

**Selectmen's Meeting Minutes**  
**February 9, 2023**  
**Harpswell Town Office**  
**Approved 3.16.23**

**Call to Order and Pledge of Allegiance:** Meeting was called to order at 6:00 pm.

**Selectmen Present:** Chairman Kevin E. Johnson, Selectman David I. Chipman, Selectman Jane G. Covey

**Staff Present:** Kristi Eiane, Town Administrator; Terri Gaudet, Deputy Town Administrator & Treasurer; and Tim Clark, Code Enforcement Officer.

1. **Adoption of the Agenda:** The agenda was adopted with the addition of Mitchell Field Business District Boundary Amendment Warrant Article to 10.5.
2. **Public Comment:** None
3. **Selectmen's Announcements:** Selectman Chipman announced that the Kellogg Church is holding a business meeting on February 12, 2023, by hybrid meeting, if any members of the public were interested in how a hybrid meeting might work. Chairman Johnson reported that Verizon intends to install equipment on the Mitchell Field Tower. It is not known exactly when this will happen.
4. **Town Administrator's Report:** None
5. **Consent Agenda: 1) Committee Appointment; 2) Authorization of the Warrants:** Selectman Chipman moved, seconded by Selectman Covey to accept the consent agenda. [1) Appointment of Matthew Gilley to the Harbor and Waterfront Committee. 2) Warrant #6 in the amount of \$27,147.38, and payroll warrant #5 in the amount of \$21,930.44]. Motion passed 3-0.
6. **Wharf Applications: 1) Richard Lachenmayr, Map 64, Lot 56, 941 Cundy's Harbor Road.** Install a recreational dock consisting of a 4'x8' landing, a 4'x8' set of stairs, a 6'x20' pier, a 3'x40' ramp, and 12'x16' float. Tim Clark reported that the application was in order, that there was plenty of setback, and no abutters objected. Chairman Johnson moved, seconded by Selectman Chipman to approve the application as the Harbormaster indicates there is no issue with navigation and the application does not cause injury to the rights of others in relation to fishing, fowling or navigating. Motion passed 3-0. **2) 508 Basin Point Road LLC, Map 17, Lot 30, 508 Basin Point Road.** Construct 8x10 platform, 10x20 access platform/stairs, 12x136 wharf supported by 1 crib and 5 cross braces, gangway, and floats for commercial fishing and residential use. Tim Clark reported he visited the site with the Deputy Harbormaster by boat. He reported there were no issues with setbacks or eel grass. Selectman Chipman reported that the Town had received letters from neighbors concerned about traffic. Bill Saxton, an owner of the property, stated that this wharf was strictly for use by their family, and would not create any additional traffic. Chairman Johnson moved, seconded by Selectman Chipman to approve the application as the Harbormaster indicates there is no issue with navigation and the application does not cause injury to the rights of others in relation to fishing, fowling or navigating. Motion passed 3-0.

7. **6:30 Public Hearing: 1) Harbor and Waterfront 2) Shellfish:** At 6:30 pm Chairman Johnson opened the public hearing regarding Harbor and Waterfront and Shellfish amendments. 1) Administrator Eiane reported that legal had reworded the ordinance to remove the word "affidavit" and simply call it a certified statement. Other options are an inspection certificate or proof of vessel insurance. Forest Mason from the Harbor and Waterfront Committee reported that the Committee was recommending the different options to provide safety from boats breaking loose of their moorings. Chairman Johnson moved, seconded by Selectman Chipman to accept the amendments. Motion passed 3-0. 2) To change the ordinance regarding student shellfish licenses, to indicate that if the student name is drawn in the Residential Commercial Shellfish Lottery that the student be allowed to apply consecutive student license years to the provision for a Residential Commercial-Non Resident license. Sean Hall reported that the change to apply years of a Student License to the five year limit, should they hold a Commercial License and then move away from Harpswell, was recommended by the Marine Resources Committee. Chairman Johnson moved, seconded by Selectman Chipman to accept the amendments. Motion passed 3-0. The hearing closed at 6:36 pm.
8. **2023 Shellfish License Allocation Request:** Administrator Eiane reported that the Marine Resource Committee was recommending no change to the allocations and fees from 2022. Selectman Chipman moved, seconded by Selectman Covey to approve the allocation and fees. Motion passed 3-0.
9. **Mt. Ararat School Request to List Town as Partner in a Marine Grant:** Administrator Eiane reported that the Harbormaster was recommending a partnership with Mt. Ararat School to apply for a grant to be used for scientific field trips. Selectman Chipman moved, seconded by Selectman Covey to approve the request. Motion passed 3-0.
10. **Mitchell Field:**
- **Consolidated Project Update:** Town Planner Mark Eyerman, reported that GEI had provided cost estimates for different options for constructing the boat launch and stub pier or floats at Mitchell Field. He reported that as requested by the Board, the Mitchell Field and Harbor and Waterfront Committees were both asked to weigh in on the options. Don Miskell reported that the Mitchell Field Committee was recommending that the launch remain at the original 20' width. The Harbor and Waterfront Committee also agreed that the project should remain at 20'. The Board requested that the committees provide a recommendation on installing a stub pier or floats. One of these options is required to consolidate the grant funds. This item will be on the agenda for the next meeting to determine the final warrant article on this project.
  - **Administrative Building:** Selectman Chipman reported that he had begun pulling together the necessary information to place the donor funded renovation to the Administrative Building on the June ballot. He felt he could have everything available by April 1<sup>st</sup> for a June warrant article. Spike Haible suggested that the Mitchell Field Committee weigh in on this matter at the next meeting. The Board concurred it would table the discussion until next meeting.
- 10.5. **Mitchell Field Business District Boundary Amendment Warrant Article:** Mark Eyerman, Town Planner, explained that the Marine Business District would be redrawn by this article to move a section currently behind the administration building over to the north perimeter road behind the existing Marine Business District. It is an equal amount of square footage and was recommended by the Planning Board and the Mitchell Field Committee. He also reported the DEP had agreed to approve it if adopted by Town Meeting. Selectman Chipman moved, seconded by Selectman Covey bring the Warrant Article to Town Meeting. Motion passed 3-0.

11. **Harpwell Community Garden Grant Application:** Susan Stemper, from the Harpswell Community Garden Committee, asked the Board to support a grant application from Harpswell Heritage Land Trust. The Committee was also seeking use of fund balance from the Recreation Committee. Selectman Chipman moved, seconded by Selectman Covey to support the grant application and if recommended by the Recreation Committee to approve the use of \$2,000 from fund balance for the part time project manager. Motion passed 3-0.
12. **Amendment to Right to Repurchase Agreement with Harpswell Coastal Academy and Possible Warrant Articles:** Administrator Eiane reported that the team negotiating with Harpswell Coastal Academy would be announcing the results of the negotiation at the next meeting. The forty-five day period in the original agreement to agree on a price is expiring and both parties need to agree to extend to February 20, 2023. Selectman Chipman moved, seconded by Selectman Covey to extend the agreement 10 days and to authorize the Chairman to sign it. Motion passed 3-0.
13. **2023 Draft Warrant:** Deputy Administrator Gaudet reviewed the 60 articles currently on the draft warrant. She reported that the final Warrant needed to be signed at least 7 days prior to the March 11, 2023 Town Meeting. The Articles for Marine Business Rezoning and Repurchase of the Harpswell Coastal Academy will be added for next week's review.
14. **Public Comment:** Maryann Nahf Chairman of the Resiliency and Sustainability Committee, suggested that though the proposed reserve is being sought to support public infrastructure, that the Committee could assist individuals with education regarding private property, such as private roads.
15. **Other Business:** Selectman Chipman reported that the Energy and Technology Committee was seeking some alternative to meeting in-person. The Board concurred that State Law currently did not allow remote meetings for convenience and that all committees would be back in-person after Town Meeting.
16. **Adjournment:** The meeting was adjourned at 7:36 pm without objection.

Respectfully Submitted,

Ronda Peek  
Recording Secretary