



Select Board /Assessors Meeting Summary

Oct. 13, 2021

7 p.m.

Select Board members Present: Tom Johnston and Mitch Garnett

Others Present: Code Enforcement Officer Corey Fortin, Town Clerk Mary Anderson, Steve Ocean

Tom Johnston called the Select Board/Assessor's meeting to order at 7 p.m.

Approve Summary of Oct. 6: Motion to approve summary by Mitch Garnett, Tom Johnston seconded; all in favor, motion carries.

Sign Treasurer's Warrant dated Oct. 13, 2021:

P/R Warrant #84: \$3,762.21

A/P Vendor Warrant #85: \$10,084.04

Motion to pay warrants by Mitch Garnett, Tom Johnston seconded; all in favor, motion carries.

Road Foreman Report: Written by Frank Jones Jr. and read by Tom Johnston

10/4: Frank graded Dorman Road and the Liberty end of Old County Road; Steven and David hauled gravel.

10/5: Frank graded Old County Road; Steven and David hauled gravel.

10/6: Frank graded Prescott, Mountain and Lenfest roads; Steven and David hauled gravel.

10/7: Made up gravel and graded Nelson Ridge Road North.

CEO Report: CEO Corey Fortin said he has finished inspecting gravel pits and will begin writing his reports. This week he also spent time preparing for two Planning Board public hearings.

Tom asked if any other gravel pit owners have paid and Corey said none have done so. Tom urged Corey to reach out to those who have not yet paid and give them until the end of the month before the town takes additional action such as issuing stop-work orders. Corey said he would prepare letters to be sent out by Friday.

Mitch asked Corey if he had heard anything more about erosion in one pit. Corey said there has been no response from pit owner Barbara Ludwig. He said DEP will not allow the pit to be closed until something is growing there to stop erosion.

Health Officer Report: None

Town Clerk/Treasurer's Report: Mary Anderson said there are two foreclosure properties: a 2-acre parcel located on map 4, lot 6A and a 5-acre parcel located on map 9, lot 43B-1. She will prepare 60-day letters for Select Board members to sign next week, if they wish to do so. The 60-day letters will inform owners if they pay past-due taxes for 2019, 2020 and 2021, they may retain ownership. The checkbook balance is \$1,344,663.10. Town Attorney Peter Drum confirmed he will attend the Oct. 20 Select Board meeting at 6 p.m., which will be followed by a public hearing. Mary opened a savings account for the \$79,951.16 American Rescue Plan Act grant money received last week and will create a rollover account. Having the money in the bank – only half has been received – allows for a small amount of interest to accrue.

Tom asked if the money could be used for capital improvement such as grinding a road rather than skim coating. Mary said there are few guidelines on how to spend the funding. Mitch said he watched the annual Maine Municipal Association meeting via Zoom and it was noted municipalities are being creative with wording. He suggested Mary reach out to MMA for guidance. Mitch said there were several stories about creative wording, including some by Biddeford, which is using some funding for beachfront work and citing the need for more space to keep people further apart. Tom said it would be good to have some idea of what to spend the money on before budget season. Mitch noted it could be used for broadband should grants specifically for that fall through. Mary added the grant application to Knox County is still out there as well because the county received requests for more money than it has available.

Other Agenda Items: None.

Questions and Comments: Steve Ocean spoke about a Planning Board public hearing the night before about a proposed event center in West Washington. He said the term “event center” is not included in the town’s ordinances but that Peter Drum indicated it would fall under business services. Steve said there were concerns from about 10 people at the public hearing around noise and traffic so the Planning Board has asked Peter to attend the next meeting. Board members also voted to ask Select Board members to add event centers as allowable in the Farm/Forest and Rural/Commercial districts. Tom said any additional ordinance changes likely would not be addressed until the annual town meeting next March and said he was under the impression that a revamp of the ordinances a few years ago included any and all scenarios. Steve said he searched the ordinances and could not find any reference to event centers, wedding centers or the like, which is why Peter was asked to attend the next meeting. He said the Board wants to make sure an event center is allowed rather than completing the work and having it go to Appeals Board later. Tom mentioned requirements for fire and life safety and said he’s under the impression the owner does not want to spend the additional money and intends to limit attendance. Steve confirmed and said the owner expects to host a specific number of events per year and limit those events to reunions and weddings, etc., rather than regularly occurring concerts. Tom said there may be other areas of the ordinance to clean up as well. The requirement that structures larger than 1,200 square feet go before the Planning Board should be reconsidered, Steve said, as the board recently had a public hearing for a 2,000-square-foot garage. Tom asked if he meant that the change should allow construction of buildings up to 1,200 square feet without a permit. Steve said yes. Tom suggested it might be wise to require permits for smaller buildings instead in light of increased availability of prebuilt sheds and tiny houses. Steve said maybe an Ordinance Review Committee could be formed. Tom noted

there were changes at the state level to shoreland zoning that are not as strict as the town rules but said he does not know if the town should go with the more relaxed state rules. Steve pointed out that there are good people on the Planning Board but none are very experienced with ordinances and, that while he is doing a good job, Corey also is new to the CEO position. Tom asked if Planning Board members have completed any training and Mary said Deb Dean, Sarah Collins, Seth Anderson, and maybe Kate Grinnell, all had done so. The Planning Board set a public hearing for a Quonset hut for CTL Land Management for Oct. 26, Steve said. Mitch asked if the Planning Board will write up verbiage for the ordinance change to add event barns and Steve said yes. Mitch, Mary and Steve all said they thought someone had a list of proposed ordinance changes/updates somewhere.

Motion to Adjourn by Mitch Garnett, Tom Johnston seconded; all in favor, motion carries.

Meeting adjourned at 7:24 p.m.

Respectfully submitted by Stephanie Grinnell