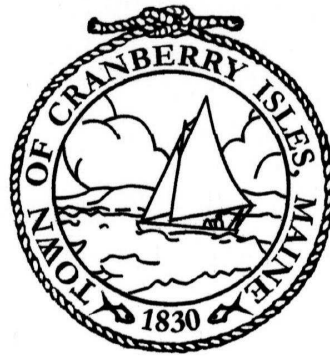


BOARD OF SELECTMEN
MALCOLM FERNALD, CHAIRMAN
RICHARD BEAL
FLORENCE J. SPRAGUE
TOWN CLERK / TREASURER
DENISE McCORMICK
PUBLIC SAFETY COORDINATOR
KATELYN DAMON



MUNICIPAL ADVISORY COMMISSION
I. GAITHER, J. THORMANN
J. SAMUEL, K. WHITNEY, B. STUBBS
N. BARTON, L. DOBSON
ADMINISTRATIVE ASSISTANT
TO THE SELECTMEN
JAMES FORTUNE

Board of Selectmen's Meeting Minutes
June 6, 2017
Islesford Neighborhood House

Attendance:

Malcolm Fernald, Chairman, BOS	Joanne Thormann, MAC
Florence Joy Sprague, BOS	Phil Whitney
Richard Beal, BOS	Ingrid Gaither, MAC
Denise McCormick, Town Clerk	Richard Howland, Constable
James Fortune, Administrative Assistant	Bruce Fernald
Ben Sumner, Deputy Clerk	Nanette Hadlock
Katelyn Damon, Public Safety Coordinator	Brenda Fernald
Dennis Dever, CEO & LPI	Michael Boland

I. Call to Order: 8:30am by Chair Malcolm Fernald.

II. Review / Sign Financial Warrants

Warrant #26:	\$ 6,551.01
Warrant #27:	\$49,974.81
Warrant #28:	\$ 7,372.52
<u>Warrant #29:</u>	<u>\$50,062.56</u>
Total:	\$113,960.90

All warrants were signed by the Selectmen. Richard Beal, in capacity as Public Notary, signed five property tax liens presented for tax year 2016 by the Treasurer.

III. Review/ Approval of Meeting Minutes: May 16, 2017

Richard Beal moves to accept the May 16, 2017 Board of Selectmen's meeting minutes as written. Malcolm Fernald seconds the motion. **Motion approved 3-0.**

IV. New Business

A. Sign Documents for Purchase of 61 Main Street, Islesford

Brenda Fernald, of the 1st Bank, is here today to present loan paperwork (Promissory Note #44186926). Terms of the loan are \$150,000 at 2.78% for a period of six years. Richard Beal moves to accept the loan and sign the agreement. Malcolm Fernald seconds the motion. **Motion approved 3-0.**

James Fortune presents an inspection report received yesterday on the property. Richard Beal asks about the survey results and the western property boundary. James Fortune reports that the boundary does not allow sufficient room for an entrance ramp. Jason Barrett, town attorney, is working on a possible line adjustment or easement. If not possible, a ramped entrance would need to be relocated. James Fortune also presents preliminary drawings from Chris Wriggins for review. Closing is expected to take place on or around June 16. Richard Beal requests as much work as possible be undertaken simultaneously in order to keep the project moving.

Florence Joy Sprague asks about status of the survey. James Fortune reports the survey has been completed. We are awaiting the report.

Richard Beal moves that Malcolm Fernald be given permission to sign all closing documents on behalf of the Board of Selectmen. Florence Joy Sprague seconds the motion. **Motion approved 3-0.**

Nanette Hadlock asks if the restroom will be available for public use and if the septic system will be sufficient. Richard Beal responds that the restroom will be open to the public and measures will be taken to ensure its sufficiency.

B. Sign 2017 Tax Commitment Letter

Selectmen review and sign 2017 Tax Commitment Letter presented by the Treasurer. The amount to be raised in taxes for 2017 is \$1,753,007.00. Richard Beal moves that the tax assessor be directed to calculate the maximum overlay. Malcolm Fernald seconds the motion. **Motion approved 3-0.**

C. Municipal Advisory Commission Update

Joanne Thormann and Ingrid Gaither update the Selectmen on research being done on the Mansell Lane property and warehouse. Subcommittees are working on different aspects of the project and James Fortune has been asked to prepare a questionnaire for the current warehouse tenants. The MAC also requests direction from the Selectmen if there are issues on the 61 Main Street property they would like the MAC to address. Malcolm Fernald advises that there may be later phases of the project the MAC will be tasked with, but there are no items that should be on the MAC agenda presently.

Richard Beal directs James Fortune to keep the Selectmen advised as work progresses on 61 Main Street in order to move the project along before winter.

Bruce Fernald asks about rental possibilities for the Mansell Lane property. James Fortune responds that there are no commercial possibilities at this time, but residential rentals could occur quickly if changes were made to comply with Change of Use zoning restrictions in Southwest Harbor. The MAC is working to determine the costs involved in this option.

Phil Whitney asks that the MAC be tasked with continuing research on a year round dock at Manset. Florence Joy Sprague asks whether the Harbor Committee should be involved. Malcolm Fernald recommends a secondary focus on the dock. James Fortune advises the lease at Northeast Harbor runs out in 2023 and there is no guarantee the terms will remain as they are presently. Dennis Dever advises that the rock retaining wall and boat ramp may need some repair in the near future. Richard Beal asks whether a marine survey should be undertaken and if funds are available. Denise McCormick reports there is about \$100,000 in the Manset Reserve fund. Selectmen concur to task James Fortune with selecting an engineer and providing an estimate of cost for a marine survey.

V. Other Business (taken out of order)

Dennis Dever reports that the Islesford Dock Restaurant opened on June 1st without having a final plumbing inspection completed and with a malfunctioning graywater treatment system. The graywater system treats the restaurant's sinks, dishwater, and grease traps and the town's bathroom sink. Sewage from the town bathroom is pumped to the town field septic system. Dennis Dever advises that the Department of Environmental Protection had issued a current permit for the graywater system, but was now notified of its malfunctioning. He asserts that although a permit has been issued, the DEP permit does not overrule the town's authority to require compliance before the restaurant was allowed to open. Michael Boland of the

Islesford Dock Restaurant responds that a new tank has been on order prior to June 1st and will be installed as soon as it arrives. He contends that the graywater system has been in place for 24 years, but the new owners are being penalized for taking a few extra days to fix the problem. He also reports the restaurant will spend about \$30,000 to have a new overboard discharge system installed in the fall that will be much better than the system currently in use. General discussion. Richard Beal moves to give the Islesford Dock Restaurant a thirty day grace period to correct the graywater system issue and have a final plumbing permit issued. Malcolm Fernald seconds the motion. **Motion approved 3-0.**

D. Appoint Constable for Great Cranberry Island

Malcolm Fernald moves to appoint Branden Stubbs Constable for Great Cranberry Island. Richard Beal seconds the motion. **Motion approved 3-0.**

General Discussion of town policing issues. Richard Howland reports on the lack of support from the Hancock County Sheriff's Office and the Maine State Police. Katelyn Damon recommends a letter be drafted by the Board of Selectmen on behalf of the constables requesting timely support. Phil Whitney advises that a personal meeting by town officials with the previous sheriff improved communications and might be worthwhile with the current sheriff. Malcolm Fernald tasks Katelyn Damon to provide a letter for the Selectmen to review and offers to join Richard Howland in a meeting with the county sheriff. Richard Beal moves to send Branden Stubbs to a police training course if and when he is able to attend. Florence Joy Sprague seconds the motion. **Motion approved 3-0.**

E. Longfellow School Property Boundary

Richard Beal reports on a boundary dispute involving the Longfellow School property and an adjacent landowner. The Superintendent and School Board have referred the issue to the Selectmen to resolve. The landowner's survey shows the school's well is located on her property. The town's survey shows the landowner's outbuilding and chicken run are located on school property. Outreach by the Selectmen to the landowner has not settled the issue. Malcolm Fernald moves to refer the matter to town attorney Jason Barrett for resolution. Richard Beal seconds the motion. **Motion approved 3-0.**

F. Broadband Update

Malcolm Fernald reports the town has received a \$69,000 grant from ConnectME for tower construction. The Islesford tower site survey has been completed and the tower mounting site on Great Cranberry has been reviewed. Clearing on the Islesford site and an easement agreement with the site landowner will be the next steps in construction. A proposed contract has been received from Axiom. James Fortune recommends that the town attorney review the contract. Priority for 2017 will be connections to residences on Islesford that can be occupied year round. Any work not completed before winter will recommence in spring 2018. Service to Great Cranberry, Sutton, and Bear will be completed in 2018.

MAC Chair and Broadband Committee member Ingrid Gaither asks that the Selectmen acknowledge Malcolm Fernald and James Fortune for their efforts to move this project forward. Selectmen and audience concur.

VII. Audience Communication (taken out of order)

Nanette Hadlock asks about the town's assumption of tipping fees on behalf of the Islesford Dock Restaurant and whether this would be done for other businesses. Denise McCormick explains that the restaurant fills a dumpster weekly during the summer and will be responsible for the barging and dumpster transport. The town is responsible for the tipping fee anyway, but saves money by not having to handle the dumpsters. Consensus of the board is that arrangements that can help the town's businesses and the taxpayers should receive full consideration.

Bruce Fernald asks about reinstating the Vehicle Transportation Ordinance. He reports that three unregistered vehicles on a property constitutes a junkyard. The town is full of them and should not be burdened with the expense of removing the vehicles when they are junked. General discussion. Malcolm Fernald tasks the Code Enforcement Officer to research the issue of junk vehicles.

V. Other Business

Richard Beal reports that Newman & Gray Boatyard is asking to renew a lease on town property at Great Cranberry to store boats over the winter. Newman & Gray requests a change in terms to reflect a greater use of the area and for a five-year term. Malcolm Fernald moves to offer to lease the property for \$1,000 per winter for the storage of boats with a five year term with the provision that Newman & Gray provide proof of insurance to the Town Clerk. Richard Beal seconds the motion. **Motion approved 3-0.**

Katelyn Damon reports on updated Fire Department Regulations. They will be submitted to town attorney for review.

VI. Executive Session: Personnel Matter, 1 M.R.S.A. §405(6)(A)

None.

VI. Adjournment

Malcolm Fernald moves to adjourn the meeting. Florence Joy Sprague seconds the motion. **Motion approved 3-0.**

Meeting adjourned at 11:03am.