

**Board of Selectmen's Meeting Minutes**

**June 28, 2007**

**Harpswell Town Office**

Approved on July 26, 2007

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**5:30 PM** The Board of Selectmen held an executive session pursuant to 1 M.R.S.A. Section 405(6)(C) to discuss the lease of Town Owned Property with Tower Specialists

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

**Staff Present:** Kristi K. Eiane, Town Administrator and Terri Sawyer, Deputy 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 delete items 7 and 8 due to William Wells being ill and replace them with: item 7: CPIC Update and item 8: Allen Point Road State Owned Land discussion; motion passed 3-0.

**2. Town Administrator's Report:** Administrator Eiane informed the Board that she and Jim Gordon, Recycling Center and Transfer Station Manager, interviewed 8 applicants for a Recycling Center Attendant position. Administrator Eiane recommended the Board hire Cody King and acknowledged that his father, Greg King, works at the Transfer Station and stated that he will not supervise Cody. Selectman Haible moved, seconded by Chairman Alexander to hire Cody King as the new Recycling Center Attendant; motion passed 3-0. Administrator Eiane announced she spoke with Deb Friedman of Senator Edmond's office and there appears to be a remaining chance of possible special education funding for Harpswell and she will keep everyone posted.

**3. Selectmen's Announcements:** Chairman Alexander announced the Board of Selectmen will hold a non-resident taxpayer meeting on Friday, June 29 at 3:30 PM at Harpswell Islands School. Chairman Alexander called for nominees to serve on the Midcoast Regional Redevelopment Authority Board of Trustees and asked that letters of interest be sent to the Town. Administrator Eiane explained the Governor will appoint the individuals for a four-year term and the Town needs to submit nominations by July 30. Selectman Haible stated she spoke with the Chamber of Commerce President, a Harpswell resident, and she is interested in serving. Selectman Haible noted that the BNAS closure has a great impact on Harpswell. Administrator Eiane will contact the Governor's Office for more information and anyone who has questions should contact her. Selectman Henderson reported that as a result of his contact with the Public Utilities Commission and CMP regarding the numerous amounts of power outages in Harpswell, he attended a meeting Tuesday with the Brunswick CMP Office. CMP has admitted that the eastside circuit is one of the worst performing circuits in the State and they discussed several ways that they are trying to improve performance. Selectman Henderson stated that he has invited CMP to come and speak to the Board. He added that they could be of assistance in the Emergency Services Study. Chairman Alexander announced that he, Dave Hackett and Jim Nelson will read the Declaration of Independence at the Old Town Meeting House on July 4 at 10:00 am.

**4. Old Business:** There was no old business discussed.

**5. Conservation Commission Update:** Anne Perry, member of the Conservation Commission, reported that invitations to attend the May 31 forum regarding the Open Space Planning Process were sent to those who abut the sites identified on the 1986 Critical Areas Map and 45 people attended the meeting. Ms. Perry encouraged those 45 people and everyone else to attend the next forum planned for July 9 at 6:30 PM at Harpswell Islands

School where strategy and means of preservation will be discussed and the tabulated views expressed at the May 31 meeting will be available.

**6. Mitchell Field Update:** Selectman Haible stated that Mitchell Field will be open for vehicular access for the next two Saturdays from 10:00 am to 12:00 noon in preparation of the July 15 Community Development Day. Selectman Haible encouraged everyone to take a tour of Mitchell Field. Selectman Haible reported that approximately 60 to 70 people attended the June 26 meeting and shared their hopes and concerns which ranged from fears of over-development to desires of boat yards. The results from the June 26 will be tabulated and available at the July 15 meeting that starts at 11:00 am. If attending, please register with Jay Chace so that the food amounts can be planned for the luncheon.

**7. Comprehensive Plan Implementation Committee (CPIC) Update:** Ken Cichon, chair of CPIC, reported the CPIC agreed after reviewing the comments received on the proposals rejected at March 2007 Town Meeting, to focus on two issues for March 2008 Town Meeting. The first issue is to allow the 40' frontage to remain on state roads and require the vegetative buffer to remain within the 40-foot setback. The second issue the Committee plans to proceed with is the Subdivision Ordinance cluster development with open space proposal. Mr. Cichon explained these proposals will be Town-wide and not proposed within rural or village zones. Mr. Cichon stated the Committee needs to re-visit the rural/village zone proposals and apply standards such as quantifiable measures for defining the distinct boundaries. This process will be long and complex and an outside consultant may be necessary. The Board asked a few process questions of Mr. Cichon and thanked the Committee for proceeding with the implementation of the Comprehensive Plan. Doug Johnson and Andy Paulhus asked questions of Mr. Cichon regarding the 40-foot vegetative buffer setback.

**8. Allen Point Road State Owned Land Discussion:** Chairman Alexander explained residents on Allen Point have heard rumors that the State may be considering swapping its land off Allen Point with another parcel outside of Harpswell with a developer. The residents on Allen Point Road signed a letter of opposition and forwarded it to the Maine Department of Conservation. Chairman Alexander moved, seconded by Selectman Haible to request Administrator Eiane to draft a letter to the Maine Department of Conservation stating the Board's objection to a land swap; motion passed 3-0.

**9. Voting Site Agreements:** Administrator Eiane explained there are handicap accessible issues that need to be resolved at the four Town voting sites, Town Office, Old Orr's Island Schoolhouse, Cundy's Harbor Community Building and Merriconeag Grange. The Town Clerk has worked with contacts at each of the three sites not owned by the Town to prepare agreements that allow the Town use of the sites for extended periods and to allow the Town to accomplish the improvements. Administrator Eiane reported the total costs for all improvements are approximately \$9,371.78 and that the Town will apply for a State grant to reimburse \$7,176.61 of the total costs. Chairman Alexander moved, seconded by Selectman Haible to enter into 5-year agreements with the Cundy's Harbor Community Building and the Merriconeag Grange No. 425 for use of their properties, and a 3-year agreement with the Orr's Bailey Islands Fire Department for use of the Old Orr's Island Schoolhouse property, for the purposes of voting, and to make certain that the attached list of handicap-accessibility improvements are accomplished under the direction of the Town; motion passed 3-0. Selectman Henderson noted that the residents on Mountain Road (eastside) need to vote in Cundy's Harbor and voting at the Grange would be more convenient. Administrator Eiane agreed that Cundy's Harbor may be too far and encouraged those residents to vote by absentee ballot at the Town Office if more convenient.

## 10. Committees

- **Assignments:** Selectman Henderson moved, seconded by Chairman Alexander to appoint Gerald Turner to the Recreation Committee; motion passed 3-0.

- **Mission Statements:** Chairman Alexander read the Budget Advisory Committee proposed mission statement. The Board agreed to have the Committee re-work the statement to incorporate that the Committee presents a budget to the Selectmen. Chairman Alexander read the proposed Marine Resources mission statement and moved, seconded by Selectman Haible to adopt it; motion passed 3-0. Selectman Haible read the proposed Mitchell Field mission statement and moved, seconded by Chairman Alexander to adopt it; motion passed 3-0. Chairman Alexander read the proposed Solid Waste Committee mission statement and moved, seconded by Selectman Haible to adopt it; motion passed 3-0.

**11. Creation of Emergency Services Study Committee and Adoption of Mission Statement:** Administrator Eiane explained that the request for proposals have been sent to consultants to perform a study of emergency services and capital needs. Administrator Eiane recommended that a committee be formed to work with the consultant and be comprised of a representative from each fire department, a member at large from each fire department service area and 2 staff members as ex-officios (Town Treasurer and Town Administrator). Selectman Henderson asked if the Emergency Management Agent should be on the Committee and stated that this new Committee should meet with the Public Utilities Commission. Selectman Haible questioned what the final product of the Committee is going to be. Administrator Eiane stated the consultant's final report would have the Committee's ideas incorporated into it. Selectman Haible moved, seconded by Chairman Alexander to establish the Committee with the EMA as an ex-officio member and conditionally adopt the mission statement with final approval once Administrator Eiane incorporates the amendments; motion passed 3-0.

**12. Agreement for Web Hosting of Assessing Database:** Administrator Eiane explained the contract is with Vision to host the Town's assessing information on the web. This was included in the Town's reevaluation contract and expires on June 30, 2007. Chairman Alexander moved, seconded by Selectman Henderson to adopt the agreement; motion passed 3-0.

**13. Authorization of the Warrant:** Kristi Eiane, Town Administrator recommended approval of Warrant 32 and Payroll Warrant 29. Selectman Haible moved, seconded by Chairman Alexander to approve Warrant 32 for \$133,094.42; motion passed 3-0. Chairman Alexander moved, seconded by Selectman Haible to approve Payroll Warrant 29 in the amounts of \$14,493.19; motion passed 3-0.

**14. Approval of the Minutes:** Chairman Alexander moved, seconded by Selectman Haible to approve the minutes of June 14 as printed; motion passed 3-0.

**15. Public Comment:** Doug Johnson commented on issues he has had with CMP not trimming trees around the power lines on Cranberry Horn Hill. Mr. Johnson questioned if there were any Town regulations regarding wind or solar power and was advised to contact the Code Office. Barbara Lynch expressed her disappointment regarding the highly favorable vote to the Washburn and Doughty proposal. Selectman Haible clarified she voted with Chairman Alexander to place the concept of lease negotiations before the voters because: a) the Selectboard's Economic Development Disclosure Policy explicitly requires that voters give approval before any negotiations for Mitchell Field land may be started and; b) she felt that in a democratic society, the right to vote is paramount. To have denied voters the right to tell the Selectboard whether they could negotiate a draft lease, which would then be presented to voters for their acceptance or denial, would be undemocratic in itself. The land at Mitchell Field is owned by the public, not the Selectboard, and the public should be allowed to express their views by directing the Selectboard in their actions.

**16. Executive Session Pursuant to 1 M.R.S.A Section 405(6)(C) to Discuss the Potential Lease of Town Owned Property at Mitchell Field to Washburn and Doughty Associates:** Chairman Alexander moved, seconded by Selectman Haible to go into executive session; motion passed 3-0.

**17. Adjournment:** The meeting was adjourned by unanimous vote at approximately 8:45 pm.

Respectfully Submitted,

Terri-Lynn Sawyer

Attachments: Approved Committee Mission Statements