Town of Chebeague Island
Regular Meeting of the Board of Selectmen
Wednesday, October 14, 2009 @ 7:00PM
Chebeague Island Hall & Community Center

Present: Herb Maine, David Hill, Donna Damon, Chris Rich and Scott Seaver.
Mark Dyer: absent.

1. Meeting called to order at 7:05PM.

2. Approval of minutes:
   Donna Damon stated the Ken Hamilton suggested we do our minutes and warrants at the end of our meetings. Donna asked the Board if this would something they would consider trying. The Board agreed to try this procedure and revisit it to see how it is working.
   Donna Damon: motion to take up minutes and warrant approvals at the end of regular meetings.
   David Hill: second.
   Vote: Three (3) in favor, one (1) opposed (Maine).

3. Warrant approval:
   Will approve warrant at the end of the meeting.

4. Administrator’s Report:
   Scott Seaver reported on the following:
   - Financial report of expenditures & revenue's.
   - Public Works projects.
   - Electrical work at Public Safety Building.
   - Harbormaster working on dredging issues with Army Corp.
   - Town Office closed November 3rd due to voting.
   - We should have answers on the Cousins Island project in about a week.
   - Stone Pier project out to Gorrill & Palmer should be back in about a week.
   - Transfer Station hours changed to winter hours as of 10/17/09.
   - Excise Tax referendum: we could loose approximately $40,000 in excise tax.
   - Tabor referendum: very confusing and I really do not have any idea how it will effect the Town.

   Donna Damon asked that twenty four hour parking signs have fines listed on them.
   She advised that Milo Matrazzo discussed that he was told Intercoastal barging can do our barging cheaper than the one we have know.
   Donna Damon asked if they will have the chance to review the Cousins Island project.
   Scott: Yes.
   David Hill: Will the project start this fall?
   Scott: I will be talking to Gregg Scott at CPM about a project start schedule.
   Herb Maine: Is there any progress about getting water to the Transfer Station?
   Scott: That will be a spring project.
5. Public comment:

Bob Earnest: Just to let everyone know a company that deals with bio mass burners has been on the island and looked at the Recreation Center and School and will be doing a proposal. One of the fuels for these burners would be wood chips.
Doug Ross: Did Solid Waste barging go out to bid?
Donna Damon: I believe it did, but Mark would know more about this.
Scott Seaver: I have a statement from Lionel Plante in July 2007 and it hasn’t gone out to bid since. The contract we gave with Pine Tree Waste expires in November.
Bev Johnson: Asked about the savings at the Transfer Station due to Chedemption?
Scott Seaver: I’m not sure as I do not know the volume that Chedemption handles.
Donna Damon: This was figured out back in 2006. She will look for information.

6. Old Business:

6.A
To see if the Selectmen will act to fill vacancies in the Town Committees, Boards and Commissions.
Scott Seaver advised that a letter of interest was received from Cap Leonard to serve on the Coastal Waters Commission.
Donna Damon: Cap is more than qualified, but he is not here for several months in the winter. We need more information on availability. Also, we need to look into the attendance of members of this Board.
Herb Maine: Jeff Putnam contacted me and asked about participating by phone. Herb asked Scott Seaver if he saw a problem with that?
Scott Seaver: I’m not sure how that would work.
Herb Maine: Maybe we should discuss having one alternate for each committee that way when someone is not available the alternate can fill in.
David Hill: I guess it would work if the Committee was comfortable with it and if Cap is comfortable with doing it by phone.

David Hill: motion to accept Cap Leonard’s offer to serve on the Coastal Waters Commission contingent on Coastal Waters Commission acceptance.
Donna Damon: Stated that she felt it was not a good precedent to leave it up to the Commission.
Donna Damon: motion to read, to appoint Cap Leonard to serve on the Coastal Waters Commission contingent upon his opinion he can serve in this position.
David Hill: agreed to amended motion.
David Hill: second.
Vote: Unanimous.
Scott Seaver will call Cap Leonard and discuss serving on commission.

Donna Damon: Did we complete the appointments of individuals to review the Coastal Waters Ordinance?
Herb Maine: Stated he received an email from Jeff Putnam that he would not have enough time to review the ordinance and ask to remove himself from the review committee.

Donna Damon: motion to appoint Kevin Wentworth, Mike Porter, Cap Leonard and Kenneth Hamilton (if accepted) to serve with Leon Hamilton and Chris Rich to review the Coastal Waters Ordinance.
David Hill: second.
Herb Maine: I will write up a charge of five priorities. 1) Reference to riparian (remove language). 2) Mooring fee removal. 3) To change Stone Pier to Stone wharf. 4) Chandlers floats. 5) Removing the word “punt”.
Vote: Unanimous
Old Business continued:

6.B
To see if the Selectmen will adopt a policy regarding bringing proposals, recommendations or requests for action before the Board.
Board agreed to move this item to a later slot in the meeting.

6.C
To see if the Selectmen will set a minimum bid for properties in accordance with Town Meeting and the tax-acquired property policy.
Herb Maine: This is the piece of property on the Leroy Hill Road Map & Lot I03-133.
Donna Damon: motion to set minimum bid of $25.00 on the Roy Hill Road property.
No second.
Donna Damon: motion to set minimum bid of $100.00 on the Roy Hill Road property.
Chris Rich: second.
Vote: Unanimous.

Donna Damon: motion that the Town of Chebeague Island Board of Selectmen opposes both initiatives.
David Hill: second.
Vote: Three (3) in favor with One (1) opposed (Maine)

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6.E
To see if the Selectmen will approve draft language for certain articles for the next Town Meeting.
Donna Damon: Any warrant should have a public hearing before the Town Meeting. We need to talk about it ahead of time so that people can make up theirs minds before the meeting.
Herb Maine: At what stage do you suggest this be done?
Donna Damon: A month to two (2) weeks prior to the meeting.
David Hill: What is the legal requirement or is there one for the recommendation from the Board?
Scott Seaver: It doesn’t matter the majority votes to approve the warrant. The meetings, hearings, etc. help you make up your mind.

i. Chandlers Cove:
Donna Damon: Ken Hamilton has a draft of Chandlers open space ordinance.
**Donna Damon:** motion to approve Chandlers open space ordinance on the next warrant for Town Meeting.
**David Hill:** second.
**Vote:** Unanimous.

ii. Tax-acquired property:
Herb Maine: This is in reference to the foreclosed property on North Road Map & Lot 106-026A. The prior owner is Mark Olsen and was automatically foreclosed on December 12, 2007 by the Town of Chebeague due to non-payment of real estate taxes. Mr. Olsen has come to the Town to try to regain ownership of this property.
Donna Damon: This piece of property was on the Tax Acquired Property Committee listing of recommendations of use of foreclosed properties. The problem is that the prior owner had six months from the date of foreclosure to contact the Board of Selectmen and the ordinance states that. The record needs to show that the prior owner did not follow the process stated in the ordinance.
Kelley Rich: She stated that the Town is setting a precedent. If we do this for one property owner we need to make sure others get the same consideration.
Bob Earnest: I think it’s great we are trying to be fair, but the issue that is being missed in this conversation. This party did not communicate and did not follow the rules. This is unfair to the people that do follow the rules and pay on time. If we make exception after exception where does it stop? It does not seem fair to keep making exceptions with a policy that is already very lenient, all it takes is a phone call. This is not a piece of property that a person is living on; it is not creating a homeless person.
David Hill: Tonight we are only deciding is this should be a warrant article.
Donna Damon: When we finally heard from the person was after the Foreclosed Property Committee met and this should go up for sale or be affordable housing. It was after that we had the person’s attention. They must have heard it from someone.
Herb Maine: I think we are still in the mode of drafting a government and drafting a policy. I would still be lenient. For me this a question of we are still learning how things work. This is the first time we have used the policy and we still need to give leeway.
Kelley Rich: Is this warrant for an individual situation?
Herb Maine: Yes this is an individual situation.
Bob Earnest: What about the individual that owned the property by the ball field?
Herb Maine: He did it within the time frame of the policy.
Donna Damon: He did it with the time frame and had the same information and followed the process and got his property back.
**David Hill:** motion, move the article regard to the foreclosed property ahead to warrant with adjustments to language to be determined.
**Chris Rich:** second.
**Vote:** Unanimous.
iii. Affordable Housing:
Donna Damon: motion to hold Workshop October 28th, 2009 @ 7PM at the Island Hall.
David Hill: second.
Vote: Unanimous.

iv. Undesignated funds for Kids place.
David Hill: move this ahead to a public meeting.
Chris Rich: second.
Vote: Unanimous.

v. Off-highway Vehicle Ordinance:
David Hill: At this point we have nothing to review.
Herb Maine: We can set a date for a public hearing.
Donna Damon: We need to send out a notice.
Donna Damon: motion to set a date for a Public Hearing in the draft ordinance to allow off-highway vehicles on Town roads for November 4th, 2009 @ 7PM at the Island Hall.
David Hill: second.
Discussion: David Hill, this should be at the next Town Meeting.
Vote: Unanimous.

6.F
To see if the Selectmen will set a date for a Special Town Meeting:
Donna Damon: motion to set special Town Meeting date for December 5th, 2009 at 9AM at the Island Hall.
Scott Seaver: Stated that December 5th is too soon. We have a lot of work left to do and need to have public meetings and/or hearings before the Town Meeting.
Donna Damon withdrew motion.
David Hill: motion to set January 16th, 2010 for a Special Town Meeting at 9AM at the Island Hall.
Donna Damon: second.
Vote: Unanimous.

6.G
To act on a written request from Chedemption to attend a 10/18/09, 4:00PM Island Council meeting regarding the future management Chedemption operation.
Beth Howe: Stated that a notice had been mailed out looking for volunteers.
David Hill: motion that Donna Damon go to meeting as representative of the Town.
Chris Rich: second.
Vote: Unanimous.

Approve Warrant: Debt Service/Bond Payment
Donna Damon: approve Warrant in the amount of $427,053.32 as presented.
David Hill: second.
Vote: unanimous.
Approve Warrant: Expense Warrant
Donna Damon: approve Warrant in the amount of $109,903.54 as presented.
David Hill: second.
Vote: Unanimous.

Donna Damon: motion to adjourn meeting
Chris Rich: second.
Vote: unanimous.
Meeting adjourned at 9:40PM
Respectfully submitted by Susan Campbell, Town Clerk