

**MINUTES**  
**SEBAGO BOARD OF SELECTMEN MEETING**  
**TUESDAY, JULY 5, 2022**  
**EXECUTIVE SESSION 5:00 PM**  
**SELECTMEN MEETING 6:30 PM**  
**TOWN OFFICE**

**ALL REGULAR BOARD OF SELECTMEN MEETINGS**  
**ARE HELD THE 1<sup>ST</sup> AND 3<sup>RD</sup> 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.*

**5:00 PM      EXECUTIVE SESSION, PURSUANT TO TITLE 1 § 405 (6) (E)**  
**CONSULTATIONS WITH LEGAL COUNSEL**

Present: Selectmen; Ann Farley, Charles Frechette, Barry Jordan, Phil Lowe, Mark Roy, and Town Attorney Tim Murphy

Phil Lowe made a motion to enter into Executive Session, Pursuant to Title 1 § 405 (6) (E) Consultations with Legal Counsel at 5:01 pm. It was seconded by Ann Farley. Motion carried with all in favor.

Barry Jordan made a motion to move into regular session at 6:29 pm with no action taken during Executive Session. It was seconded by Mark Roy. Motion carried with all in favor.

**CALL TO ORDER**

**6:30 PM      PUBLIC HEARING EXTENSION OF SUCCESSOR MORATORIUM:**  
**PROHIBITION ON NEW MINES, GRAVEL PITS AND QUARRIES WITHIN THE**  
**TOWN OF SEBAGO**

The Public Hearing was called to order by Chairman Phil Lowe at 6:38 pm.

The Board answered questions from the audience, which included several Planning Board members, on procedural processes going forward.

Barry Jordan explained that substantial progress has been made on the proposed ordinance that will be voted on by the legislative body in the next couple of months, but the extension of the Moratorium allows additional time for the Committee to complete the final document.

Phil Lowe stated that the Board of Selectmen intend to hold a joint Executive Session with the town's attorney and the Planning Board members in an effort to assure that all parties understand the full process in moving forward.

The Public Hearing was closed at 6:48 pm.

The meeting was called to order by Chairman Phil Lowe at 6:48 pm. It was noted that there were no conflicts of interest with the agenda items for any of the Selectmen.

## **I. ROLL CALL**

Present: Selectmen; Ann Farley, Charles Frechette, Barry Jordan, Phil Lowe, Mark Roy, Town Manager Michele Bukoveckas, Town Clerk and Recorder Maureen Scanlon

Guests present: Claudia Lowe, Monika King, Gannon King, Donelle Allen, June Allen, Carolyn Calarese, John Calarese, Sue Thuotte, Cathleen Griffin, Charles Smith, Nancy Thompson, Kelly Hale, Virginia Williams, Catherine McIntire, Chris Ross, Deb Ross, Tina Vanasse, Rick Fritz, Richard Nason, William Nason, Alan Munroe, Dave McCarthy, Mark Sunderland, Nathaniel York, Bob Laliberte, Marcy Laliberte, Michael Cyr, Sally Nero, Rick Nero, Mary MacKinnon, Marjie Jansz, Jim Jansz, Dave Starbuck, Deb Howard, Joseph Coyne, Richard Merritt, Michael Bouffard, Philip Strike, Roger Robinson, James Palmer, Brandon Woolley, Sandy Francoeur, Andrew Plummer

## **II. PLEDGE OF ALLEGIANCE**

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

## **III. ADJUSTMENTS TO THE AGENDA**

New Business Agenda Items B & C – Items combined. The Re-Appointment of E-911 Addressing Officer – Brandon Woolley was also added to this agenda item.

New Business Agenda Item D – Removed from the agenda. After review of this item, it was found that there is no action needed. The ordinance stands as it reads.

Announcement – Phil Lowe reported that Town Manager Michele Bukoveckas has submitted her resignation with a sixty-day notice period. Each Selectmen spoke on behalf of their regret at losing her, but wish her well in the future.

## **IV. CONSENT AGENDA**

### **A. Approval of the June 21, 2022 Selectmen's Meeting Minutes**

Barry Jordan made a motion to approve the June 21, 2022 meeting minutes as presented. It was seconded by Ann Farley. Motion carried with all in favor.

### **B. Approval of FY Warrants Week #50 thru #52**

Ann Farley made a motion to approve FY Warrants Week #50 thru #52 as submitted. It was seconded by Mark Roy. Motion carried with all in favor.

## **V. OLD BUSINESS**

### **A. Appointment to the COLAB Steering Committee**

Phil Lowe explained that this is a committee that is working on the expansion of broadband services.

John Calarese stated that he previously volunteered to work on this committee. He explained that due to time constraints, decisions need to be made during the meetings, which must be done by an authorized person. This causes a problem for his continued participation on the committee without the Selectmen's authorization allowing him to make the necessary decisions. For the Board's review, he distributed a timeline for the "Request for Proposal" process.

Barry Jordan made a motion to authorize John Calarese to make the necessary decisions on behalf of the town's best interest (as long as the need to spend money is not involved). It was seconded by Ann Farley. Motion carried with all in favor.

Mary MacKinnon explained that she would also like to volunteer to work on this committee and did attend the last meeting.

Mark Roy made a motion to appoint John Calarese and Mary MacKinnon to the COLAB Steering Committee. It was seconded by Ann Farley. Motion carried with all in favor.

## **VI. NEW BUSINESS**

### **A. Successor Moratorium Extension**

Ann Farley made a motion to extend the Successor Moratorium for 180 days commencing from tonight's meeting. It was seconded by Barry Jordan. Motion carried with all in favor.

### **B. Re-Appointment of Code Enforcement Officer – Brandon Woolley Re-Appointment of Local Plumbing Inspector – Brandon Woolley Re-Appointment of E-911 Addressing Officer – Brandon Woolley**

Ann Farley made a motion to re-appoint Brandon Woolley as the Code Enforcement Officer, Local Plumbing Inspector and E-911 Addressing Officer to be retroactive from July 1, 2022 to June 30, 2023. It was seconded by Barry Jordan. Motion carried with all in favor.

### **C. Public Safety Building – Design Build Contract**

Due to the Town Manager's absence, the Public Safety Building design contract was not available to be signed at this meeting. The Selectmen

agreed to come to the Town Office to sign the contract document in order to start moving forward.

Fire Chief Phil Strike updated the Board on the status of this project.

#### **D. Update to Personnel Policy – Holidays**

Phil Lowe explained that during a recent review, the Town Manager pointed out that we do not have the same number of paid holidays for our staff that other towns do. The Policy Review Committee feel as though it is important to stay competitive and add four holidays to the Personnel Policy. The additional four holidays are as follows: Martin Luther King Jr. Day, President's Day, Patriot's Day and Juneteenth.

Ann Farley made a motion to add four more holidays to the Personnel Policy as recommended. It was seconded by Barry Jordan. Motion carried with all in favor.

#### **E. "Free Area" at Transfer Station Discussion**

Barry Jordan stated that several individuals have approached him to let him know that they really miss having the "free for the taking" area at the Transfer Station. With the Board's consent, he went to the Transfer Station to speak with the attendants about it. The consensus of the problems that the staff have experienced with it, is that people leave items there that they do not want to pay for disposal of, however, the items are not in good condition and when no one takes them the staff then disposes of them without any fees having been paid. Several individuals have been very confrontational with the staff over this issue when they have been told that they must pay a disposal fee for the items. The staff agreed that if there was signage stating that you must check in with an attendant before leaving anything in this area, and that it is up to the discretion of the attendant as to whether or not it is something that is in good enough condition that someone may want to take it, then the staff would not have a problem with continuing to provide this service to the community.

Ann Farley mentioned that she also went to the Transfer Station and spoke with the staff about this matter. She was told that the staff does have a problem with bringing this back due to the fact that having them be the judge as to whether or not an item is worth any value to someone else puts them in a compromising position. They are also extremely busy already and may not be able to stop what they are doing to assist someone at the "Free Area" which means people will continue to just leave the items instead of patiently waiting for assistance.

Several Board members expressed concern about overburdening the staff in order to provide this service and feel as though the discontinuance of the "Free Area" should remain in place. There was discussion on options that may be explored in order to make the continuation of providing the "Free Area" possible.

Barry Jordan made a motion to bring back the "Free Area" at the Transfer Station for a six-month trial period. It was seconded by Mark Roy. Motion carried with all in favor.

Signage will be installed stating that you must see an attendant before leaving anything in this area.

#### **F. Letter to Long Beach Residents – (R.O.W. Issues)**

Phil Lowe explained that the rocks located at the end of Naomi Street were to be removed, by the individual, by this date. However, they have not been removed and therefore the Board needs to address this matter. In speaking with the Town Manager, Phil stated that she felt as though the individual has a worthwhile resolution for the Board to consider. The Board asked Mike Bouffard to review his resolution proposal for their consideration.

Mr. Bouffard stated that he conferred with his attorney regarding this matter and explained to him that there is no dedicated police presence in Sebago. His attorney recommended that he speak with the Cumberland County Sherriff's Office. He then met with Officer Reardon, from the Cumberland County Sherriff's Office, who asked him why the rocks are "in place". Mike responded that it is to stop people from parking in that location. Officer Reardon noted that the only "No Parking" signage in this area is located at the entrance to the street and suggested additional, and better, signage be installed along both sides of the street to notify people that they are not allowed to park in this area. It was noted that this is more of a problem from people that are "from away" and that the residents in this area are aware of the parking ban.

Tina Vanasse mentioned that there is not a street in the Long Beach area that does not have infringements on a right-of-way. The Board agreed that this is a fact, but it should not be allowed to continue. It has to stop at some point, or it will continue to be a growing problem.

David McCarthy mentioned that the right-of-ways belong to everybody in town and suggested removing the "No Parking" signs completely, making the beach more accessible to people in town, not just the ones that live in those locations.

Catherine McIntire stated that the right-of-ways are to provide access to the water. There has always been no parking allowed along the roadway. Property owners should be allowed to drive down to the water to unload their stuff, but not allowed to park there.

Mike Bouffard agreed to remove the rocks if the additional "No Parking" signs are installed, as suggested, in order to resolve this ongoing problem.

The Board will take this into consideration.

## **VII. REPORTS FROM TOWN OFFICIALS**

### **A. Town Manager**

Due to Town Manager's absence from this meeting, her submitted report will be reviewed at the next meeting.

### **B. Selectmen**

Mark Roy stated that Town Manager Michele Bukoveckas has worked for the town for many years. Her experience and dedication have been very important to the town. He is thankful to her and sorry to see her go.

Charles Frechette reported that the buoys are in for the Town Beach and ready to be picked up. Boats will be allowed to park in the designated area at the beach, only between these two buoys.

Ann Farley had nothing to report.

Barry Jordan thanked the audience members for attending this meeting and stated that he hopes that they will continue to do so.

Phil Lowe also thanked the audience for attending.

### **C. Department Heads**

Town Clerk Maureen Scanlon reported that the Clerk's office has been very busy registering boats this year. She also reported that although the recent election was overwhelming, things went very smoothly (at the Town Hall location).

Maureen Scanlon also mentioned that she is looking forward to working with the new Town Manager, but she has worked with Michele for a long time and will miss her. She stated that Michele's guidance and support have helped to make her a better Town Clerk.

Fire Chief Phil Strike stated that the fire department has been very busy and reminded everyone to be safe with fireworks. He asked that people also be mindful and courteous to their neighbors.

Public Works Director Jim Palmer reported that they are doing the ditching on Taylor Road and they intend to do Peabody Pond Road next. They are trying to get the grading of public easement roads done, but are working short staffed which is making it more difficult to accomplish. The phone number for the answering machine at the Town Garage is 787-3337. Please leave a message for washouts, etcetera, so the crew can address them. A question was asked from the audience, if the grading could be contracted out. It was agreed that this could be considered.

Code Enforcement Officer Brandon Woolley reported that he is very busy because there is a lot going on in town.

## **VIII. COMMENTS FROM THE PUBLIC**

Tina Vanasse suggested holding people accountable for making disparaging comments, especially when they are false. There seems to be no recourse for the individuals that have been attacked by others. The Board agreed that they will review the accusations and take action if necessary.

Donelle Allen asked if a farewell party will be held for Michele considering the number of years that she dedicated given to this town. The response was that there probably will be, and it is certainly warranted for the appreciation she deserves.

John Calarese suggested that within the next two weeks people send in information regarding their internet needs so they can be addressed. It was noted that a survey had been done in the past. This would have been beneficial to the committee if it had received a good response, but it didn't. Phil Lowe quoted Gerry Holt on this matter by saying, "Don't get tied up in the minutia. What we need is better broadband for more people, period."

Andrew Plummer asked if the Chairman of the Planning Board should be reporting to the Board under the "Department Heads" section of these meetings. Phil responded that it is a great idea. However, the Selectmen recognize the fact that there are divided powers between the Planning Board and the Select Board. The goal is to have better communication between the two boards in the future, especially when large projects are being reviewed.

Virginia Owens asked about allowing a handicapped person to sit in their vehicle while parked at the end of a right-of-way in the Long Beach area. Phil Lowe responded that this is something that would need to be discussed and determined by the Board of Selectmen in the future.

Marjie Jansz expressed concern about the fact that the town has ordinances, such as the fireworks ordinance, but has no way to enforce them. She suggested hiring a Deputy to enforce the ordinances and prevent ongoing crime in the area. Phil Lowe responded that there certainly is a need for one, and it is something that should be considered further in the future.

David McCarthy thanked the Board for this open session and suggested holding one briefly at the beginning of the meetings so that people can inquire about where the Board is on an issue and what the process would be.

David McCarthy asked if building permits can be posted on the town's website to keep residents informed of the growth that is going on in town. Phil Lowe responded that this is a great idea and he would like to see if this can be done in the future. It was noted that this is public information.

Catherine McIntire suggested having a combined Fire and Police department.



Mike Bouffard stated that the convex mirror at the end of Naomi Street was put up by Don Gosselin. He got permission to put it up by the property owner to prevent an accident from occurring due to not being able to see past his eight-foot fence.

**IX. EXECUTIVE SESSION, PURSUANT TO TITLE 1 § 405 (6) (A) TO DISCUSS A PERSONNEL MATTER**

This Executive Session was cancelled.

**X. ADJOURNMENT**

Barry Jordan made a motion to adjourn at 8:02 pm. It was seconded by Ann Farley. 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**