

Board of Selectmen's Meeting Minutes
January 17, 2008
Harpswell Town Office
Approved on February 14, 2008

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Selectmen Present: Amy N. Haible, James S. Henderson and Chairman Samuel W. Alexander

Staff Present: Kristi Eiane, Town Administrator

Call to Order and Pledge of Allegiance: The meeting was called to order by Chairman Alexander at 6:30 p.m. with the Pledge of Allegiance. The meeting was videotaped and broadcast live on Harpswell Community Television.

1. Adoption of the Agenda: Chairman Alexander moved, seconded by Selectman Haible to adopt the agenda as printed; motion passed 3-0.

2. Town Administrator's Report: Administrator Eiane invited the public to attend the Town's 250 incorporation celebration on January 25 at 7:00 p.m. at the Old Town Meeting House. Administrator Eiane announced the Town's annual audit begins on Tuesday with the firm, Runyon, Kersteen and Ouellette. Rosalind Knight, Town Clerk, explained that Maine holds caucuses in February and primaries on June 10. The Republican caucus is February 1 – 3 (location and time is unknown at this time); Democratic caucus is 2:00 p.m. on February 10 at the Harpswell Islands School. Ms. Knight reviewed the process for participating in the caucuses.

3. Selectmen's Announcements: Selectman Haible stated she attended a Midcoast Regional Development meeting and provided highlights to what the Midcoast Business Development & Planning (MCDBP) is working on; economic efforts, BNAS redevelopment, regional transportation, planning efficiency grants and long range planning with Route 1 and Route 24.

4. Discussion of Dipper Cove Proposed Dry Hydrant Easement: Bill Beazley, Fire Chief of Orr's/Bailey Island Fire Department, explained there are three dry hydrants in the OBI Fire Department service area; one on Bailey Island, one at Wilson's Pond on Orr's Island and one on Gun Point Road on Great Island. Mr. Beazley stated the proposed hydrant at Dipper Cove is important as a backup to the Wilson's Pond hydrant and will service Dipper Cove, all of Bayview Road, including the Bowdoin College property. Mr. Beazley stated that all the less expensive water sources have been developed and now it's more costly to develop additional water sources. Selectman Haible stated she spoke with each of the three Fire Chiefs and they all agreed this project is worthwhile and will benefit the Town. Selectman Haible moved, seconded by Chairman Alexander that the Town install the dry hydrant at Dipper Cove and the access road and maintain the hydrant (with the exception that Dipper Cove will plow the access road). The Board agreed to use a fixed time period in place of "in perpetuity" language in the easement. Selectman Haible amended her motion to add that Administrator Eiane bring back the proposed easement for review by the Board. The revised motion passed 3-0.

5. Update from Petitioner of Petition Calling for Board of Selectmen to Act Re: Iran: Kate Chipman read the language in the petition and explained this is part of a larger effort in the area to bring peace. Ms. Chipman stated the dedicated support of the individuals on the mall in Brunswick every Friday night is admirable as well as other individuals in many towns, including Harpswell. Ms. Chipman stated she is part of a new effort to obtain enough signatures to place this petition's resolution on the March Town Meeting warrant. Selectman Haible agreed with Ms. Chipman's position but expressed concerned that this item would disenfranchise the voters at Town Meeting and stated she cannot support placing it on the warrant. Chairman Alexander stated that while sympathetic, he believes the petition is divisive and that Town Meeting is not the proper forum and wished Ms. Chipman success with petition signatures. Administrator Eiane encouraged Ms. Chipman to speak with the Town Clerk regarding the procedure for getting petitions on the warrant and the

required dates. Selectman Henderson stated he is in favor of this item being on the warrant and was overruled by his colleagues and stated that on every issue voted on, there is a winning and a losing side. The item was passed over for lack of a motion.

6. Consideration of Proposed Public Easement Near Giant's Stairs, Bailey Island: Chairman Alexander expressed concern about a letter received from the Bakers that they were considering withdrawing their offer until the path is reconstructed and until they can speak with the people in the neighborhood. John Robbins stated the Bakers have not withdrawn and they are waiting to see the Selectmen's position tonight. Mr. Robbins stated that even if the Bakers withdrew, he and his wife would relocate that portion of the path onto their property to allow the continued use of this middle path by the public. Chairman Alexander moved to ask the voters on the March Town Meeting warrant whether they will accept this easement. Selectman Haible stated the offer was to be respected but that she is concerned with the amount of letters received against the proposal and that the people affected cannot vote as they are not residents. Selectman Henderson seconded the motion and stated he could not support the motion as the path is planned for renovation and may allow more accessibility to the site than currently. The motion fails by a vote of 1-2 (Selectman Haible and Selectman Henderson voted against).

7. Consideration of Wind Study Proposal: Richard Newman acknowledged many other persons that have helped in this project. Administrator Eiane reviewed Mr. Newman's proposal asking the Town to consider accepting contributions towards a wind study and once a threshold is reached, the Town appropriate \$10,000. Selectman Haible questioned why Long Reach, Mountain Road is the proposed site as opposed to say Mitchell Field, which could be subject to incentives being in a Military Redevelopment Zone. Mr. Newman explained that the Long Reach property is approximately 200 acres and could accommodate 3-4 turbines, which could pay the Town a large amount for 15-20 years along with the positive environmental benefits. Furthermore, Long Reach is insulated to a degree and Mitchell Field has close neighbors and could not sustain the number of wind turbines as Long Reach. Chairman Alexander moved, seconded by Selectman Henderson to place this item on the Town Meeting warrant to be as developed as outlined in Mr. Newman's memo. Selectman Henderson expressed concern about the public's perception of voting on a wind farm or for an appropriation for funding for a wind study. The motion carried 3-0.

8. Consider RFP for Planning Consulting Services: Administrator Eiane explained the CPIC has developed this scope of work to hire an assistant to help with achieving the goals outlined in the Comprehensive Plan such as rural and growth zones. Administrator Eiane reviewed the Budget Advisory Committee recommendation of budgeting \$10,000 plus a carryover of \$5,000 totaling \$15,000 for this purpose. Ken Cichon, Chair of the CPIC, requested the Board approve this RFP to be sent out to firms with a return date prior to Town Meeting, providing a figure needed to achieve the Committee's goals. Mr. Cichon respectfully disagreed with the Budget Advisory Committee as the CPIC feels they need more funding to work through this process. Administrator Eiane explained the Board is being requested to approve sending this RFP out to firms. Mr. Cichon explained the Committee is looking to the Water & Septic II Study to get carrying capacity to assist them in classifying zones. Chairman Alexander moved, seconded by Selectman Henderson to adopt the RFP; motion passed 3-0.

9. Update on School Consolidation Process by Superintendent Wilhelm and School Board Members: Superintendent Michael Wilhelm reviewed the Maine law passed in spring of 2007 requiring schools to consolidate into Regional School Units (RSU). Superintendent Wilhelm explained that Lisbon expressed an interest to consolidate with M.S.A.D 75. Both School Boards approved committing to intent to consolidate. Superintendent Wilhelm reviewed the process the school systems have been working through and the various steps. Superintendent Wilhelm stated public hearings concerning the consolidation will be held in March with the referendum vote scheduled for June 10. Superintendent Wilhelm reported that if the RSU was operating in this fiscal year, the impact on Harpswell would result in an \$117,346 reduction in local funding. Superintendent

Wilhelm explained that Georgetown recently contacted M.S.A.D. 75 about consolidating. Once Georgetown votes and commits intent to consolidate, then they will present their case to M.S.A.D 75 and Lisbon. Superintendent Wilhelm acknowledged the consolidation process is complicated and encouraged the public to attend hearings and follow the Regional Planning Committee's process. Attached as further review are handouts from Superintendent Wilhelm. Joanne Rogers, School Board Member, stated the new RSU school board will be voted on in November of 2008.

10. Execution of Land Purchase Installment Contract: Chairman Alexander explained this property has been foreclosed on by the Town for unpaid taxes and this agreement allows the owner to re-purchase the land and pay the Town for all its incurred costs. Chairman Alexander moved, seconded by Selectman Haible to enter into this purchase installment contract with the previous owner of Map 3, Lot 73; motion passed 3-0.

11. Execution of Release Deed: Chairman Alexander explained this is regarding tax liens the Town filed in 1967 and 1968 for unpaid taxes and this release deed will release any interest in the property the Town may have acquired. Chairman Alexander moved, seconded by Selectman Henderson to sign the release deed for the Great Island property owned by representative Noreen Pray; motion passed 3-0.

12. Consideration of Secret Ballot Items for March 2008: Administrator Eiane explained the CPIC previously requested the Board place the CPIC items on secret ballot and the Board has a list of secret ballot items from the past five years. Ken Cichon, Chair of CPIC, requested the Subdivision cluster proposal be placed on secret ballot and not the 40-foot buffer proposal. Mr. Cichon explained this proposal has been vetted through multiple public meetings and would be better served on a secret ballot so that absentee voters can vote. Glenn Gott spoke against secret ballot items. Chairman Alexander moved, seconded by Selectman Haible to place the Curtis Memorial Library appropriation on secret ballot; motion passed 2-1 (Selectman Henderson opposed). Selectman Haible moved, seconded by Selectman Henderson to place the CPIC Subdivision cluster proposal on secret ballot contingent on attorney review; motion passed 2-1 (Chairman Alexander opposed).

13. Consider Adding Items to February 5th Public Hearing: The Board agreed to not place the mandatory shoreland zoning amendments on the warrant as the State has delayed the required date for adoption to 2009. Selectman Haible moved, seconded by Chairman Alexander to place the septic setbacks floodplain, CPIC 40-foot buffer setback, road, sign and CPIC Subdivision amendments on the February 5 public hearing agenda; motion passed 3-0.

14. Consideration of 2008 Budget Items: Chairman Alexander moved, seconded by Selectman Haible to place the following budget items on the warrant:

Boat & Motor Replacement	\$6,000	
Voting Machines	\$3,000	
Vehicle Equipment	\$3,000	
Town Office Improvement	\$6,000	
HCBC Digital Conversion	\$5,000	
Copier Replacement	\$1,500	
Generator Replacement	\$13,000	
Dry Hydrant	\$10,000	
Recycling	\$16,000	motion passed 3-0.

Chairman Alexander moved, seconded by Selectman Haible to place the following budget items on the warrant:

Curtis Library	\$113,538
Orr's Island Library	\$11,500
Cundy's Harbor Library	\$11,500

Harpswell Historical Society	\$2,000
Pejepscot Historical Society	\$500
Memorial Observances	\$1,200
Harpswell Community Broadcasting	\$35,000
Recreation Department	\$33,545
Recreation Programs	\$7,250 motion passed 3-0.

Selectman Henderson moved, seconded by Selectman Haible to fund the CPIC request through the Planning Office by approving \$94,750; motion passed 2-1 (Chairman Alexander opposed). Selectman Henderson moved, seconded by Selectman Haible to fund the \$40,000 tower equipment through bonding and not an appropriation; motion passed 2-1 (Chairman Alexander opposed). Selectman Haible moved, seconded by Selectman Henderson to adopt the special projects as listed; Codes Vehicle \$14,000, HIS Playground Equipment \$5,000, Front Door \$5,000 and the Town's incorporation \$2,000; motion passed 3-0. Selectman Haible moved, seconded by Chairman Alexander moved to approve \$240,000 for capital roads; motion passed 3-0. Chairman Alexander moved, seconded by Selectman Henderson to approve \$627,938 for debt service; motion passed 3-0.

15. Authorization of the Warrant: Administrator Eiane recommended approval of warrants 67 (from 2007) and 3 (from 2008) and payroll warrant 3. Chairman Alexander moved, seconded by Selectman Henderson to approve warrant 67 in the amount of \$4,642.38 motion passed 3-0. Selectman Haible moved, seconded by Chairman Alexander to approve warrant 3 in the amount of \$634,946.65; motion passed 3-0. Selectman Henderson moved, seconded by Chairman Alexander to approve payroll warrant 3 in the amount of \$13,112.01; motion passed 3-0.

16. Approval of the Minutes: There were no minutes for review.

17. Public Comment: Donna Frisoli reviewed an email she received regarding a State bill about cable franchising and she will give it to CV Noyes of the Communications Advisory Committee to review. Howard Nannen reviewed examples of the need for a Town-wide comprehensive plan; the Skolfield property lawsuit, the LNG proposal, the Mitchell Field Master Plan. Mr. Nannen stated it was time for the Town to support their Committees and fund their requests to make Town-wide improvements. CV Noyes asked if the Coalition proposal was dead at this time; he was told the Coalition may still have time to get something before Town Meeting.

18. Adjournment: The meeting was adjourned by unanimous vote at 9:45 p.m.

Respectfully Submitted,

Terri-Lynn Sawyer

Attachments: Superintendent Wilhelm's handouts