

**NORTH HAVEN SELECT BOARD
JANUARY 18, 2023
5:00 P.M.**

MINUTES

BOARD MEMBERS PRESENT: Alex Curtis, Bruce Gilman, Patsy Lannon, and Jeremiah MacDonald
BOARD MEMBERS ABSENT: Scot Baribeau
TOWN ADMINISTRATOR: Rick Lattimer
OTHER PERSONS PRESENT: Alice Cornwell, Jessie Hallowell, Alex Martin, and NHCS 5th & 6th Graders

1. Call to Order 5:00

2. Approval of the Minutes December 7, 2022 (as amended) and January 4, 2023

3. Public Comment:

- North Haven Community School’s 5th & 6th Grade class members presented a proposal to establish small, community libraries, one of which they would like to put on the village green behind the ferry ticket office. This would be a “take a book, leave a book” format, but users would not be required to leave a book. Each of the students spoke to the Board and answered questions in a clear and professional manner. The Board was very pleased with the quality of their request. (See New Business, below.)
- Alice Cornwell read a statement from Becky Bartovics concerning the new Public Safety Building because Bartovics was too ill to attend the meeting. Bartovics is concerned about the orientation of the building regarding the efficiency of a solar array and about the runoff of water from the new building, including soapy water from washing the trucks. Additionally, Cornwell expressed her opinion that the Town should (1) not hold special town meetings for matters as important as amending ordinances and voting on a the construction of the Public Safety Building; and (2) that the Town should provide notice much further in advance of special meetings to allow people to better coordinate their schedules.

4. Treasurer’s Report

a. Approval of Bills, Payrolls, Warrants, and Journal Entries:

Warrant #45	in the amount of	\$54,427.09
Warrant #45-A	in the amount of	\$458.78
Warrant #2	in the amount of	\$206,159.10
Warrant #2-A	in the amount of	\$12,454.07

Payroll Journal #1	in the amount of	\$549.81
Payroll Journal #2	in the amount of	\$29,399.41
Payroll Journal #2-A	in the amount of	\$5,585.52
Sewer Department Warrant #26	in the amount of	\$24,630.60
Water Department Warrant #23	in the amount of	\$35,245.78
Journal Entries – Aug. to Dec.	in the amount of	\$6,735,350.62

**Motion to approve Bills, Warrants, Payroll Journals and Journal Entries
Made by Lannon, seconded by Gilman Approved 4-0-0**

5. Correspondence - None

6. Reports

- i. Clinic: Still working to obtain Mental and Behavioral Health Services
- ii. Ferry Service: The Town is coordinating with the Clinic and the Ferry Service about Medical Priorities. The Board requested that Lattimer set up a Board workshop to discuss Ferry Services matters in general.
- iii. Fire Department/EMS: (See New Business, below)
- iv. Floats & Docks:
 - The Town will work on a concept for managing moorings in Pulpit Harbor for the Select Board’s consideration
 - The Town is working to find a new harbormaster for Pulpit Harbor as Deputy Lemoi has said he will not have the ability to continue serving in this capacity
- v. Legal:
 - Planning Board – Ordinances: The Planning Board is close to completing its work on the new Land Use Ordinance and plans to hold the required public hearing in the next few weeks. The Shoreland Zone Ordinance will require more work in the Village area to account for the way in which we have historically used that area. The Planning Board is working with Maine DEP to develop a meaningful ordinance.
 - Short-term rentals – Colloredo-Mansfeld is working on obtaining ordinances from other similar communities.
- vi. Public Safety Building Update: (See below)
- vii. Roads & Bridges: The Town staff is looking into available grants to improve culverts and stream crossings.
- viii. Sewer Department: The Sewer Department is working to add an aluminum sulfate coagulant to the influent in order to help separate solids from liquid waste. Olver Associates is assisting the Town with this process.
- ix. Sheriff’s Department

Date	Incident	Deputy		
1.4.23	School visit	Lemoi		
1.9.23	School visit	Lemoi		
1.10.23	Public works	Lemoi		
1.17.23	Utility problem	Lemoi	x.	Town

Properties:

- Town House
 - Drywall, flooring, and doors are complete
 - Cabinets and interior trim are underway
 - Waiting for plumbing and final electrical
- xi. Transfer Station: Lattimer will prepare a request for bids to replace the roof on the lower building (redeemables)
- xii. Water Department: Capacity Development Grant – Ransom Consulting is coordinating work on three projects under the grant: (1) a private well database that will help us determine the availability of groundwater across the island; (2) an analysis of the likelihood of seawater surging into Fresh Pond from the Mill Stream; and (3) an exploration of possible groundwater sites on the southwest side of Fresh Pond. The Board has approved moving forward with a rate increase for the Water Department so the Department in conjunction with developing a capital improvement plan.

7. Old Business

- a. *Public Safety Building* – Town staff are working with Ricci construction on the next steps in the process of constructing the new building. The Town will need to move the current sand pile and related Road Commissioner materials back into an open space farther from South Shore Road.
- b. *FEMA/BRIC Grant Application* – The Town submitted a \$200,000 grant application for funds to develop a design to improve the Thorofare Waterfront from Brown’s Boatyard to the Casino. We are awaiting a response from the Maine Emergency Management Agency on next steps.
- c. *Community Priorities* – The Board endorsed the recommendations contained in both Mary Terry’s Housing Report and Camoin Associates’ Economy & the Workforce Report. The Board specifically directed Lattimer to contact the Maine Housing Authority to explore possible funding to (1) possibly turn the existing fire station into year-round, town-owned apartments that would be managed by a 3rd party; and/or (2) create infrastructure on the Town’s Crabtree Farm property for housing of some type. The Board also directed Lattimer to pursue a focus on the Thorofare Waterfront to make this economic and transportation hub of the island more accessible, more robust, of use to more people and businesses, and protected from the effects of climate change and sea-level rise.

- d. *Cell Tower Ordinance* – The Town will hold a special town meeting on Thursday, January 19, 2023 to consider amendments to its Wireless Telecommunications Facilities Siting Ordinance.

8. New Business

- a. *Free NHCS Lending Library* – **Motion to authorize North Haven Community School’s 5th & 6th grade classes to locate a small lending library on the village green behind the Ferry Terminal, made by Lannon, seconded by Curtis**
Approved 4-0-0
- b. *Public Safety Building* – Pursuant to Treasurer DeBlois’ and Lattimer’s recommendations, the Board selected the Androscoggin Savings Bank for the Bond Anticipation Note (BAN), which is needed until the Town’s request to borrow money from the Maine Municipal Bond Bank is processed and the money becomes available.

Motion to select Androscoggin Savings Bank as lender for a Bond Anticipation Note for the Public Safety Building, made by MacDonald, seconded by Lannon
Approved 4-0-0

- c. *Box-style Ambulance* – Once the new Public Safety Building is ready, it will have room to house a modern box-style ambulance. The EMS Chiefs have identified a used ambulance in excellent condition that Cape Elizabeth’s Fire Department intends to sell this summer for \$55,000. The Board will consider the purchase of this ambulance at a later meeting.
- d. *Water Department Abatement Request* – Kathy Allen requested an abatement of the excess water usage due to an unknown leak. In accordance with Water Department policy, an abatement of 50 percent of the extra usage charge is appropriate when a leak occurred and the owner had no reasonable means of knowing about it. The leak has since been corrected.

Motion to approval an abatement in Kathy Allen’s annual water bill in the amount of \$682.08, made by Lannon, seconded by Curtis
Approved 4-0-0

9. Other

- Baribeau asked if the Town had received an estimate to conduct a boundary survey of Mullens Head Park. Gartley & Dorsky provided an estimate of \$13,500. The Mullens Head Park Committee has opted not to pursue the survey at this time.

10. Adjournment – Motion to adjourn at 6:58 made by Lannon, seconded by Gilman
Approved 4-0-0