

MINUTES
SELECT BOARD MEETING
POWNBOROUGH HALL
November 12th, 2019
6:00 PM

ATTENDANCE:

SELECT BOARD: Trudy Foss, Gerald Lilly and Allan Moeller Sr.
STAFF: Michael Henderson, James Valley
PUBLIC: Joe Wiley, Suzie Lilly, Jeff Pierce, Gary Blau, Raymond Colby
PRESS: Evan Houk

1. **CALL TO ORDER** – First Selectman Trudy Foss called the meeting to order at 6:00 PM.
2. **APPROVE & SIGN THE MINUTES OF THE PREVIOUS MEETING** – Third Selectman Allan Moeller began with confirmation of September 24th minutes. Gerald Lilly also confirmed minutes. Trudy Foss asked for a motion. Allan Moeller proceeded with motion to approve the meeting minutes from September 24th. Gerald Lilly seconds the motion and all approved. Trudy Foss continued with meeting minutes from October 1st. Both Allan and Gerald confirmed October 1st minutes. Allan motioned to approve minutes. Gerald seconds the motion and all approved.
3. **APPROVE & SIGN PRESENT WARRANT** – Gerald Lilly asked what MDOT blankets are. Michael confirmed they are blankets and that a typing error must have occurred on the warrant. Allan mentioned blankets were for the road.

Gerald mentioned varying fuel prices and Michael mentioned he may have misread the bills. After looking over bills, Gerald confirmed the prices. Allan mentioned wanting to lock in the prices. Trudy motioned to approve the warrant. Gerald seconds the motion and all approved.

4. **GENERAL ANNOUNCEMENTS** – Trudy read the announcements pertaining to the next Select Board meeting being held Tuesday, November 26th at 6:00 PM at the Pownalborough Hall.
5. **OLD BUSINESS**
 - a. **LAND USE VIOLATION** – To discuss letter from CEO regarding Middle Road Land Use Violation.

Gerald asked when the septic permit was requested. James Valley responded that the permit was issued in 2018 but never called to schedule inspection. Trudy Foss questioned if permits were issued. James confirmed that permits were already issued but the land owner does not want future permits issued. Trudy read rec from CEO (James). Allan wanted to confirm that this was okay with the land owner. Michael then stated that Jessica Avery is drafting the consent agreement.

- b. TOWN PROPERTY PLOWING – To Approve and sign the snow plow contract with Josh Watson for town properties.

Trudy already approved and all selectmen signed.

- c. FUEL PRICE CONTRACT – To discuss Fuel Prices.

Gerald motioned to contract with Main St. Fuel. Trudy seconds the motion and all approved.

- d. REPLACEMENT OF RAMP – To confirm Glen Curtis is the contractor to replace the handicap ramp at the Town Office for \$5,602.

Michael already discussed using the contractor. Gerald motioned to accepted bid from Glen Curtis. Trudy seconds the motion and all approved.

- e. TAX ACQUIRED PROPERTY - To discuss the current tax acquired property

Gerald stopped by the office to recommend working with Jeff Pierce as a real estate agent. Allan questioned if we were required to only work with one real estate agent.

Allan wanted to discuss 830 Middle Road. Gerald recommends selling accounted 585, 1306, 502, and 1149. Allan said we should give notice to land owners. Allan motioned to sell these properties in December.

- f. QUITCLAIM DEEDS & SUPPLEMENTALS – To approve and sign quitclaim deeds and supplemental for formerly tax acquired properties.

Michael said this is two sign 2 quitclaim deeds for property that was formerly tax acquired. There is also a supplemental tax warrant to bill both landowners.

6. NEW BUSINESS

- a. SOLID WASTE DISPOSAL CONTRACT – To discuss Pine Tree Contract

Allan questioned if we had reached out to Riverside. Michael said it is on the to-do list this week. Trudy read the rate changes. Gerald stated there was a huge increase in cost and agreed we should call Riverside. Trudy mentioned that they usually come talk to us. Allan proposed that they meet outside of meetings.

- b. TOWN LANDING – Joe Wiley to discuss town landing project status.

Joe submitted DEP application. DEP is not satisfied with the Town's clarification of ownership of the Town Landing. There is some confusion with the deeds. Allan questioned what can be done to resolve this. Joe said we should ask the Town attorney

to write a letter clarifying road ownership. Joe will give Michael the DEP application number.

Jeff mentioned this similar issue happened with the boat landing near the Dresden/Richmond bridge. The state had to prove ownership.

- c. BOARD OF APPEALS – To discuss a vacancy on the Board of Appeals.

Michael stated there was 1 vacancy on the appeals board. Trudy mentioned advertising on the town website and through The Communicator. Michael confirmed that he would move forward with advertising.

- d. REAL ESTATE – To discuss purchasing 540 Gardiner Road.

Allan asked for this to be on the agenda. Gerald mentioned they want to sell the property for \$56,000. Allan mentioned that he thought the property owners might give the town a good deal after the town sold it back to the property owner.

- e. CALISTA'S VISIT SUBDIVISION – Planning Board Jeff Pierce to present on the ongoing land use violations with the subdivision.

Jeff said there is a letter before the Board signed by all the Planning Board members. Land use violation in 2006 – Select board revoked building permits and imposed a Stop-Work order. The common area of the subdivision is in TAP. Joe Lemar, head of the homeowners association is now listing the property for sale. Jeff asked the Select Board to reaffirm in a letter to Joe Lemar, the owner of record that the subdivision cannot be built on until the DEP violations and land use violations are resolved. Joe asked how the subdivision can be dissolved. Jeff mentioned the homeowner's association must be reformed, change the by-laws, but it doesn't remove the violations.

Trudy motioned to write the letter to Joe Lemar to reaffirm. Gerald seconds and all approve.

7. DEPARTMENT UPDATES

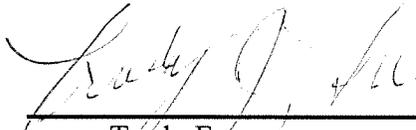
- a. Town Roads – Allan noted that the inclement weather has slowed progress on paving the Bog Road. Plowing has begun.
- b. Fire Department – no update.
- c. Transfer Station – Gerald stated that space was needed for storage. Allan mentioned that the recreation center is too full. Gerald continued that storage taking up space at the Fire Station and recommends buying a steel storage container. Jeff Pierce mentioned structural steel is a good product. Allan asked which account and Michael stated the Building & Maintenance account. Gerald Motioned to buy a container. Trudy seconds the motion and all approved.
- d. Town Office – Michael mentioned elections went well with no issues. 242 voters. The new server is in progress.

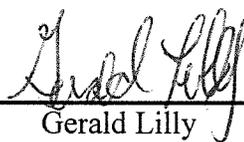
Mention of the CEO contract being unclear about overtime.

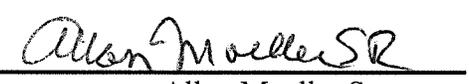
Michael invited Adam to the November 26th Select Board meeting.

8. CITIZENS BUSINESS – Gary Blau mentioned that yesterday was Veteran’s Day. There is a flag at the town office but no illumination. We can buy a new light for the flag. Gary suggested we do so.
9. OTHER GENERAL BUSINESS – N/A
10. ADJOURNMENT – Trudy motioned to adjourn. Gerald seconds the motion and all approved. Meeting was adjourned at 7:53 PM.

APPROVED BY


Trudy Foss


Gerald Lilly


Allan Moeller Sr.

SELECT BOARD