

Submitted By:  
JMY

TOWN OF PHIPPSBURG  
SELECTMEN'S MEETING

Approved By:

**MINUTES**

January 19, 2005

*Called to order at 6:00 p.m. with Selectmen Wells, Rice and Douglass present.*

1. Review and Sign:

- Accounts payable, payroll warrants and minutes.  
**All items reviewed and signed.**

2. Meetings and Hearings:

- Stoneybrook Road Rebuild Hearings

**Hearings were opened at 6:03 p.m. with the following people attending: Lorana Pierce, Bob and Geneva Beals, Peter and Jean Hart, Don Dauphin, Charles Stevens, Scott Hooper, Tip Newell, Jim Totman, Anna Little, Curtis Doughty, Les Smith, Bethany Wallace, and Rob Prue.**

**The T/A stated that he had sent letters to the Stoneybrook Road abutters offering for them to meet on site with Les Smith, Road Committee Chair, to review easements and right-of-ways needed by the Town. Mr. Hooper was the only abutter who accepted the offer. Selectman Rice reported that a letter had been received from abutter Lynn Pantelena who had concerns with an easement that would affect her property. She was willing to meet with Les Smith to discuss it.**

**Selectman Rice stated that the Town needed to obtain right-of-ways from the Beals and Hoopers, as well as permanent drainage easements and temporary easements from other abutters. The road is designed to be 24 feet wide in a 33 feet right of way. The current design calls for 18 inches of gravel and 2 inches of payment, which is less then State maintained roads, but is normal by town road standards.**

**Les Smith stated that the Road Committee and Road Commissioner recommended that the road be constructed with 4 inches of pavement instead of 2 inches, which would bring the road up to the same pavement thickness as those that have had overlays. Since this will be additional pavement, the paving cost portion of the estimate will double (estimate for the project with two inches of pavement is \$379,000)**

**Selectman Rice asked about building the road to sustain loads of 100,000 pounds. Rob Prue explained that in order to design a 100,000 pound road you must have 4 feet of gravel and pavement and due to the greater width and required slope much more property would have to be taken. The cost would also dramatically increase.**

**The project cost estimate is \$379,000 (2 inches of pavement) which Les Smith felt was conservative. Another \$45,000 to \$50,000 would have to be added to the estimate for 4 inches of pavement. Also, any changes to the plans made during the meeting would be added increases (i.e. DEP permits.)**

**The T/A, Mike Young, explained the process for purchasing easements and**

rights-of-ways.

Les Smith stated that the Town would need to hire the engineering firm to apply for a DEP permit for construction in the wetlands.

Robert Beal stated that the Town will waste more money if it waits longer to start construction.

Selectman Wells said that the project will have to go to before the voters at Town meeting to see if they want to front the cost.

Some landowners, including Charlie Stevens, had questions concerning the underdrains and temporary easements. Rob Prue explained that the underdrains were in the right-of-ways. Temporary grading easements would be needed to allow the contractors to temporarily enter properties for regrading and reseeding.

Mr. Dauphin asked who would be responsible for removing and installing mailboxes. Rob Prue stated that it would be the contractor's responsibility to remove and reset the mailboxes. Mr. Dauphin also asked if the drainage easement would cause a large increase in water runoff on his property. Rob Prue said no, it is just a short section of ditch.

Robert Beal asked if there would be a culvert from Mr. Hooper's property to his. Rob Prue stated that it has not been determined.

Mr. Dauphin stated that water in that area goes under his driveway and he has two culverts. Rob Prue said that his driveway culverts would be replaced as part of the contract. He would also see if the Town would need to install a cross culvert.

Anna Little had arrived late and was given a review of the plans by Rob Prue.

Josh Bate asked that the original warrant article be read. Selectman Wells complied by reading the Town Meeting article from 2001 which appropriated \$100,000 to rebuild 7/10<sup>th</sup> of a mile.

The T/A asked if the Selectmen wanted to continue the process by applying for a Tier 1 DEP permit and having him and Les Smith meet with the abutters to negotiate for easement and right-of-way purchases. The Selectman discussed whether to wait for Town Meeting approval of funding before going further or to continue the process in expectation of funding approval. Selectman Rice asked if the Town should go to bond or fund the construction at one time. The T/A stated that the mil rate would increase 1 mil (\$9.20 to \$10.20) if the estimated funding of \$378,000 was raised at one time. Selectman Rice and Douglass agreed that the process should be continued.

Anna Little asked if 7/10 of a mile ended at Oxbow Drive. Les Smith stated that it actually ended 100 feet short.

Rob Prue stated that getting a DEP permit will be a long project because we are moving the road into wetlands.

Selectman Rice stated that we can have a Special Town Meeting if needed and to go forward with property negotiations and the wetlands permitting process.

Josh Bate asked what the balance was in the Stoneybrook Road Account. The T/A stated it was \$76,964.00. Mr. Bate asked if that amount included the complete engineering cost. The T/A said that it did not, the amount stated was the balance in the account as of 1/14/05.

Anna Little asked if rebuilding the road in one place is an option without moving it. Rob Prue said that the DEP reviews a project for environmental impact and may want the Town to look at another way to construct the road - they don't

**take expense into consideration.**

**Mr. Dauphin stated that the road is already in the wetlands and asked if the Town could do a small section at a time.**

**Rob Prue said that we could phase in the project – especially the beginning section. Selectman Douglass mentioned that there would be greater savings if it was rebuilt all at once.**

**Robert Beals asked when the Town would be meeting with the abutters to negotiate for the easements and rights-of-way. The T/A said he would be contacting the abutters within the next two weeks.**

**Anna Little asked if the Town could get estimates for rebuilding individual sections.**

**Selectman Wells stated that the Selectman would look at having several options for the voters at Town Meeting.**

3. Discuss the following issues:

- Review of Comprehensive Plan Hearings and future plans

**The Selectmen requested that the T/A send the Public Hearing minutes to the sub-committees for recommendations. The Whole Committee will then meet and discuss changes to the plan.**

**The Selectmen asked that Liz Smith pursue the update of the Hydro Survey.**

**Jim Totman requested that the Comprehensive Plan be voted on by secret ballot. Selectman Wells stated that that suggestion had been brought up at the Public Hearings but the Board had not decided on it. Chief Totman stated that he didn't think the Plan would be ready for a couple of more years. Selectman Rice said that if a voter wants a secret ballot vote, he was all for it.**

**Selectman Rice discussed Fire Chief Totman's comments concerning the study for a second fire station. Selectman Rice mentioned that it had come up as a subject during the second night of the Public Hearings as well as the first. Chief Totman reemphasized that the time has come to start permanently staffing the Fire and Rescue department – he has been saying that for years.**

**Josh Bate stated that a person had expressed the desire to have the Comprehensive Plan vote at a regular Town Meeting and not at a Special. Selectman Wells agreed that it would be best. Selectman Rice stated that he agreed, unless it pushed beyond the upcoming regular Town Meeting. He felt that it would not be wise to wait for a full year for another regular Town Meeting. Selectman Douglass stated that the Town would have to have public hearings before the vote because it would frustrate people to vote on something that they can't change on a ballot.**

4. Review the following items:

- CMP letter on tree trimming

**Selectman Wells asked the Road Commissioner, Curtis Doughty, if he had any areas that need attention. If he did, a list of contact names and telephone numbers are in the letter. Selectman Rice asked the Road Commissioner about trimming along Dromore Bay. The Road Commissioner said that he had contacted a company to do bush hogging 3 months ago and they were supposed to get back to him. Bush hogging would help with ice and he would like to try working on the**

**Basin Road first in case it makes a mess.**

- School Union Newsletter  
**Reviewed. No action taken.**
  - 2005 Town Meeting Schedule  
**Reviewed. No action taken.**
  - Preliminary Estimate of School Aid  
**Reviewed. No action taken.**
5. Discuss attendance at the following meetings, courses, and seminars:
- **None**
6. Miscellaneous
- **The T/A briefed the Selectmen on the Town Landing Committee's plans to add an "L" on the Acre Lot Wharf. Plans were reviewed. No action taken.**
  - **Selectman Rice mentioned that during the Comprehensive Plan Hearing Jack Thompson asked about using Liquid Calcium Chloride instead of salt on the roads for controlling ice. Selectman Rice stated that we should have an answer to Mr. Thompson's question for the next Comp Plan Hearing. The Road Commissioner stated that Calcium Chloride is not environmentally safe and that the State actually uses a brine mix. The Road Commissioner described different mixture and mentioned that he had attended a DOT course on this issue. While the use of Calcium may save money and get down to pavement quicker, it is also bad for vehicles. He stated that he will do whatever the Town wants. The Road Commissioner said that there is a lot of information concerning the use of salt and brine on the internet. The Selectmen requested that he provide them with a recommendation consisting of pros and cons. Selectman Rice asked that he include costs and environmental impact. Fire Chief Totman stated that the State used brine in Woolwich during the last storm and they had 10 accidents due to icing. The Road Commissioner will discuss the subject with the Road Committee.**
  - **The Selectmen approved the T/A's request to work at home on Thursday and Friday on Town budget figures, Comprehensive Plan Hearing minutes, and review of the Financial Audit.**

*Adjourned at 6:58 p.m.*