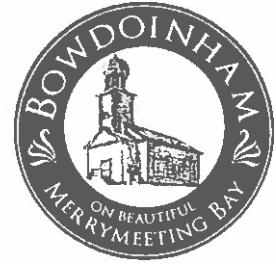


TOWN OF BOWDOINHAM

SELECT BOARD MEETING

MINUTES



Date: August 22, 2023

Time: 6:30 pm

I. Call Meeting to Order and Establish a Quorum

The meeting was called to order and a quorum was established by Select Board Chair, Peter Lewis, at 6:30 p.m. Select Board members participating were Peter Lewis, Mark Favreau, Deb Smith, Allen Acker, Peter Feeny and Nicole Briand, Town Manager.

II. Amendments to the Agenda

6.D Age-Friendly Reserve Request

6.E Municipal Impact Statement for U03-026

III. Comments from the Public

- Terry Graviett from Back Hill Road expressed his thanks to Public Works for filling in the "trenches" on Back Hill Road, though he felt that the workmanship was not up to his level and the packing was not firm enough. He also expressed his discontent that the office staff did not know about the law for citizens to report potholes and that there was no official report process. He went on to tell the Board that the law stated the town had 24 hours to fix an issue once reported. We went on to ask if they could sweep the road because there was a lot of debris that had washed into the road from the rains. He asked about the property stabilization law was going forward. Briand explained to him that the state repealed the law and it would not be going forward.
- Paul Sherrian a contractor from Brunswick explained he was hired by the Gallants to give them an idea of what the cost would be to lower the roof on their building on School Street. He stated that he thought the building was well built and that lowering the roof would cost \$200,00 - \$300,000. He felt this was a huge financial burden and hoped that a reasonable resolution could be found. Lewis said the building should have been built to the correct height to begin with. Sherrian admitted he did not know about the legalities that were between the Gallants and the Town and that there were two sides to the story. Brian said that they were having an executive session this evening with the attorney to discuss the land use violations at this property.
- Scott Gallant asked the Board to allow him to submit papers that the attorneys and judge had not accepted. He asked if they would look at them before the next court date.

IV. Executive Session

- A. Convene in Executive Session Pursuant to 1 M.R.S. section 405(6)(E), to consult with the town attorney to discuss pending legal action regarding land use violations on Map U01, Lots 017 and 018.

Convened 6:48 pm. Adjourned 7:50 pm.

Favreau moved the Board convene in Executive Session Pursuant to 1 M.R.S. §405(6)(E) to consult with the town attorney to discuss pending legal action regarding land use violations on Map U01, Lots 017 and 018; seconded by Smith. Vote was 5-0.

Favreau moved the Board leave executive session; seconded by Smith. Vote was 5-0.

V. Approval of Consent Calendar

- A. Meeting Minutes
 - 1. August 8, 2023
- B. Warrants & Financial Reports
 - 1. Treasurer's Warrant #4
- C. Reports and Communications
 - 1. North East Mobile Service's July Report

Favreau moved the Board approve the August 8, 2023, Minutes, as presented; seconded by Acker. Vote was 4-0.

Favreau moved the Board approve the remainder of the Consent Calendar, as presented; seconded by Smith. Vote was 5-0.

VI. Action Items

- A. Act on Committee Appointments

Favreau moved the Board appoint Sarah Gardella and Jason Lamoreau to the Emergency Medical Services Committee, for a term of office of August 22, 2023 to June 30, 2026; seconded by Smith. Vote was 5-0

- B. Act on Road Work Project Change Order

We met with the contractor and Pine Tree Engineering on the 16th. The additional section of Ridge Road that needs to be completed is 1.1 miles. The contractor is willing to mobilize to complete two sections of Fisher Road, that are approximately 0.8 miles in length. The change order increases the paving mileage for Ridge Road and decreases the mileage for Fisher Road. The contractor is going to complete Brown's Point and Ridge Road first to ensure we have the remaining budget for Fisher Road. We expect to go over on the estimated quantities due to the conditions of the road. We have \$450,000 available for this paving.

Favreau moved the Board approve the Change Order #2 and authorize the Town Manager for the Maine-ly Paving contract; seconded by Smith. Vote was 5-0.

- C. Act on Solid Waste Committee By-laws

Favreau moved the Board approve the Solid Waste Committee Bylaws, as proposed; seconded by Smith. Vote was 5-0.

- D. Act on Age-Friendly Reserve Request

Favreau moved the Board approve expending up to \$300 from the Age-Friendly Reserve for the purchase of a Lift Chair; seconded by Smith. Vote was 5-0.

- E. Act on Municipal Impact Statement for U03-026

The Town of Bowdoinham Planning Board has received a Site Plan Review Tier II Application from ATDT, LLC. The applicant proposes that an automobile service station at 50 River Road,

a 0.22-acre parcel at U03-002, be relocated across the street to U03-026 on River Road, a 0.91-acre parcel.

Favreau moved the Board has no concerns, as the proposed project will not have unreasonable adverse impact on municipal services; seconded by Smith. Vote was 5-0.

VII. Discussion Items

A. Proposed Library Entrance Project

The Library needs the Board's authorization for the entrance project so that they can apply for the necessary permits.

Favreau moved the Board to authorize the Bowdoinham Library to apply for the necessary permit for the Library Entrance Program: seconded by Smith. Vote was 5-0.

B. FY24 Tax Rate

The tax rate that we are looking at for the upcoming year is 22.00, this could vary slightly based on the overlay the Board would like to see. I'd like to work with the new assessor to review the building values, which have decreased from \$160,230,720 last year to \$151,560,700 this year. Addressing the building values by increasing them by 20% (with the land), could bring the tax rate down to around 21.00. The Board expressed concerns with the decrease. Briand said she would be talking with the new assessor and find out what was causing the issue. Lewis asked her to investigate and review with the board at their next meeting.

VIII. Town Manager's Report

- FOAA training with Town Attorney is scheduled for Monday, September 11th at 6:30pm.
- It will cost approximately \$500 to have two no wake aids installed around August 25th, all aids will be taken out for the season at the end of September. Feeney remarked that it did not make sense to put these out this year but should look at doing this next year.
- Barton & Loguidice are scheduled to present their final report at the Board's September 26th meeting.
- Celebrate Bowdoinham – September 15th & 16th.
- The work is happening at the tennis and basketball courts, once it is complete public works will complete the drainage work.
- We are planning to start the first phase of the drainage work for Village Cemetery this fall.
- Maine-ly Paving Services has begun their prep work and will begin this month.
- The waterfront project is underway, we've had two change orders so far to address drainage issues, both of which were approved by MDOT.
- Acker asked about updates on the town hall video. Briand explained that we were still waiting to receive the video.

IX. Announce Future Select Board Meetings

- A. September 11, 2023 – freedom of Information Act Workshop
- B. September 12, 2023 – Regular Meeting
- C. September 26, 2023 – Regular Meeting

X. Select Board Member's Request for Agenda Items for Next Meeting - None

XI. **Comments from the Select Board Members- None**

XII. **Adjourn**

Adjournment was at 8:26 p.m.

Select Board
Town of Bowdoinham, Maine



Peter Lewis, Chair



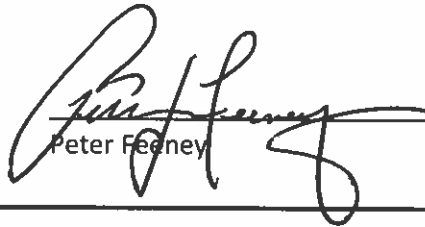
Mark Favreau, Vice-Chair



Debra Smith

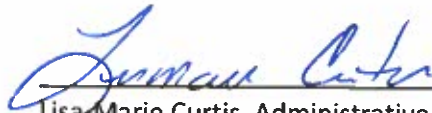


Allen Acker



Peter Feeney

Respectfully Submitted,



Lisa Marie Curtis, Administrative Assistant