

**Select Board Meeting Minutes
February 15, 2024
Harpwell Town Office
Approved 2.29.24**

5:00 PM Workshop with Affordable Housing Work Group

Call to Order and Pledge of Allegiance: Meeting was called to order at 6:02 pm.

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

Staff Present: Kristi Eiane, Town Administrator

1. **Adoption of the Agenda:** The agenda was adopted with the addition of a Letter of Support for Harpswell Heritage Land Trust Grant Application added to item 14.5 and the addition of Authorization to Hire a Community Garden Coordinator to item 6.
2. **Public Comment:** None
3. **Select Board's Announcements:** Selectman Chipman announced that he was running for re-election. Chairman Johnson announced that the persons responsible for anti-sematic graffiti in Town had been arrested.
4. **Town Administrator's Report:** Administrator Eiane reported that Midcoast Council of Governments (MCOG) had been hired by the Town to do a study of the Administration Building at Mitchell Field. MCOG had planned a public presentation for February 28, 2024, however that meeting will need to be postponed as MCOG is not prepared for it. The meeting will be postponed until sometime in March.
5. **Consent Agenda: 1) Approval of the Minutes; 2) Authorization of the Warrants:** Selectman Chipman moved, seconded by Selectman Covey to approve the Consent Agenda. [1) Minutes February 8, 2024. 2) Warrant #7 in the amount of \$942,076.89, and payroll warrant #6 in the amount of \$25,120.09]. Motion passed 3-0.
6. **Harpwell Heritage Land Trust Grant Application for the Community Garden and Authorization to Hire a Garden Coordinator:** Susan Stemper requested that the Board support the grant application to the Harpswell Heritage Land Trust which funds the majority of the expenses for the Community Garden, and that the Board approve hiring a Garden Coordinator. She also reported that the Garden Committee was aware of testing at the Garden Shed and was monitoring the situation if further action is needed pending the results of the testing. Selectman Chipman moved, seconded by Selectman Covey to approve the grant application and authorize the recruitment of a Garden Coordinator. Motion passed 3-0.
7. **Road Commissioner Recommendation to Restrict Weight on Certain Town Roads:** Ron Ponziani, Harpswell Road Commissioner reported that repairs had been made to Grassy Lane. He requested that the Board approve weight restrictions on the Town's four dirt roads. Selectman Chipman moved, seconded by Selectman Covey to post the roads. Motion passed 3-0.

8. **Short Term Rental Task Force Status:** Chairman Johnson reported that the Short Term Rental Task Force had been a goal of the Select Board for several years and that the entire Board had supported it. He thanked Selectman Covey for her handling of the Task Force. He requested that the Short Term Rental Task Force be put on hold as the topic has become too divisive. He asked that everyone be respectful. He stated that for the time being Town Departments would keep a record of any problems with Short Term Rentals, and that the Town would request that Cumberland County Sherriff Department do the same. He thanked the members of the Task Force. Selectman Chipman moved, seconded by Selectman Covey to put the Short Term Rental Task Force on hold. Motion passed 3-0.

9. **Clark Cove Possible Town Partnership: Next Steps:** Administrator Eiane reported that the Board had requested more specificity from the Town Lands Committee regarding its recommendation for the State owned Clark Cove property on Allen Point Road, and that there had been two site visits. Hope Hilton, Co-Chair of the Town Lands Committee reported that this State-owned land is open to the public. She stated that the Committee was recommending a small parking area off of the road and a trail to the shore. Selectman Covey confirmed that concerns for things such as bird habitat would be addressed with the State prior to moving forward with this partnership. She stated that the Town had also heard from residents who were in favor of the partnership. Selectman Chipman stated that he owned property abutting the site. He also stated that he was concerned about the cost and dog problems. Hope Hilton reported that the State had funds available to cover the cost. Tom Carr, Town Lands Committee, reported that a trail would be approximately 1 mile long and lead to approximately 1600 ft. of Shoreland with 100 ft. of sand on the north end. He reported that it would be built by volunteers and maintained by stewards, just as all public lands are. Abutters Jim Laughren, Pat Laughren, and Joe Neuhof spoke against the partnership. Tracy Johnson Colby spoke against the partnership. Terrence Flanagan spoke in favor of the partnership. Chairman Johnson moved, seconded by Selectman Covey to notify the State of the Town Lands Committee recommendation, and explore the possibility of allowing residents to vote on the partnership at a Town meeting. Motion passed 2-1. Selectman Chipman opposed.

10. **Community Adoption Process for New FEMA Flood Plain Maps:** Administrator Eiane reported that the Federal Emergency Management Agency (FEMA) had notified the Town that it must adopt new flood plain maps by June 20, 2024. She reported that the new maps were available in the Code Enforcement Office and on the Town's website. She suggested that homeowners look at the new maps which in most cases have not been updated since the 1980's. She reported that this item would most likely be on the May 2024 Town Meeting along with the Comprehensive Plan.

11. **2024 Draft Town Meeting Warrant:** Administrator Eiane reported that the only change to the Warrant from the previous week was that Tedford Housing had requested that the wording in article 43 be changed to Tedford Housing instead of shelter. She reported that the Harbormaster would be working with the Harbor and Waterfront Committee to seek solutions for replacement of the Town Dock. She stated that it was too soon to recommend a budget increase related to the dock. She reported that the current version of the warrant would be printed in the Town Report, however the Board still has time to make changes.

12. **Accept Donations:** Selectman Chipman moved, seconded by Selectman Covey to accept the following donations: For Heating Assistance, Genie and Nat Wheelwright \$500, Allen LeGrow \$120, Ned Simmons \$200, Elijah Kellogg Church \$500, William Cheever \$1,000, and Burbine Investment Trust

\$250. Total for heating \$2,570. For the bandstand, Mary Elizabeth Nehf \$100, Thomas and Karen Carlisle \$50. Total for bandstand \$150. Total Donations \$2,720. Motion passed 3-0

13. **Public Comment:** Amy Leeman reported that a group of Short Term Rental property owners are collaborating on an educational pamphlet for both property owners and renters. She reported that anyone interested in contributing could contact the group at harpwellrentaleducation@gmail.com. They hope to have the pamphlet ready to distribute by the summer of 2024. Selectman Chipman thanked her for the effort. Allison Hawkes spoke regarding her dissatisfaction with the Select Board.
14. **Other Business:** Chairman Johnson reported that he had been contacted by Monique Coombs of the Maine Coast Fisherman's Association and that they were interested in placing dumpsters in Mackerel Cove and Cundy's Harbor for storm clean up.
- 14.5 **Harpwell Heritage Land Trust Grant (HHLT) Application Letter of Support:** Mary Ann Nahf, Chair of the Resiliency and Sustainability Committee reported that the HHLT was interested in applying for a grant from the Casco Bay Community Grant to develop a program on resiliency. She stated that HHLT would be interested in collaborating with the Resiliency and Sustainability Committee and that HHLT was seeking a letter of support from the Town. Selectman Chipman moved, seconded by Selectman Covey to send the letter of support. Motion passed 3-0.
15. **Adjournment:** The meeting was adjourned at 7:06 pm without objection.

Respectfully Submitted,

Ronda Peek
Recording Secretary