

Submitted By:
JMY

TOWN OF PHIPPSBURG
SELECTMEN'S MEETING
August 28, 2002

Approved By:

MINUTES

Meeting called to order at 7:00 p.m. with Selectmen Rice, Douglass and Wells present

1. Review and Sign:

- Accounts payable, payroll warrants and minutes
- Abatements

Items reviewed and signed.

2. Meetings and Hearings:

- Meet with School Board to discuss building options

Meeting held with Everett Perkins, Stan Trask and Pat Manuel. The current school was built in 1959 and we have outgrown it. The School Board was asking for some direction from the Board of Selectmen. Everett gave a presentation on future options for the Elementary School – renovate/expand or build new? The School Building Committee had hired PDT Architecture to conduct a site study and comment on the options. It was determined that a renovation/expansion of the school on the present site would be difficult due to environmental concerns (125' stream protection setback as well as septic system issues.) Parking and bus routing would also become an issue (parking, playground and service routes should be separated for safety reasons – although not required by State regulations). It would also require expansion into the current ball field (the State recommends 7 acres of land for a school our size.) The cost for building a new school (4.5 to 7.6 million) would not be much more than the cost of renovations. Selectmen and the School Board agreed that it was not feasible to try and renovate/expand the present school – it would be better to build a new one, possibly located somewhere else. The following action was taken: 1) Pat Manuel would apply to the State for a survey of the school and submit a request to be put on the State funding list; 2) The School Committee would prepare a briefing for the next annual town meeting and a straw poll vote will be taken on the options (there would also be a write up in the Town Report concerning this); 3) The School Board will produce a time line of how long the school will last if renovated and an estimate of how much Municipal and State money would go into both options; 4) T/A will ask the Assessing Agent to appraise the school; 5) Selectmen will come up with options for use of the present School should we build a new one; 6) The School Board will determine the status of the EOC Committee and Junior High/High School options.

- Meet with Shellfish Committee Chair

Selectmen voted to go into Executive Session at 8:43 p.m. to discuss Shellfish Warden Enforcement issues with the Shellfish Chairman. Selectmen voted to come out of Executive session at 9:03 p.m. The T/A will contact the Shellfish Warden and request that he meet with the Board of Selectmen at a later date. No further action taken.

3. Discuss the following issues

- Leaving inner gate at Totman Cove Preserve unlocked

T/A will contact the Town Lands Management Committee and ask them to meet with the Land Trust to discuss access to Totman Cove. According to the Conservation Easement any vehicle use below the upper parking lot is restricted (except for handicapped accessibility.) The Easement Grantor (Town) and Holder (Land Trust) will have to agree on access in order to change the Conservation Easement. Also, the Selectmen requested that the Committee draft an Ordinance to set guidelines for the use of all Town Owned property. This Ordinance would be brought before the Town Meeting for approval.

- New Meadows Watershed Survey

DMR will be conducting a shoreline survey of properties along the New Meadows River. They will be concentrating on storm water runoff. This is not an enforcement inspection. They will contact property owners who have problems and provide technical assistance to correct them. A mailing will be done to the property owners along New Meadows explaining the program. DMR is looking for 10 to 12 volunteers to help out with the inspections. T/A will ask the Conservation Commission and Shellfish Committee if they could provide some volunteers.

- Meeting on September 11th and 18th.

A short meeting will be held on September 11th at 6:00 p.m. so that the Board can attend the 9-11 memorial services at the Center Church. Also, there will be no meeting on September 18th because the T/A will be on vacation.

4. Review the following items

- Assessing Agent information

Reviewed. No action taken.

- Letter to Secretary of State concerning titles

Letter approved and signed.

- Thank you note from L.L. Bean Rep.

Reviewed. No action taken.

5. Discuss attendance at the following meetings, courses, and seminars

- End Hunger seminar

No one will attend.

6. Miscellaneous

- **Selectmen voted to Quit Claim Deed the “Senecal property” (Map 041 Lot 087) to Sterling Brown based on the \$500.00 bid received last year during the auction. The property sale was held up due to a 1980 lien remaining on the property for a car loan.**

- **Selectmen reviewed a thank you E-mail from Pamela Paquin to the Fire and Rescue Department.**

- **T/A will arrange a Popham Parking meeting for October.**

- **T/A to set up a meeting between Esther Lacognata, Nick Nichols and the Selectmen to discuss the Comprehensive Plan.**

Adjourned: 9:30 p.m.