

MINUTES
SEBAGO BOARD OF SELECTMEN MEETING
6:00 PM
TOWN OFFICE
TUESDAY, APRIL 19, 2022

ALL REGULAR BOARD OF SELECTMEN MEETINGS
ARE HELD THE 1ST AND 3RD TUESDAY OF EACH MONTH.

Reminder to the attending public:
Select board meetings are open to the public, but the public may not speak unless
recognized by the Chair or Vice only during public comment.
Comment time is limited to 2 minutes per speaker.
Matters related to personnel will not be heard or discussed.

CALL TO ORDER

The meeting was called to order by Chairman Ann Farley at 6:00 pm.

I. ROLL CALL

Present: Selectmen; Ann Farley, Phil Lowe, Tim Mayberry and Chris Parker, Town Manager, Michele Bukoveckas, Town Clerk and Recorder, Maureen Scanlon

Absent: Selectman Charles Frechette

Guests present: Philip Strike, Carolyn Calarese, John Calarese, Barry Jordan, Claudia Lowe, Mark Roy, Phillip Hook, David McCarthy, Brandon Woolley

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited at the start of this meeting.

III. ADJUSTMENTS TO THE AGENDA

There were no adjustments to the agenda.

IV. CONSENT AGENDA

A. Approval of the April 5, 2022 Selectmen's Meeting Minutes

The April 5, 2022 meeting minutes will be approved at the next meeting.

B. Approval of the April 7, 2022 Selectmen's Meeting Minutes

Chris Parker made a motion to approve the April 7, 2022 meeting minutes as presented. It was seconded by Phil Lowe. Motion carried with all in favor.

C. Approve of the FY 22 Warrants #40-41

Phil Lowe made a motion to approve FY 22 Warrants #40-41 as submitted. It was seconded by Chris Parker. Motion carried with all in favor.

V. OLD BUSINESS

A. Town Meeting Warrant Articles – 2nd Draft

Town Manager Michele Bukoveckas reviewed the proposed Warrant articles for the annual Town Meeting and answered questions from the Board.

VI. NEW BUSINESS

A. Gravel Ordinance Presentation – Barry Jordan

Barry Jordan updated the Board on the progress that has been made on the proposed Gravel Ordinance. He requested that a public hearing be held on this matter in the middle of May.

Ann Farley made a motion to hold a public hearing on the Gravel and Mineral Extraction Ordinance on Wednesday, May 18, 2022 at 7:00 pm at the Town Hall building. It was seconded by Phil Lowe. Motion carried with all in favor.

On behalf of the Ordinance Review Committee, Barry Jordan submitted a list of additional ordinances that need to be reviewed and updated. With this in mind, they recommend additional moratoriums be put in place until the work can be completed on those ordinances, in order to avoid potential problems down the road.

B. Spirit of America Award Review & Signing

The Town Manager presented for approval signatures the Spirit of America Award which will be presented to the recipient at the annual Town Meeting. The Board proceeded to sign the award document.

C. Town Beach Dock Discussion

The Town Manager presented for the Board's consideration, three price quotes to replace the dock at the town beach. She explained that they were all for aluminum dock systems. She is awaiting an additional quote on replacing the dock with pressure treated wood and Trex materials instead of aluminum. She would like the Board to hold off on making a purchasing decision until that additional quote has been obtain and considered by the them.

D. Set Date for Public Hearing – Public Safety Building Bond/Gravel Ordinance

There was discussion amongst the Board about holding a separate public hearing for the Public Safety Building on a different night than the Gravel and Mineral Extraction Ordinance public hearing will be held.

Phil Lowe made a motion to hold a public hearing on the Public Safety Building Bond on Tuesday, May 17, 2022 at 6:00 pm at the Town Office building prior to the regularly scheduled Selectmen's meeting. It was seconded by Chris Parker. Motion carried with all in favor.

E. COLAB (Cumberlad-Oxford-Lakes Area-Broadband) Initiative Memorandum of Understanding – Funding and Appointments to the COLAB Steering Committee.

The Town Manager explained that COLAB is entering phase two of their broadband expansion efforts. GPCOG (Greater Portland Council of Government) paid for the cost of phase one. This next phase includes their request for the \$8,000.00 funding, which was previously approved to be used from the ARPA funds. In addition, they are asking for one elected official and another member of the public to serve on the steering committee. Resident John Calarese, who initially served on the Broadband Committee, has offered to serve in this capacity. The Board suggested checking with the Budget Committee members to see if anyone would be willing to serve. If not, then the elected official's position should not be filled until after the municipal election has been held, since there will be newly appointed Board members in office at that time.

Ann Farley made a motion to appoint John Calarese to the Broadband Committee. It was seconded by Phil Lowe. Motion carried with all in favor.

F. Letter of “No Action” – Folly Road

Code Enforcement Officer Brandon Woolley explained that this request for a “No Action” letter involves a conflict in surveys and surveyors on Folly Road which affects the setback requirements of a garage. For the Board's consideration, he reviewed the details of the problem this has created.

Tim Mayberry made a motion to sign the “No Action” letter as recommended by the Code Enforcement Officer. It was seconded by Chris Parker. Phil Lowe amended this motion to include that there will be an attachment of an agreement from the (property) abutter. Motion carried with all in favor.

It was noted that this documentation will be recorded at the Cumberland County Registry of Deeds.

VII. REPORTS FROM TOWN OFFICIALS

A. Town Manager

- Received a call from a resident that brought yard waste (their business) from another town to the transfer station. They spoke with the attendants

about being willing to pay, but were advised to contact me. Upon researching the Solid Waste Ordinance, it states that contractors will pay an annual fee of \$150 a year (we have done this in the past), but it also says that the waste must be generated in the Town.

- A PA system has been purchased at a cost of \$1,306.19.
- I have contacted pest control. Once again, we have mice at the Town Hall. We believe we may have identified where they are coming from. Public Works will be working on a remedy for the problem.
- Our Boat Courtesy Inspector grant will be \$3,360 this year due to the milfoil infestation at the Town boat launch.
- I have promoted Jim Palmer to the position of Public Works Director. I will be advertising for another driver/laborer this week.
- Mr. Borsetti called to thank us for the street light. The light went in on April 7th, and it is working well. We have also received a thank-you card from the Borsetti's.
- I have the moderator and Lake Region Television ready to roll for Town Meeting.
- Superintendent, Dave Galin will be present at your next meeting to present the school budget.
- The bond application has been submitted to the Maine Bond Bank. It is possible we could receive early approval, although the funds would not be released until this fall.
- Still waiting for Revision Energy to send out a technician to repair the EV charger. In addition, I noticed through viewing the array via the web, it looked like the production reporting was malfunctioning. I went to the array, and the production lights were on. In speaking with Revision, it has been determined that this may be due to a 3G service (reporting is cellular) which has been discontinued. Revision has informed me that new 5G cards have been ordered and will be upgraded as soon as they can.
- Planning Board member Bev Vucson has submitted her resignation from the Board.

Phil Lowe made a motion to accept Bev Vucson's resignation from the Planning Board. It was seconded by Tim Mayberry. Motion carried with all in favor. The vacant position will be advertised on the town's website.

B. Selectmen

Phil Lowe spoke about the need to advertise both vacated and expired term positions for Boards and Committees. This will notify the public of the opportunity to serve the town.

Tim Mayberry had nothing to report.

Chris Parker had nothing to report.

Ann Farley expressed concern about a Zoning Board of Appeals member that has missed four (or five) meetings. It was noted that this member has been out of town due to work obligations. He has watched the videos of the meetings, and sworn an affidavit attesting to that fact, in order to continue to participate in the ongoing case before the Board. This is the same process that is used for the Planning Board. None of the other members on the ZBA have expressed any concern, but David McCarthy agreed to bring this matter up to them at their next meeting. He was asked to let them know that the Selectboard expressed some concern on this matter.

C. Department Heads

Town Clerk Maureen Scanlon distributed the updated Nomination Papers log sheet to the Board and reported that all papers are due back to her office by 5:00 pm on April 29th. At the Board's next meeting, she will inform them of the candidate names that will appear on the June 14, 2022 municipal ballot. She also informed the Board that no one has taken out papers for the two vacant Budget Committee and one vacant Joseph Fitch Potter Trustee positions.

Fire Chief Phil Strike reported that there was a recent explosion in Buxton that was due to a propane gas leak. As of January 1st, any house or structure that has gas, must have a gas meter installed to detect a leak. The Town Hall has a gas stove and Station 3 has a gas furnace; therefore, gas meters will be installed in these two locations.

Phil Strike commented on the subject brought up by the Town Manager regarding commercial waste at the transfer station. He recommends not allowing it; there are commercial waste facilities that specifically provide this service.

Phil Strike asked the Board to consider the additional maintenance cost that would be required to install a wooden dock at the town beach as opposed to a virtually maintenance free aluminum dock. It may be more cost effective, in the long term, to spend the extra funds now on an aluminum dock instead of having to continue to maintain or repair another wooden dock in the future.

Phil Strike answered the Board's questions regarding his contact with Great Falls Construction on the Public Safety Building. He mentioned that social media is being used, and playing an important role, in disbursing

information on this project to the town's legislative body for their consideration.

Code Enforcement Officer Brandon Woolley had nothing to report.

VIII. COMMENTS FROM THE PUBLIC

David McCarthy stated that he disagrees with Phil Strike regarding his suggestion to install an aluminum dock at the town beach. He is concerned about the abuse that the new dock is going to take, and suggested that the town would be better off with a wooden dock.

David McCarthy explained that there is a situation that he would like to bring to the Board's attention. He feels as though a Planning Board member is undermining the efforts of the Ordinance Review Committee and stated his reasons for feeling this way. The Board agreed to take this into consideration.

Claudia Lowe asked for an update on the questions that she presented to the Board last July regarding oversight for the town's various Board members. She mentioned that after the last meeting she resubmitted that list of questions for the Board's consideration. There was some discussion on this matter. It was determined that the Policy Committee will need to reconvene to address this matter.

Phil Lowe stated that funding should be increased to provide more education for the various Board members, and that continuing education should be a requirement. There was some discussion on this subject which included input from the audience.

IX. ADJOURNMENT

Chris Parker made a motion to adjourn at 7:02 pm. It was seconded by Tim Mayberry. Motion carried with all in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maureen F. Scanlon".

Maureen F. Scanlon
Town Clerk