

**SELECT BOARD MEETING
JULY 18 2011**

PRESENT: Chairman Paul Rooney; Selectperson Denise Lindahl; Selectperson Drexell White; Barbara O’Leary, Town Administrator; Jeanine Tucker, Town Clerk; Deputy Code Enforcement Officer C. Toupie Rooney; Roger Nealey and Bill Lane from Gartley & Dorsky.

Dangerous Building Hearing (Title 17 M.R.S.A. §2851) 6:05 p.m.:

Chairman Rooney opened the Public Hearing at 6:05 p.m. He began by asking resident Roger Nealey if he was present because of the matter at hand. Nealey confirmed that he was but added that he did not know the details surrounding the matter.

Rooney began to read the notice that was sent to the property owner, Vernita Edwards, by certified mail return receipt. The notice stated the following information:

- *No septic system or design on file.*
- *The water supply had recently been filled in, by the abutting property owner, as it was on abutting property where a new septic had been installed.*
- *The Fire Chief had condemned the chimney, as it is unsafe.*
- *The sills are rotted and the windows are broken or missing.*
- *The porch on the front of the house is pulling away from the structure.*
- *There was no evidence of any maintenance for many years.*

Nealey asked the Board why the taxes were so high if the structure is in such poor condition. Chairman Rooney explained that the Board does not determine the assessed value of property and that Mr. Nealey would need to speak with one of the assessing agents during their next visit to the Town Office.

Rooney then proceeded to read the determining paragraph in the notice so that Mr. Nealey would be fully informed on the matter. Mr. Nealey had no additional comments or questions.

Under motion by Chairman Paul Rooney second by Drexell White, the Board voted 3-0 that Vernita Edwards needs to tear down, and properly dispose of at her expense, the structure located at 2 Priest Road.

Salt/Sand Shed:

Bill Lane of Gartley & Dorsky spoke to the Board regarding the discovery of some unsuitable materials buried on the site. These materials were found by the excavating contractor and included what appeared to be brush and other organic debris. He explained that going through the effort of digging it all out and hauling it off could be a larger expense then just shifting the entire building south the ten feet as an offset. He continued by stating that there is no way of knowing how deep the materials go. If an attempt was made to excavate all of the materials and then bring in fill for the void there would not be enough time to allow the new materials to compact properly before setting the foundation, which in turn would cause the building to settle or sink in at that corner.

When asked why this had not been picked up through test bores Lane replied that the test bores were done around it but never actually hit that area.

Lane estimated that the additional cost would run \$9,772.00 total. He recommended a Change Order #1 from the contractor that the Board will need to approve before they continue.

Board member Drexell White asked if shifting the building south ten feet would affect the entrance and if the contractors had encountered any ledge. Lane replied that the entrance would have to be adjusted some and yes ledge had been discovered but it was beneficial, as it would make a good footing. Lane presented the Board with a draft of the Change Order and explained that it is typically signed by the contractor first; then by himself and finally the Board. Chairman Rooney told Lane that Administrator O'Leary could sign the Change Order on behalf of the Board.

Lane then asked the Board if they had decided on a color yet; noting that it needs to be decided on soon as the roofing needs to be ordered. After some discussion pertaining to aesthetically pleasing colors, the natural colors around the building and what looked attractive the Board decided on green roofing. A second default choice, should the primary be out of stock, was chosen as dark red.

Roads:

Road Commissioner Amon Morse reported to the Board on the various projects going on around Town. He said that Aitken Gravel had been doing a good job and had recently seeded Bird Hill after ditching. Town Clerk Jeanine Tucker mentioned the complaints and concerns she had received about Aitken's method of ditching. They pile the materials onto one travel lane without placing any construction signs or having a person direct traffic. There had also been a complaint that the residue dirt left behind on the tar which created a lot of dust. Morse said he likes the end result from the work that Aitken has done, but admitted that he had never seen their technique used before.

He reported that F.C. Work & Sons had been taking care of culverts and ditching in Birch Crest. He added that there was a stone wall in the Town right of way that needed to be removed so the work could be completed. The property owner was upset that the wall had been disturbed and wanted it re-built. Morse said he explained that the wall is in the Town right of way and that the Town has the right to remove whatever needs to be removed. He also said that he informed the owner that the Town is not obligated to replace any of the rocks once removed. Morse did however authorize F.C. Work & Sons to rebuild the wall as a good faith effort.

Board member White asked that a letter be drafted and sent to the property owner acknowledging the good deed as a one time 'In this case only' gesture.

Administrator O'Leary asked Morse about Ms. Dyer's culvert on Priest Road, stating that she had called and said it had not been repaired yet. Morse explained that it is not the culvert that is the problem. He continued by saying her driveway goes in at an odd angle and is not a direct intersection with the road. At the present angle it is very difficult for anyone to enter the driveway and she needs the entrance widened for easier access. He stated that he does not feel as though the Town should cover the expense of widening her driveway just to put in a longer culvert and that the existing culvert has not failed by any means.

Temple Heights Drainage Project:

Jennifer Work is drafting a contract as outlined in the specs, and her insurance carrier is requiring a copy. According to Jennifer the required Bond will not be issued until they have a start date and that start date would not be before August 22nd. She told Administrator O'Leary that she would have the contract ready for signatures by the second meeting in August (August 15th). Mrs. Work also told O'Leary that the project should be complete within two weeks of starting, by Labor Day, as long as they can stay on track and there aren't any delays. O'Leary said that she would review the contract once it was received and discuss any questions or concerns immediately with Mrs. Work in an effort to keep the project rolling forward.

U.R.I.P. Report:

Administrator O'Leary had received the annual Urban Rural Initiative Project, which is a program with the State that kicks money back to municipalities that share the maintenance obligation of certain roads with the State. O'Leary asked Chairman Rooney if he completed the report the previous year. Rooney replied that he did and that he would complete it again this year. He added that the report, required by the State, simply explains where the Town spent the funds.

Knights Pond Camping:

Administrator O'Leary had conversed with Will Brune of the Nature Conservancy regarding camping on their property. Brune told O'Leary that the only camping the Nature Conservancy authorizes on their land is by Tanglewood 4-H camp during a week in August. Brune assured O'Leary that the Conservancy will be placing no camping signs in the area as well as contact the Sheriff's Department and the Warden Service to prohibit any camping. Board member Drexell White suggested that O'Leary put a survey on the Town website asking the public what they would like to see at the Knights Pond Park.

Harbor Master:

Harbor Master Lora Mills informed O'Leary that she does not believe she will have information ready to report regarding the SHIP Grant by month end. She was going to call the State to see if it would be possible to get an extension and she would keep O'Leary up to date on the progress. O'Leary asked that Mills forward info to her as it comes available.

Board member Drexell White asked O'Leary if there were a policy on department heads reporting to the Board at regular meetings, O'Leary replied that there isn't a written policy but it can be arranged starting in August. White added that it would be a good idea to start and they can report bi-monthly.

Code Enforcement Officer:

Deputy Code Officer Toupie Rooney informed the Board of a 'Letter of Violation' Code Officer John Larson recently sent to Linda Bassano. The violation centers around a change of use in her property at 164 Atlantic Highway where she had been operating Blue Dolphin Antiques. The lot on the north side of the property had been cleared recently and a towing business had been started without submitting an application for Site Plan Review to obtain Planning Board approval.

Giant Hogweed:

The Town Office had received multiple calls regarding a dangerous invasive plant within the Town right of way on George Street. This plant can grow to over eight feet tall and produces attractive flower clusters at the top. Regardless of the beauty the plant is a noxious weed and can cause blistering of the skin resulting in scarring when exposed to the sap. If the sap comes in contact with the eyes it can cause permanent blindness as well. The major concern is of course the safety of the public. Should any individual come in contact with one of the flowers it could prove to be very dangerous.

Administrator O'Leary contacted Rick Kersbergen at the University of Maine Cooperative Extension, who went to the site and determined the plant was in fact Giant Hogweed. Kersbergen is required to notify Ann Gibbs, State Horticulturist Maine Department of Agriculture, whenever he comes across poisonous plants of this nature. Gibbs contacted O'Leary to discuss the situation in more detail. O'Leary learned that the plant needs to be destroyed before the flowers turn to seed. Once the seeds are allowed to fall the plant will become a larger threat, as it will spread.

O'Leary had contacted Farley & Sons Landscaping to see if they would be willing to spray weed killer on the plant and ensure that it is disposed of properly. Farley's agreed to take a look at it and report back to her. Sometime before Farley could check on it the following day someone had taken the liberty of hacking it down. Farley's informed O'Leary that whoever decided to cut the plant down literally hacked at it spreading any seeds that were ready to fall. They sprayed the remainder of the plant in an effort to deter future growth, but advised O'Leary to maintain a watchful eye for any new plants that may appear.

Cemeteries:

Dan Small had spoken with Good Deeds regarding the Beech Ridge Cemetery and found that they had done a survey of where the cemetery should sit. A copy of that survey was provided to the Board, which includes plotting of lots. Small suggested working only with one section at a time and to only mark certain corners rather than individual lots. Board member White suggested using pins to mark each lot, regardless of the expense, in an effort to keep lot lines organized, both Lindahl and Rooney agreed this would be a good practice. O'Leary stated that the project should go out to bid and the Board would need to decide from there who might be awarded the project and when they could start. Rooney asked O'Leary to get pricing from Tim Peabody and Basil Littlefield to bush hog and till up the first section.

O'Leary said that she is still working on re-writing the cemetery ordinance and will hopefully have it available for review at the next meeting.

It was mentioned that there is another potential section that could be developed in the East Side Cemetery, but that it is overgrown with trees. (This is not something that would be done in the near future; as it is not in the budget; it was simply a mention.)

Technology Replacement Schedule:

Board member Lindahl asked if O'Leary had a drafted a planned technology replacement schedule. She explained that she is in the process of gathering all the dates and versions of all Town computers and that Toupie Rooney would be receiving a new computer, as

her computer is the oldest. Eugley also affirmed that the Microsoft programs would be updated and that the plan is to make sure what is being backed up for data, when the back ups are taking place and ensure that they are being automatically stored at the fire station.

Warrants were signed and approved.

There were not any minutes ready for review.

Under motion by Denise Lindahl second by Paul Rooney the Board voted 3-0 to adjourn at 8:25p.m.

Respectfully Submitted,

Jeanine Tucker
Town Clerk