

Selectmen
Richard F. Beal
Denise McCormick
David Stainton



Town Clerk/Treasurer
Frances J. Bartlett
P.O. Box 15
Islesford, Maine 04646

NOTICE OF BOARD OF SELECTMEN'S MEETING

The monthly Board of Selectmen's Meeting will be held
Tuesday, 12 November 2002, commencing at 08:45 AM,
at the Great Cranberry Community Center,
Great Cranberry Island

AGENDA

- ✓ 1. Review minutes of 1 October 2002 Meeting.
- ✓ 2. Review and consider approval for Cranberry Isles Realty Trust (CIRT) lease on "Kane House", GCI
- ✓ 3. Consideration & approval of "Land Management Commission" Charter
4. First review on Year 2003 Operating Expense Budget
5. Approval of revised "Bond" document for Bar Harbor Banking and Trust Company
6. Audience Communications
7. Financial warrants
8. Adjournment, and scheduling of next meeting date.

Public Attendance is Welcomed

Tuesday November 12, 2002

TOWN OF CRANBERRY ISLES, MAINE
BOARD OF SELECTMEN'S MEETING
MINUTES

12 November 2002

AGENDA:

This meeting commenced at: 8:46 AM . All Selectmen and the Town Clerk were in attendance.

The following members of the community were in the audience: Chris White, Barbara Fernald, Phil Whitney, Beverley Sanborn, Barbara Meyer, Malcom Donald, Karin Whitney, Eve Harrison

- 1. REVIEW MINUTES OF 1 OCTOBER 2002 MEETING:** Comments follow:
- a. Town bathroom facility on Islesford is to remain open through the end of December 2002, and longer hours during the spring and summer.
 - b. Storage shed on Islesford Dock: Turn off the heater within the shed by use of the circuit breaker until it is needed during cold weather.
 - c. Denise McCormick has not heard from Tim Ring Paving Company. David Stainton talked with them this morning and the asphalt plant has been down since 17 October and is not able to predict when he will be able to come out to complete the paving. Town Treasurer to determine the methodology for placing the road maintenance funds in an accounts payable holding account. Sand Beach Road culvert needs replacement and Denise McCormick authorized to take action in having it replaced or repositioned for drainage.
 - d. Eve Harrison brought up the problem of driving heavy equipment, including Courtney Chaplin's tractor, etc. , along the main roads. The extent of damage is not readily evident; the problem needs to be addressed with a clear decision or policy by the Selectmen on use of the town roads by heavy equipment, and when is trailering required?

- 2. REVIEW AND CONSIDER APPROVAL FOR CRANBERRY ISLES REALTY TRUST (CIRT) LEASE ON "KANE HOUSE", GREAT CRANBERRY ISLAND**
- Selectmen Stainton presented a briefing on the lease and offered to pass it around for the audience to read. No rent required but the property will pay the taxes for the house. The lease can be pledged to a bank or lending institution for a loan. Lease made effective as of this date, for a period of November 2002 to November 2037.

- 3. CONSIDERATION AND APPROVAL OF "LAND MANAGEMENT COMMISSION" CHARTER:**

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Charter was read to the audience and then signed by the Board of Selectmen.

4. FIRST REVIEW ON YEAR 2003 OPERATING EXPENSE BUDGET

Preliminary figures were discussed with a second meeting to review budgets scheduled for December 2002 on Islesford.

5. APPROVAL OF REVISED BOND DOCUMENT FOR BAR HARBOR BANK & TRUST CO.

The revised BOND for Bar Harbor Banking & Trust Company in the amount of \$700,000 was signed on Tuesday, 5 November 2002 pursuant to authority granted at the 30 October 2002 Selectmen's Meeting. This bond revision contained two new words of "as needed" which permits the band to provide funds as the Town requires them. Documents forwarded to Michael Trainor, Esquire; Town Bond Attorney, at Eaton-Peabody Law Offices, Bangor, Maine 04402. David Stainton drafting a letter to Mike Trainor asking for statutory guidance on what is taxable versus non-taxable leases on the Southwest Harbor property through the use of specific questions. Who may we rent to, or what companys may we rent to that permits the Town to keep the tax exempt characteristics of the property.

6. AUDIENCE COMMUNICATION

Edition 15 of the Purchase & Sale Agreement was made available to the audience for review.

- a. Land Management Commission wants complete freedom of use for the waterfront portion of the property. Paragraph 2.04 should be eliminated according to members of the Commission. The Town should be free to utilize the waterfront without any restrictions or covenants. Need to add to Paragraph 2.04 language which states that the Town is not prevented from using the waterfront area for the placement of a wharf or access thereto, loading or unloading of goods at the wharf or such other uses not expressly stated in this paragraph. The foregoing was developed following telephone clarification with Jeff Crafts of CES, Inc.
- b. The Parcel #1 portion should be broken up for the "Right of First Refusal" so that the Town could purchase just the garage with overhead apartment, rather than having to purchase, if available, the entire Parcel 1 area. The Town should have the right to buy back the perpetual easement. Also need language to prevent him from tearing down the gargage and apartment, the "existing" structure, and that if he is going to the Southwest Harbor planning board, then that action is to be taken within a specified period of time.
- c. Call the Town's Attorney concerning use of the Southwest Harbor property still by Robert Brown for the storage of his boats. All boats must be removed prior to the closing on the property. Mr. Giunta to call Singh's attorney, Mike Ross, and tell him of the storage problem and improper use of the land by Mr. Brown.

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d. Phil Whitney: Presented a proposal on behalf of the Historical Society of Great Cranberry Island to acquire access of the second floor of the School/Town Hall. Indicated that Wini Smart and Bruce Komusin presented this proposal to the School Board, with perhaps construction of an elevator in the building for ADA and other access to this unused portion of a town building.

7. FINANCIAL WARRANTS:

Land acquisition warrant:	\$79,028.40
School vouchers:	\$16,723.26
General bills	\$10,517.11
General bills:	<u>\$28,229.25</u>
Total:	\$134,498.02

8. ADJOURNMENT, AND SCHEDULING OF NEXT MEETING DATE:

Next recommended meeting date is: Tuesday, 3 December 2002, at the Islesford Neighborhood House, Little Cranberry Island, commencing at 08:30 AM.
This meeting adjourned at: 1:09 PM