

Selectmen's Meeting Minutes
August 23, 2018
Harpswell Town Office
Approved October 4, 2018

Call to Order and Pledge of Allegiance: The meeting was called to order at 6:00 p.m.

Selectmen Present: Richard A. Daniel, Kevin E. Johnson and David I. Chipman

Staff Present: Terri Sawyer, Deputy Town Administrator; Fred Cantu, Code Enforcement Officer; and Mark Eyerman, Planner

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

2. Public Comment: None.

3. Selectmen's Announcements: Selectman Chipman stated there has been a problem live streaming the Board meetings but new equipment is on the way that should fix the issue.

4. Town Administrator's Report: None.

5. Richard and Karen Konicek Wharf Application, 32 Widgeon Cove, Map 8, Lot 80: Joe Leblanc, owner representative, reviewed the proposal to construct a pressure treated 4'x55' access platform and stairs system, 5'x30' pier with light transmitting decking on the first 15-feet, 3'x32' aluminum ramp, 10'x16' pressure treated float and 10'x40' float haulout. The Harbormaster recommends a condition that the ramp and float be removed annually from November 1 – April 30. Chairman Daniel moved, seconded by Selectman Johnson to approve the application with the Harbormaster's condition given that there is no hazard to navigation or injury to the rights of others; motion passed 3-0.

6. Holding Tank Application, One Cove Side Drive, Map 13, Lot 129: Fred Cantu, Code Enforcement Officer, stated the application is for a holding tank to replace an old failing system. Mr. Cantu noted the Holding Tank Deed Covenant form has been signed. Deputy Administrator Sawyer stated the application shows that the current use is seasonal and water source is hand-carried. She recommended if the Board approves the application to add conditions that the property is limited to hand-carried water and seasonal use. The conditions can be on the Holding Tank Deed Covenant Form and is required to be recorded for any future owner's knowledge. Chairman Daniel moved, seconded by Selectman Johnson to approve the application with said conditions. Mr. Moore, current owner, asked for clarification on the conditions as he plans to install a well. It was explained the addition of pressured water is considered a major expansion and subject to first-time system criteria rules, which holding tanks are not permitted for. Mr. Cantu suggested delaying this application to meet with the owner to discuss all the options. [Motion was never acted on].

7. Mitchell Field Pier Project Removal Project Change Order(s): Mark Eyerman, Planner, reviewed change order #11 for crack sealing areas and repairing certain paved areas. The costs have been split, 57% applied to the pier project and 43% to the road maintenance budget. Chairman Daniel asked what the list of exclusions affected; Mr. Eyerman responded none of those items are involved with this work. Selectman Johnson moved, seconded by Selectman Chipman to approve change order #11 with \$12,022.73 coming from the pier reserve; motion passed 3-0. Selectman Johnson stated he has thought more about the bollards and he does want them at the end of the causeway. Placing the bollards should cost the same as placing boulders. Mr. Eyerman reviewed change order #12 to fix the bulkhead at the end of the causeway. The top of the cap will be at grade on the causeway side and the waterside is 1-foot below. Selectman Chipman moved, seconded by Selectman Johnson to approve change order #12 for \$3,225; motion passed 3-0. Mr. Eyerman agreed about the bollards. Chairman Daniel moved, seconded by Selectman Chipman to approve change order #13 for the bollards up to \$1,500; motion passed 3-0.

8. Mitchell Field Small Harbor Improvement Program (SHIP) Grant for Boat Launch: Selectmen Johnson asked why the ramp proposed in the ramp/float system has to be compliant with the Americans with Disabilities Act (ADA) standards. Mr. Eyerman responded the Department of the Justice wants public entities to make every effort when rebuilding a facility to make it ADA compliant. Fred Cantu, Code Enforcement Officer, recommended the Town comply with ADA. Selectman Johnson stated the boat launch plans for floats around it which are ADA compliant – does that eliminate the need for the ramp to be? Mr. Eyerman responded the floats will be ADA compliant but he's not sure if that absolves doing it for the ramp. Mr. Eyerman stated the Mitchell Field Committee started the process to revisit what waterfront improvements should be made and the Maine Coast Fishermen's Association is involved. The input received is to proceed with the launch prior to the ramp/float system. The Department of Transportation (DOT) said the Town could submit for SHIP funding for the launch. During the pier removal project, 45,000 tons of material was stock piled and can be used for the boat launch, which will also count towards the Town match. In 2012 when the boat launch was designed, it was decided to wait until the pier was removed. The pier is now gone and submitting for a SHIP grant would allow for 50% of the costs to be paid by the grant, if approved. If the Town submits by the end of August, the funds could be available in 2020-2021 and the Town's share would be \$197,250. Selectman Chipman moved, seconded by Selectman Johnson to submit the SHIP grant application for the boat launch; motion passed 3-0.

9. Public Hearing Norm's Junkyard, Pinkham Point Road: At 6:34pm, the hearing was opened. Fred Cantu, Code Enforcement Officer, reported a site visit was held and no one attended other than himself and Mr. Stevens. One abutter comment was received and in support of the junkyard. Selectman Chipman moved, seconded by Chairman Daniel to approve the application. Chairman Daniel asked if the area has remained relatively the same; Mr. Cantu responded based on Google Earth, yes. Motion passed 3-0.

10. Possible November Warrant Article: Deputy Administrator Sawyer reported at this time, staff is recommending one question for the November ballot seeking \$25,000 from unassigned fund balance for the boat ramp and parking improvements at the Town's Pott's Point properties. Selectman Chipman moved, seconded by Selectman Johnson to place the article on the November 6 ballot; motion passed 3-0.

11. Accept Donations: Chairman Daniel moved, seconded by Selectman Chipman to accept the following donations: Karin Blake \$50 and \$596.50 from the donation box at four concerts; and \$500 from the Harpswell Boat Races – Larry Ward for the heating assistance program; motion passed 3-0.

12. Authorization of the Warrants: Selectman Chipman moved, seconded by Chairman Daniel to approve warrant #34 in the amount of \$305,642.39 and payroll warrant #33 in the amount of \$18,825.09; motion passed 3-0.

13. Public Comment: None.

14. Other Business: The Board agreed to allow Representative McCreight to work with the Town, DOT and residents in the Harpswell Center area and the Orr's Island area regarding speeding matters. The Board agreed to authorize the Treasurer as a user of the Maine Municipal Association legal services.

15. Administrative Matters: None.

14. Adjournment: At 6:42 p.m. the Chair adjourned the meeting without objection.

Respectfully Submitted,

Terri-Lynn Sawyer
Deputy Town Administrator