

**TOWN OF SEBAGO
BOARD OF SELECTMEN MEETING MINUTES
TUESDAY, November 15, 2022
6:30 PM**

TOWN OFFICE BUILDING

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 Chair and only during public comment. Comment time is limited to 2 minutes per speaker. Matters related to personnel or Boards will not be heard or discussed.

CALL TO ORDER

Chairman Phil Lowe called the meeting to order at 6:31 p.m.

At this time Maureen Scanlon swore Scott Douglas into the offices of Selectman, Assessor and Overseer of the Poor.

I. ROLL CALL

Present: Selectmen: Scott Douglas, Charles Frechette, Phil Lowe and Mark Roy, Interim Town Manager Maureen Scanlon, Interim Town Clerk and Recorder Desirae Lyle

Absent: Barry Jordan

Guests present: CEO Brandon Woolley, Donelle Allen, Tina Vanasse, Phil Strike, Carolyn & John Calarese, Claudia Lowe, Richard Merritt, Annette Thomas, Andrew Plummer, Susan Gassett, Richard Dennen, David Welch, Helen Twombly, James Palmer, Paul Smith, Bob & Marcy Laliberte

II. PLEDGE OF ALLEGIANCE

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

III. ADJUSTMENTS TO THE AGENDA

There were none.

IV. CONSENT AGENDA

A. Approval of the November 1, 2022 Selectmen's Meeting Minutes

There were no minutes to approve. Mark Roy made a motion to table the approval of November 1, 2022, minutes until the next meeting. Scott Douglas seconded the motion. Motion carried with all in favor.

B. Approval of the November 2, 2022 Executive Session Meeting Minutes

There were no minutes to approve. Mark Roy made a motion to table the approval of November 2, 2022, executive session minutes until the next meeting. Scott Douglas seconded the motion. Motion carried with all in favor.

C. Approval of the FY 23 Warrants Weeks 18 & 19

Charles Frechette made a motion to approve Fiscal Year 23 warrants, weeks 18 and 19. Mark Roy seconded the motion. Motion carried with all in favor.

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IV. Reports from Town Officials – Public Works

- 200 Tons of winter salt has been stored, as well as winter sand.
- Douglas Mountain Road is being paved; it is approximately 2/3 done with the rest to hopefully be finished by the end of the week. The paving of Peabody Pond Road and Taylor Road has been postponed.
- Plows are mounted, trucks are loaded ready to go.
- One of the public works employees is sick, leaving Jim with the help of Phil Strike and Fred Fortier to plow should we get a storm.
- There is more grading to be done and one more culvert to be replaced before everything freezes solid.

V. OLD BUSINESS

A. Town Manager Announcement

Phil Lowe announced that the new Town Manager will be Maureen Scanlon. Maureen read the following statement:

- I'd like to take a moment to thank the Board of Selectmen for choosing me as the successful candidate for the Town Manager's position. I'd also like to thank all of my co-workers for their continued support and their additional efforts in keeping things running as smoothly as possible for the town during our transition period. Finally, I'd like to thank the members of this community that have expressed their kind support in my endeavor to continue to serve them, in yet another capacity.

Years ago, I was asked to create a newsletter for the town and develop a Mission Statement. The Mission Statement is included in every edition of the town's newsletter and is as follows: "To provide truthful, up-to-date, and educational information on how the community works, in order to provide the opportunity for making informed decisions while also enriching the lives of our citizens that want to live here, prosper, and raise their families." I developed this Mission Statement because I believed wholeheartedly that this should be the mission of the town, and I still do. I'm looking forward to the future, and I promise that I will continue to strive to do my best, for all of you. Thank you!

Mark Roy made a motion to appoint Maureen Scanlon as Town Manager. Charles Frechette seconded the motion. Motion carried with all in favor.

B. Fire Station 3 Repairs

Phil Strike noted that Great Falls Construction and the insurance company are working together to come to an agreement and start the repairs on Station 3. Both Phil and Maureen asked that

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the Selectmen consider accepting the bid from Great Falls Construction, Inc. so that once an agreement is reached work can begin.

Phil Lowe made a motion to authorize Maureen Scanlon and Phil Strike to proceed with negotiations and get Fire Station 3 repaired as quickly as possible. Mark Roy seconded the motion. Motion carried with all in favor.

C. Transfer Station Fees Discussion

Mark Roy made a motion to table this agenda item until the next meeting when Barry is present. Charles Frechette seconded the motion. Motion carried with all in favor.

VI. NEW BUSINESS

A. Approval of Abatements and Supplementals as Recommended by Assessor's Agent

Phil Lowe made a motion to approve \$703.77 in abatement requests and \$278.20 in supplemental requests as recommended by the Town Assessor's Agent John O'Donnell and Associates, Inc. Scott Douglas seconded the motion. Motion carried with all in favor.

B. Discussion on Land Use Ordinance Improvements

There has been no progress on this, but Phil Lowe did note that he has some suggestions for the Ordinance Review Committee including the Maine state statutes approval process timeline on site plan review applications and changing the layout and structure of the ordinances.

C. Security Improvements Discussion

Phil Lowe reiterated from the last meeting that an estimate has been received from our security company to add extra layers of protection for the Town Office staff. The estimate is approximately \$10,000. ARPA funds could possibly be used for this through a vote at a Special Town meeting. Phil Lowe stated that there is a tentative date of Saturday, January 7, 2023 for the Special Town Meeting.

VII. REPORTS FROM TOWN OFFICIALS

A. ~~Interim~~ Town Manager

Maureen Scanlon reported:

- Thank you very much to the Sebago Lions Club and the many volunteers that helped to once again make the Veteran's Day Memorial Ceremony a wonderful event. The weather was perfect and the new addition of the "Old Glory" Flag Retirement portion of the ceremony was absolutely beautiful. I was very proud to be a part of this event.

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- I have sent advertisements for the open positions of Town Clerk/Tax Collector and Plow Truck Driver/Laborer to both the Shopper's Guide and the Bridgton News. Review of resumes/applications will begin immediately and continue until suitable candidates are found.
- I attended my first session of the Leadership Academy at the Southern Maine Community College on November 2nd and found it to be very informational and motivating. I'm looking forward to attending the next session tomorrow.
- Tony Vigue has informed me that he is expecting to have the final Cable Franchise agreement documents submitted for the Board's approval soon.
- I'd like to remind everyone that completed applications for the "Property Tax Stabilization for Senior Citizens" program must be turned into the Town Office by December 1st in order to be applied to the 2023 Taxes, that will be committed in September of 2023.

B. Selectmen

Scott Douglas had nothing to add.

Mark Roy offered to speak to anyone with questions about the "Owl" system.

Charles Frechette asked Brandon Woolley about a letter that was received about illegal moorings. Phil Lowe commented on the mooring letter stating that the Town had investigated a Harbormaster Ordinance which was voted down. Brandon Woolley will be working with the Town Attorney to draft a letter of response.

Phil also asked Maureen Scanlon to update the Executive Session scheduled for Monday, November 21, 2022, to include two Executive Sessions starting at 5:00 p.m. with a workshop to follow. He noted that one of the Executive Sessions will be to discuss with legal counsel the final wording for the Gravel Ordinance and zoning amendments.

The Planning Board is holding a public hearing on Thursday, November 17, 2022, at 6:00 p.m. to review the proposed Land Use Table Amendments. Phil encouraged the public to come and ask questions.

Phil would like the Selectmen to have two meetings in December and January. And there is a tentative date of Saturday, January 7, 2023, for a Special Town Meeting.

C. Department Heads - CEO, Fire, EMA, EMS, Town Clerk, Rec, ACO, Health

CEO Brandon Woolley commented that:

- He would like to know more about the proposed security and how it will impact on his interaction with customers.
- He also asked about the Property Tax Stabilization, neither gubernatorial candidate supported this, and he would like to know more about how the towns will be reimbursed.

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Fire Chief Phil Strike commented that:

- Both EMS and Fire have been busy both in Town and with mutual aid.
- He would like to have something added to the website about clearly marking house numbers. He is seeing an increase of unmarked or poorly marked houses.

Interim Town Clerk Desirae Lyle commented that:

- The excessive numbers on the recycling bills reference the weight of the items being picked up. The manufacturers of the TVs, printers and monitors pay for the recycling of those units.

Recreation Director Leslie Hayes was not present.

Animal Control Officer Rick Guilbault was not present.

Health Officer Helen Twombly commented:

- RSV, Influenza and Covid are on the uptick, please get your boosters and/or flu shot. She would like access to the website to post health related updates.
- There were issues at the Beach over the summer about dogs and having the correct sticker. Hopefully next summer that will be less of an issue as only the green Transfer Station stickers will be allowed. There were also issues with the location of the dock. Helen noted that Portland Water District tests the water every Monday and Sebago has the best water in the area. She mentioned that parking was an issue, the lower parking lot repeatedly filled up and overflowed to the trailer parking lot.

D. Committees – Broadband, Ordinance Review, CIP, Budget

John Calarese gave an update on the Broadband Committee. Five Request for Proposals have been received and none of them address the needs of the committee. Sebago has 258 nonservice sites; the next closest town has ten (10). There will be a Broadband Committee meeting on December 1, 2022. John noted that right now there is a \$20,000,000 startup budget for Sebago, Naples, Raymond, Casco and Standish, with more funds available, there could be limited, to no expense, for Sebago.

VIII. COMMENTS FROM THE PUBLIC

Tina Vanasse asked for the Board of Selectmen to produce in writing that if there is a quorum of another Board present that those members cannot speak. Phil Lowe responded that he is not sure if he can produce that in writing, but he will look into it. Tina clarified that if there is no requirement for this, then the Boards do not need to follow this directive. Tina also noted that the Selectmen changed the structure of the town government by making the Ordinance Review Committee a permanent committee. Rewriting, reviewing, eliminating or adding ordinances is the official duty of the Planning Board. Making the Ordinance Review Committee permanent and changing the structure of the town government should have been voted on at a Town Meeting.

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Susan Gassett has concerns and complaints about the activities and involvement of the Recreation Director. Maureen Scanlon asked her to submit her concerns in writing so that she knows what to address with Leslie Hayes.

Donelle Allen asked Maureen Scanlon when budget and CIP would be starting. Maureen hopes to start them in December.

John Calarese clarified that he is separated from the Planning Board and even though his wife is a member he has nothing to do with the Board's operation.

Andrew Plummer noted that the Planning Board has scheduled a public hearing on the zoning amendments on Thursday, November 17, 2022, at 6:00 p.m. at the Town Office. Due to the FOAA rules no quorums should be present at that meeting. He suggested that any future public hearings regarding the ordinances or zoning amendments be scheduled as a joint meeting so that all members of all boards can attend. He noted that the Planning Board received Revision 7 of the zoning amendments today, the public hearing is Thursday and the Board will not have time to review Revision 7. Any and all revisions should have been made prior to the scheduling of the public hearing. Andrew asked that the Board disband the Ordinance Review Committee due to overwhelming prejudice and obvious conflicts of interest, and create an unbiased committee. He addressed Phil Lowes comments about timelines, they are enforced by State Statutes. Andrew reminded the Board that the Town Attorney drafted a \$900 letter telling the Boards to be kind and work with one another, and proved to be a waste of money when two Selectmen yelled at taxpayers at the last Planning Board meeting.

Richard Merritt commented that if himself, David Welch, and David McCarthy, who both are members of the Zoning Board of Appeals and the Ordinance Review Committee attend the public hearing Thursday night that would be a quorum. Richard will speak more about vested interest and timelines at the public hearing.

Tina Vanasse asked to speak again but was informed that she already had her two minutes to speak.

IX. ADJOURNMENT

Charles Frechette made a motion to adjourn at 7:58 p.m. Scott Douglas seconded the motion. Motion carried with all in favor.

Respectfully Submitted,



**Desirae Lyle
Interim Town Clerk
Approved at the December 6, 2022 Meeting**