MINUTES

BOOTHBAY HARBOR

SELECTMEN’S MEETING

DECEMBER 11, 2017

In addition to these typed minutes, video recordings of all Selectmen’s meetings are available to be viewed at BRCTV and audio recordings are available to be listened to at the Boothbay Harbor Town Office.

ATTENDING: Denise Griffin, Vice Chair

Russ Hoffman

Mike Tomko

Trisha Warren

Wendy Wolf, Chair

Tom Woodin, Town Manager

**Chair Wolf called the Board of Selectmen’s meeting to order at 7:00 pm.**

Pledge of Allegiance: The Board of Selectmen and members of the audience.

TOWN MANAGER’S ANNOUNCEMENTS:

1. There is a $9,187.81 purchase order for design work on the footbridge by Baker Associates for the Select Board to approve. Selectman Hoffman **motioned** to approve the purchase order. Selectman Tomko **seconded**. **Unanimous approval**.

2. The current lease with Atlantic Edge expires on December 31st. Eddie Tibbetts agreed to sign a one year lease extension with a 2% increase in rent based on the CPI (Consumer Price Index) escalation clause. [Discussion for long term plans and future improvements will take place later this year.] Selectman Warren **motioned** to approve the renewal of the lease. Vice Chair Griffin **seconded**. **Unanimous approval**.

3. Reminder that the Board of Selectmen's meeting scheduled for Monday, 12/25 is cancelled due to the holiday.

4. The budget worksheets will be complete with cash flow projections for the Budget Committee meetings which begin on Wednesday evenings at 4:30 p.m. in January. [Chair Wolf pointed out to the listening audience that these meetings were open to the general public.]

5. Chair Wolf gave a special thanks to those who contributed to the Festival of Lights celebration, including the fireworks display on Friday night and the shuttle stop "warming station" ambassadors.

12/11/17

FINANCIALS:

Finance Officer Latter reviewed the financial totals with the Board.

MINUTES:

Selectman Hoffman **motioned** to approve the minutes of the November 27th meeting as amended. Selectman Tomko **seconded**. **Unanimous approval.**

PUBLIC FORUM:

Chair Wolf stated they would conduct the Public Forum next since she suspected many in attendance were there to voice their opinions about changes to the east side.

Chair Wolf stressed, though she could not speak on behalf of the Planning Board, she felt that both Boards were in favor of economic development.

Chair Wolf clarified that ordinance or zoning changes are under the purview of the Planning Board who review and recommend any changes to the Board of Selectmen. If the Board of Selectmen accept a recommendation they develop the language for a warrant. Then it is up to the voters to consider and either approve or disapprove at a regular or special town meeting. [Both Planning Board and Selectmen's meetings are open to the general public where public input is encouraged.]

Chair Wolf invited residents of Boothbay Harbor to speak first.

1. Darrell Gudroe wondered who directs the Planning Board and how much a special meeting would cost the town.

Chair Wolf stated the Planning Board referred to the Comprehensive Plan, that was approved by the voters a few years ago, as a guide to drive the town forward. The Select Board can also charge the Planning Board to look at various ordinances or other issues.

Manager Woodin stated regular town meetings cost about $200 to $300. For a special town meeting it costs about $300 to $400, so not that much more.

2. Harvey Oest asked when the Comprehensive Plan had been approved.

Chair Wolf responded it was in May of 2015.

Harvey added he was in favor of a faster process for zoning changes that might make his personnel taxes go down if the tax base goes up.

3. Bill Hamblen, Vice Chairman of the Planning Board, stated they had been looking at changes in the east side zoning before Mr. Coulombe's proposal. Bill explained the Planning Board was considering putting together a group to study east side zoning

12/11/17

consisting of a Select Board member, a Planning Board member, Lincoln County Commission planner - Bob Faunce, a planner put forth by Paul Coulombe, another professional planner and a couple of members from the business community on the east side of the harbor.

4. Selectman Warren stressed the importance of the general public becoming involved.

5. Linc Sample stated if people don't believe their voices are being heard it raises cause for concern.

Chair Wolf responded the people who serve on the boards are volunteers and while they try to do their best, they sometimes don't do as well as they wish. Their hope is for an attitude of mutual respect between the Boards and the general public and a willingness to work together going forward.

6. Anya Reid asked about height restrictions.

Bill Hamblen explained height restrictions are a zoning issue, not an ordinance and applied "zoning district" to "zoning district."

7. Clif Cane wondered why they were just looking at the east side of the harbor. Clif used his seasonal business on the west side of the harbor as an example of his inability to achieve as much income as possible, due to the limits of only being allow one "use" which prevents him from conducting a different business in the winter such as a little wine bar.

Bill Hamblen confirmed size in the downtown zone for business opportunities was currently being researched extensively with a plan for more flexibility moving forward.

8. Bob McKay wondered if the Boards had been in contact with Paul Coulombe since his announcement to pull out of his east side reinvestment plans.

Chair Wolf stated they had not been; that they found out about the decision from the announcement in the Boothbay Register the same as everyone else.

9. Tom Myette expressed concern about what seemed like the lack of fairness in a recent decision to deny someone the right to expand their dock when they had all of the appropriate permits, saying it sent a negative message.

Chair Wolf responded that the Select Board reviewed the information and while everything was in order there were other considerations that had to be taken into account, especially concerning navigation. The Board might have approved the application with limitations but the application was withdrawn before they reached that point.

12/11/17

9. Cory Tibbetts stated he had been at that Selectman's meeting and could confirm that the application was withdrawn by the applicant. Cory stated it was his perception that Mr. Coulombe was going to pull out of his plan for the east side because he could not get his way with this application.

10. Darrell Gudroe questioned creating a TIF (tax increment financing) zone on the east side.

Chair Wolf responded it was an item open for discussion that might offer the revenue to do things in the Comprehensive Plan such as building a sidewalk on Atlantic Ave or a parking garage.

SELECTMEN REPORTS:

1. Chair Wolf stated that the Joint Economic Development Committee had met with Camoin & Associates during their last regular meeting on December 5th. The consultant's final recommendations are nearly completed. There may be a general regional meeting during the first week of February for Camoin to share their final recommendations with the general public.

LICENSES:

(None)

ONGOING BUSINESS:

(None)

NEW BUSINESS:

Chair Wolf introduced Scott Campbell to report on the progress of the EMA.

Scott Campbell, Regional Director of the Emergency Management Agency, stated after the wind storm of October 30th he had drafted a preliminary damage and injury assessment of the storm. Then he had met with MEMA (Maine Emergency Management Agency), FEMA (Federal Emergency Management Agency) and the Lincoln County Commission who requested a final report shortly thereafter. Scott added that the Governor had asked for a declaration from FEMA but they had not heard back yet.

Scott was also rewriting an emergency response plan which would be a regional plan for three towns on the peninsula which would then be available to the general public.

WARRANTS:

Vice Chair Griffin **motioned** to approve the warrants upon careful review. Selectman Hoffman **seconded**. **Unanimous approval.**

12/11/17

EXECUTIVE SESSION:

The Board went into Executive Session under MRSA Title 1, Chapter 13 - 405, (6) (D) - **Labor Contracts** at 8:08 p.m.

**The Board came out of Executive Session at 8:16 p.m.**

A **motion** was made to approve the administration unit union contract signed on December 8, 2017. **Unanimous approval**.

The Board went back into Executive Session at 8:20 p.m. under MRSA Title 1, Chapter 13 - 405, (6) (A) - **Personnel Matters**.

Manager Woodin was asked to wait outside the room while the Board deliberated.

Manager Woodin was invited back into the room at 8:40 p.m.

**The Board came out of Executive Session at 8:42 p.m.**

Vice Chairman Griffin **motioned** to adjust Manager Woodin's salary to $90,000 effective 7/1/2017 based on the results of his annual performance review, as well as to adjust Chris Leeman's wages upward by .5% and Chief Hasch's wages upward by 1.0%, both representing a 3% increase and effective 7/12/2017. **Unanimous approval**.

MOVE TO ADJOURN:

The meeting was **adjourned** at 8:48 p.m.

KB