Selectperson Johnson, Jr. seconded the motion. VOTE: 5-0

Selectperson Johnson, Sr. motioned that \$1,296.35 be abated for Account #1475 – Thompson. Selectperson Cowan seconded the motion. VOTE: 5-0

**B. G.A. ORDINANCE: Review Ordinance Updates and Set Public Hearing**

Dwayne indicated that it is the yearly tradition, the updated GA ordinance appendices have been provided to the Town by the State and stated that the Board will need to set a public hearing date and then approve the appendices. He stated that Rebecca has put together the necessary changes along with a spreadsheet depicting the changes for the Board's review. Dwayne stated there were 4 changes this year regarding food and rent.

Selectperson Cowan motioned that a public hearing be held on Tuesday, October 3, 2023 at 6:35 p.m. in the Municipal Building Room 212 for the purpose of discussing the General Assistance Ordinance and Appendices proposed. Selectperson Johnson, Jr. seconded the motion. VOTE: 5-0

Selectperson Cowan indicated that she had received some feedback from the individuals who run the Food Pantry at the Hurd School and stated they seem to be getting some pushback from the individual who is in charge at the Hurd School. Selectperson Cowan stated that our food pantry is one of the top in the State and has been recognized as such and the people from the food pantry seem to want the space and would like some guidance as to where to go from

here. Dwayne stated that since the principal does run the school, his suggestion is that the food pantry board may need to approach the school board. Selectperson Cowan did want to raise awareness of what is going on and Dwayne indicated if the Board needs to become involved later on, they will.

**C. TOWN MEETING FY25: Review and Approve Town Meeting Schedule**

Dwayne stated that based on the Board's vote from the last meeting to hold the Town Meeting on April 13, 2024, he prepared the Town Meeting schedule for the Board's approval. He said the only change would be that the Budget Committee start meetings on the last week of January instead of the first meeting in February.

Selectperson Cowan motioned that the Board approve the schedule for the Town Meeting 2024. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

**D. PARKS & RECREATION APPLICATION: Amanda Turner Application**

Dwayne stated that he received an application from Amanda Turner to be on the Parks & Recreation Application. She has been involved in the Mill Field Festival as well as coaching. Dwayne indicated he would reach out to Amanda and have her attend the next meeting to meet the Board.

**6. OTHER BUSINESS - EXECUTIVE SESSION – LEGAL MATTER**

Selectperson Cowan motioned to go into Executive Session at 7:22 p.m. and get out of Executive Session at 7:37 p.m. Selectperson Hall seconded the motion. VOTE: 5-0

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

Warrant:	September 12, 2023	- \$ 22,715.33
Warrant:	September 19, 2023	- \$826,148.50

Selectperson Hall motioned to approve the warrant for September 12, 2023 in the amount of \$22,715.33 and the warrant for September 19, 2023, in the amount of \$826,148.50. Selectperson Johnson, Sr. seconded the motion. VOTE: 5-0

**8. ADJOURNMENT:**

Selectperson Cowan motioned to adjourn the meeting after the close of the Executive Session at 7:37 pm. Selectperson Hall 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.