

**Select Board Meeting Minutes  
July 25, 2024  
Harpwell Town Office  
Approved 8.08.24**

**5:00PM:** Selectboard Workshop with Affordable Housing Working Group.

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

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

**Staff Present:** Kristi Eiane, Town Administrator; Terri Gaudet, Deputy Town Administrator/  
Treasurer.

1. **Adoption of the Agenda:** The agenda was adopted with items 7 and 8 being switched.
2. **Public Comment:** Gary Vincent spoke regarding the proposed solar array at Mitchell Field.
3. **Select Board's Announcements:** Selectman Chipman reported that the Board had received positive feedback regarding the right to fish policy.
4. **Town Administrator's Report:** Administrator Eiane reported that the State had provided a wildlife study and recommendations for the proposed public access at the State owned property at Clark Cove. Selectman Covey recommended that Town Lands Committee and Recreation Committee review the State's recommendations and report back to the Board with a recommendation for next steps. Jim Laughren, an abutter, spoke regarding the State's findings and requested further information regarding the migratory birds and wetlands. Anne Wagner and Ronnie Weston, abutters, spoke in opposition of moving forward with access. Administrator Eiane reported that the report relating to costs of rehabilitating the Administration Building was complete, and recommended referring it back to the Mitchell Field Committee. The Board concurred to refer the report to the Mitchell Field Committee, and to also direct staff to speak to the non-profits named in the report regarding their interest in covering any funding gap. Administrator Eiane reported that residents have continued to complain regarding speeding in Town. The Sherriff's department does speed details, and the Town has speed signs which helps to slow vehicles. Administrator Eiane also reported that staff had begun moving forward with getting the word out about the Right to Fish Policies. She also reported that six Harpswell Commercial Wharves had received preliminary grant approvals from the State. The Town will be playing a role in administering those grants.
5. **Consent Agenda: 1) Approval of the Minutes. 2) Committee Appointments. 3) Committee Resignation. 4) Authorization of the Warrants:** Selectman Chipman moved, seconded by Selectman Covey to approve the consent agenda. [1) Minutes of 6-25-24 and 7-11-24. 2) Appointment of Michael Millius to the Bandstand Committee, Gabriel Coulon to the Recreation Committee. 3) Resignation of Julie Moulton from the Comprehensive Plan Task Force. 4) Warrant #30 in the amount of \$288,112.35 and payroll warrant #29 in the amount of \$32,046.51]. Motion passed 3-0.
6. **Expression of Interest (EOI) for Possible Solar Array at Mitchell Field.** Administrator Eiane reported that the Mitchell Field and Energy & Technology Committees had developed an EOI to send to companies that may be interested. Howard Marshall from the Energy and Technology Committee

spoke regarding the EOI. Gary Vincent spoke regarding increasing the number of acres. Selectman Covey moved, seconded by Selectman Chipman to approve the EOI with the change from five to, up to fifteen acres. Motion passed 3-0.

7. **(Item 8) Contract Amendment with GEI RE: Mitchell Field Boat Launch.** Administrator Eiane reported that the Amendment was for a \$12,000 change order to complete design and permitting. The Board discussed the need to complete the design and permitting phase in a timeframe that would allow the project to go back before the voters in November. Selectman Covey moved, seconded by Selectman Chipman to approve the change order and authorize the Town Administrator to sign it. Motion passed 3-0.
8. **(Item 7) Town Office Heating, Ventilation, Air Conditioning (HVAC) System Proposal.** Administrator Eiane reported Brent Dudley, an advisor to the Town, had requested specific information from Thayer, the company designing the system. Tim Clark, Code Enforcement Officers, recommended that the Town get this information prior to signing the contract. Selectman Chipman moved, seconded by Selectman Covey to give a preliminary approval pending additional detail from Thayer. Motion passed 3-0.
9. **Quahog Seed Donation Recommendation.** Administrator Eiane reported that the Marine Resources Committee, expressed gratitude, but was not recommending accepting this donation. The Town is not prepared with enough volunteers to grow the seed. The Board concurred to decline the donation.
10. **Maine Municipal Association's (MMA) Annual Election.** Selectman Covey moved, seconded by Selectman Chipman to vote the slate as presented by MMA. Motion passed 3-0.
11. **Public Comment:** Gary Vincent inquired regarding the Central Emergency Services building.
12. **Other Business:** Deputy Administrator Gaudet reported that Ben Wallace needed to be reappointed to the Fire and Rescue Planning Committee. Selectman Chipman moved, seconded by Selectman Covey to make the appointment. Motion passed 3-0. Deputy Administrator Gaudet reported that staff was recommending YouTube for streaming and archiving Select Board meetings. Selectman Chipman moved, seconded by Selectman Covey to approve the use of YouTube. Motion passed 3-0. Administrator Eiane reminded the Board of the meeting with the Board of Harpswell Community Broadcasting (HCBC) on Tuesday, July 30, 2024 at HCBC.
13. **Adjournment:** The meeting was adjourned at 6:57 pm without objection.

Respectfully Submitted,

Ronda Peek  
Recording Secretary