

MINUTES
Town of New Gloucester
BOARD OF SELECTMEN'S MEETING
7:00 p.m.
Monday, September 21, 2015
At the Meetinghouse

BOARD OF SELECTMEN'S MEETING

I. CALL THE MEETING TO ORDER & ATTENDANCE

Chairman, Joshua McHenry, called the meeting to order at 7:06 p.m. Present were Chairman, Joshua McHenry; Vice-Chairman, Linda Chase; Selectmen, Stephen Hathorne and Laura Sturgis; Town Manager, Paul First; and Recorder, Sharlene Myers. Selectman, Steven Libby, was absent.

II. SCHEDULE NEXT MEETING:

Board of Selectmen's Meeting-- 7:00 p.m., Monday, October 5, 2015

A. Adjustments to the Agenda

None.

III. PUBLIC PARTICIPATION

A. PUBLIC HEARING -- General Assistance Ordinance Appendixes A-D

Mr. McHenry opened the Public Hearing at 7:07 p.m. There were no public comments. The Public Hearing was closed at 7:08 p.m.

B. Other

None.

IV. SCHEDULED ITEMS

4.25 To See What Action the Board Wishes to take in Regard to Adopting General Assistance Ordinance Appendixes A - D

Ms. Chase moved and Mr. Hathorne seconded a motion to adopt the General Assistance Ordinance Appendixes A-D. The motion carried on a vote of 4-0.

4.26 To See What Action the Board Wishes to take in Regard to Disposition of Tax Acquired Properties

Mr. First said the thirteen properties on the list was on the Town Meeting Warrant. He said all but four of the properties have paid the 2013 foreclosure year taxes. He said those properties cannot be deeded back to the property owner until all taxes on the account have been collected, however, they are making progress.

The Board said they would like to discuss the four properties separately.

Estes Road:

Mr. First said payment is pending on this property. He said he received a letter that morning stating payment would be received by the end of the week to clear up the 2012 and 2013 balances.

Mr. Hathorne moved and Ms. Sturgis seconded a motion to take no action on Map 7 Lot 34-B. The motion carried on a vote of 4-0.

Penney Road:

Mr. First said interest has been expressed by a public access non-profit and essential services organization. He said they are working on a proposal and he recommends taking no action until the proposal is received.

Mr. Hathorne moved and Ms. Sturgis seconded a motion to take no action on Map 4 Lot 43. The motion carried on a vote of 4-0.

328B Sabbathday Road:

Mr. First said he visited the property with the Public Works Director. He said the trailer has been vandalized, the property would require extensive cleanup and there are code violations. He said the property does have a drilled well and the tax file notes a septic system. Mr. First said the homeowners of record have passed away and notices have been sent with no results. He said he has two options for the property:

- A. remove the mobile home and clean-up the property for bid or market sale. Estimated clean-up costs at approximately \$6,000 which includes labor, machine time, dumpsters, hauling and disposal of refuse. This estimate does not include two public works employees for 2.5 days.
- B. put the property out to bid with purchaser responsible for all clean-up costs. Property should be sold within 90 days to avoid road maintenance costs and insurance costs.

Mr. First said he had spoken with someone who refurbishes old mobile homes and they would take the mobile home in return for removing it from the site, which would significantly reduce the cleanup budget.

Mr. Hathorne moved and Ms. Sturgis seconded a motion to take no action for 48-hours and the Board directs the Town Manager to commence clean-up after the 48-hours. The motion carried on a vote of 3-1, with Ms. Chase opposing.

275 Lewiston Road:

Mr. First said this is for a mobile home only. He said it currently sits on a lot with a single family home. He said the site is clean and the mobile home is very old. He said he has two recommendations for the property:

- A. do nothing and see how the bank handles this property
- B. quit-claim the mobile home to the taxpayers/heirs

Ms. Chase asked if the person who was interested in the mobile on 328b Sabbathday Road would be interested in this mobile, a two-for-one deal.

Mr. First said he could ask.

Mr. Hathorne moved and Ms. Sturgis seconded a motion to direct the Town Manager to contact the mobile dealer for purpose of disposal. The motion carried on a vote of 4-0.

4.27 To See What Action the Board Wishes to take in Regard to Pay Ranges

Ms. Chase moved and Ms. Sturgis seconded a motion to schedule a workshop to discuss before taking any action. The motion carried on a vote of 4-0.

V. APPROVE FY16 WARRANTS AND PAYROLLS #9, #10, #11 and #12

Ms. Chase moved and Mr. Hathorne seconded a motion to approve FY16 Warrants and Payrolls #9 & #10. The motion carried on a vote of 4-0.

Ms. Chase moved and Mr. McHenry seconded a motion to approve FY16 Warrants and Payrolls #11. The motion carried on a vote of 4-0.

Ms. Chase moved and Mr. Hathorne seconded a motion table FY16 Warrants & Payrolls #12 until before VII. Legal, allowing Ms. Sturgis time to review. The motion carried on a vote of 3-1, with Ms. Chase opposing.

VI. APPOINTMENTS

A. Registrar of Voters (2-year term)

Yvette M. Dailey

Ms. Chase moved and Mr. Hathorne seconded a motion to appoint Yvette Dailey, Registrar of Voters. The motion carried on a vote of 4-0.

VII. LEGAL

Mr. First said he received information right before the meeting from the attorney pertaining to the Sacco case. He said he would forward the information to the Board.

V. APPROVE FY16 WARRANTS AND PAYROLLS #12

Mr. Hathorne moved and Ms. Sturgis seconded a motion to approve FY16 Warrants and Payrolls #12. The motion carried on a vote of 4-0.

VIII. WRITTEN COMMUNICATION

A. Approve Minutes of the August 17, 2015, Board of Assessor's and Board of Selectmen's Meeting

Ms. Chase moved and Mr. Hathorne seconded a motion to approve the Minutes of the August 17, 2015, Board of Assessor's and Board of Selectmen's Meeting. The motion carried on a vote of 4-0.

B. Approve Minutes of the August 24, 2015, Special Board of Assessor's and Special Board of Selectmen's Meeting

Ms. Chase moved and Mr. Hathorne seconded a motion to approve the Minutes of the August 24, 2015, Special Board of Assessor's and Special Board of Selectmen's Meeting. The motion carried on a vote of 4-0.

IX. ORAL COMMUNICATION

A. Selectmen

Linda Chase – no comments.

Laura Sturgis – said on Saturday, she attended the chicken barbeque put on by the New Gloucester Fire Department and in the evening, she attended the Amvets Bean Supper. She said both events were well done and enjoyed by all who attended.

Steven Hathorne – said he enjoys receiving the Town Manager Updates on Friday. He said he feels more informed of what is going on in the Town. He said approximately a year and half ago, the slowing of speed in front of The Opportunity Farm was discussed. He asked if there was any updates on this discussion.

Mr. First said The Opportunity Farm has met with the State Traffic Engineer about crosswalks and signage. He said the engineer said signage could be placed at no cost to the Town. He said the crosswalk is still be looked into due to site distance and a safe landing area.

Joshua McHenry – said he would like to wish everyone a safe and happy autumn.

B. Town Manager

Mr. First said the Planning Board and LMPC has proposed revisions to the zoning ordinance which requires a vote of approval at a Special Town Meeting, sometime this fall. He said there is a revision to the CIP minimum dollar amount, from 7,500 to \$15,000, that the Selectmen approved a couple years ago, that also requires a Town Meeting vote. He said the Town Planner could come before the Board to discuss full details.

Mr. First said the Outlet Road Bridge box culvert has been set and the engineer is hopeful the road will be back open at the close of the day on Friday, September 25th.

Mr. First said Gary Sacco, Fire/Rescue Chief, has resigned from his position effective October 2, 2015. Mr. First read the resignation letter, which a copy is attached to these minutes.

Mr. First said he received a call from the Maine Center for Disease Control to notify the Town that there is a confirmed case of West Nile Virus in the Community. He said they will be releasing a press release on this issue. He said he will keep the Board notified if anything more develops.

Mr. First said there are some issues with current company who cleans the Municipal Campus. He said the Town currently does not have a signed contract with them and are on a month to month basis. He said he would like to find someone in the community and will be placing an ad. He said this would be a part-time job, under 35 hours a week with no benefits.

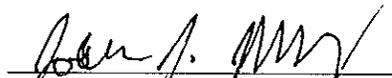
C. Dept. Heads

D. Boards & Committees

X. ADJOURN

Ms. Chase moved and Mr. Hathorne seconded a motion to adjourn at 8:14 p.m. The motion carried on a vote of 4-0.

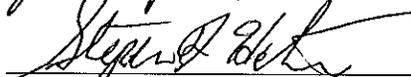
Approved October 5, 2015



Joshua J. McHenry, Chairman

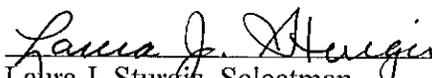


Linda D. Chase, Vice-Chairman



Stephen J. Hathorne, Selectman

Steven M. Libby, Selectman



Laura J. Sturgis, Selectman