

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
OCTOBER 2, 2012

tape-recorded meeting

Present: Judy Colby, Bill Curtis, Chair Pam Dunning, Vice Chair Ed Polewarczyk, Jeff Slack and Town Manager Laurie Smith

1. Call to Order

Chair Pam Dunning called the meeting to order at 7 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

3. Public Hearing for the November Election

A. Draft Subdivision Ordinance: Town Planner Misty Parker said the Subdivision Ordinance had been amended to comply with the state statute; it includes more information for the applicant and for the planning board, and offers more flexibility with the provision for waivers. The amended ordinance also provides for open space subdivisions, a recommendation of the comprehensive plan.

B. Draft Site Plan Review Ordinance: Parker said several of the criteria of the review process had been changed to provide more flexibility; review periods have been shortened for small or uncomplicated projects, requiring fewer meetings.

Ed Polewarczyk objected to both ordinances; he felt they were strong on prevention but did not encourage businesses and subdivisions and would be a detriment to economic development.

C. Conveyance of Montsweag Brook Parcel: Town Manager Laurie Smith said the parcel had been offered to the town by CMP and is subject to covenants required by the DEP that the land be forever preserved in compensation for other properties in the state that had been disturbed by CMP. The property was offered to Chewonki Foundation and another environmental group, at which time the Town contacted CMP and expressed interest in the property. Research on the access to the property and necessary dam work was done and it was determined that an access road will be needed at an estimated cost of ± \$60,000. CMP will give the town \$100,000 for maintenance; however, that may not be enough. Although the voters approved the conveyance of the property in June, the Board of Selectmen has asked that the matter be brought back to the voters in November with the additional information on cost.

Ed Polewarczyk said conveyance of the property owned by CMP to the town or another entity would be a tax increase for the residents of the town; however, the town has no control over that. He said the issue was whether Wiscasset wanted to control the dam with the financial responsibility. It is used for fire suppression in the area and if conveyed to another entity, the dam might be removed. One requirement, if ownership were transferred to the town, would be to mark the boundaries, which are now poorly marked. In addition, there is an undefined easement for the access road on the Woolwich side of the dam, which would require research before the road could be built. He concluded that \$100,000 would be insufficient, creating a financial liability for the town.

Pam Dunning agreed with Polewarczyk's remarks and said that \$100,000 would not be enough to abide by the covenants. It was her opinion that the matter should be brought back to the voters with the additional information.

In discussion on the road, Bob Blagden questioned the \$60,000 cost estimated for the road, inquired into the type of equipment needed and said that the matter should not be voted on until the board had better information and an accurate cost was determined.

Laurie Smith said if the town wanted more information, an engineer could be hired to inspect the dam and further legal work could be done by the town attorney, all of which would cost money.

Judy Colby said she was opposed to bringing the matter back for a vote; it was known before the June vote that there was no access from Woolwich and she didn't understand why the matter was being brought back.

The public hearing was closed at 7:35 p.m.

**Ed Polewarczyk moved to certify the official text of the proposed subdivision ordinance. Vote 5-0-0. Bill Curtis moved to certify the official text of the proposed site plan review ordinance. Vote 5-0-0.**

4. Approval of Treasurer's Warrant: September 25, 2012 and October 2, 2012

**Judy Colby moved to approve the September 25, 2012 Treasurer's Warrant. Vote 5-0-0.** The October 2, 2012 warrant was amended to reduce it by \$425.86. **Ed Polewarczyk moved to approve the Treasurer's Warrant of October 2, 2012 as amended. Vote 5-0-0.**

5. Approval of Minutes: September 18, 2012

**Ed Polewarczyk moved to approve the minutes of September 18, 2012. Vote 4-0-1.**

6. Special Presentations or Awards - none

7. Appointments - none

8. Public Comment

Bob Blagden said he had attended a recent Appeals Board meeting that had been postponed because the CEO had not been present. A new attorney had come from Portland for the meeting and will have to come back for another meeting, incurring travel expense. He said it would be hard to fill Dennis Jumper's shoes, but recommended that an attorney who would not have to travel so far be sought to save money.

In response to Joe Piccarillo's question on the trash trailer, Dunning said that a ram from Rockland had been installed and the trailer was functional. The ram was obtained at no charge in exchange for the town's glass crusher.

Debby Jones asked for permission to hang decorated bras in front of the Municipal Building to make citizens aware of the importance of breast cancer awareness month. She will also be asking the state for permission to hang bras on the bridge. She showed examples of the decorated bras. Pam Dunning said she supported the cause but asked whether pink lights might better fit in with the historic district. Although Judy Colby and Ed Polewarczyk supported the cause, they did not support the request. **Jeff Slack moved to allow the decorated bras to be shown in the Municipal Building conference room during the month of October in support of breast cancer awareness month. Vote 3-2-0.** An explanation will be posted in the conference room.

9. Department Head or Committee Chair Report - none

10. Unfinished Business

A. Spirit of American Volunteer Award

**Ed Polewarczyk nominated the Two Bridges Regional Jail Program Department Volunteers for the Spirit of America award this year.** He said the volunteers' work had been significant in reducing repetitive behaviors. Pam Dunning read the list of services provided by the volunteers and said the award would be presented at the next meeting on October 16. **Vote 5-0-0.**

B. Wiscasset Road Safety Audit 2012

Bill Curtis asked that any motion made by the board apply to only Wiscasset. The board discussed the 2012 Safety Audit, which was revised following a September 26 meeting with the selectmen from Edgecomb. In the audit, the DOT listed the recommendations and indicated whether and when each would be pursued and by whom. Bill Curtis referred to the left turn off Route 1 northbound (on page 5) and recommended that this be discussed again because there was enough room for a turning lane. Pam Dunning said that if the breakdown lane at this point were used, it would require additional paving. In accordance with the MDOT request, **Judy Colby moved that the Board of Selectmen recognize the various safety issues identified in the 2012 Road Safety Audit and agree to partner with property owners and MaineDOT to resolve them. Furthermore, the Board agrees:**

- 1. The items on the audit list which are not supported by the MaineDOT (listed as "NO") are hereby dismissed from further consideration;**
- 2. The items on the list supported by MaineDOT (listed as a "Yes") and "Short-Term" will be implemented within one year; and**
- 3. All remaining items on the list supported by MaineDOT (listed as "Yes" or "Possibly") and "Mid-Term" or "Long-Term" remain potential action items pending further evaluation and consideration by MaineDOT and the Board of Selectmen. Vote 5-0-0.**

Gerry Audibert will be notified about the item on page 5.

The DOT will not paint the crosswalk diagonally from Lee Street to Bradford Road, as it does not conform to state policy. If the town wants a crosswalk, it would have to paint it, which might present liability issues for the town. The subject will be discussed at a later date.

11. New Business

A. Review and sign Lincoln County Tax Commitment

**Ed Polewarczyk moved to sign the Lincoln County Tax Commitment as submitted. Vote 5-0-0.**

12. Town Manager's Report

A. Superintendent's Office: Laurie Smith met with a realtor on site to look at the property and discuss value and potential. The realtor will make a proposal but had asked whether the property would be painted and carpeted. The heating pipes have been repaired but the heating system has not been activated. The insurance company has advised that the town can go forward with the electrical work. Smith suggested that the board visit the site to decide what should be done with the building and whether to list it with a realtor, put up a sign or put it out to bid. She said the return would be less if it were put out to bid; listing it may reach a larger market. Dunning recommended visiting the building before the next meeting and discussing it at that time.

B. NIMS Training Requirements: In order to receive federal funding, the town officials are required to attend a NIMS training session. Roland Abbot will set up a mutually agreeable time to have the training session in Wiscasset. November 13 from 6 to 8 p.m. was recommended, but if members wished to attend the session in Nobleboro, they were free to do so.

C. Koehling Property Update: Smith said that the contract with the Tetus had been extended to November 1 in order to allow time for the DEP to complete the paperwork. A closing will take place during October.

D. Montsweag Dam: In response to Smith's question, the board had no further instructions regarding the dam, but recommended that people be advised that the dam had not been inspected.

### 13. Other Board Business

#### Executive Session for Labor Negotiations

**Ed Polewarczyk moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(D) to discuss labor negotiations. Vote 5-0-0.** The Selectmen went into executive session for labor negotiations at 8:32. **The board voted to exit executive session at 9:30 p.m. Vote 5-0-0.**

#### Executive Session for Personnel

**The Selectmen entered executive session pursuant to 1 M.R.S.A § 405(6)(A) to discuss personnel issues at 9:31 p.m. with a vote of 5-0-0. The board exited executive session with a vote of 5-0-0 at 9:55.**

**Jeff Slack moved to extend the town manager's residency requirement through the end of her contract. Vote 5-0-0.**

### 14. Adjournment

**Judy Colby moved to adjourn at 9:58 p.m. Vote 5-0-0.**