

Submitted By:
JMY

TOWN OF PHIPPSBURG
SELECTMEN'S MEETING

Approved By:

MINUTES

February 23, 2005

Called to order at 6:05 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:

- Meet with Bill Emerson, Chair of the Conservation Commission, to discuss preserving the Town owned lands abutting the Ridgewell Preserve from being developed.

Meeting was held with Mr. Emerson. The Conservation Commission would like to submit an article for Town Meeting requesting that the town-owned lands abutting the Ridgewell Preserve (located on Map 45 adjacent to Route 209) be protected from development or sale. The Commission has cut hiking trails through the property and they are concerned that the Town may sell the property in the future. Mr. Emerson gave a handout to the Selectman which contained recommended wording from the Maine Coast Heritage Trust. He mentioned one method of achieving this goal would be through a "Declaration of Trust" which would be enforced by the State instead of the Land Trust.

Because Mr. Emerson had not contacted the Town Lands Management Committee or Recreation Commission to discuss this issue he was directed to do so by the Selectmen and then come back before them with input from the other committees. If the other committees did not support his goal, Mr. Emerson could still have an article on the Town Meeting warrant if he had a petition with the signatures of registered voters equal to 10% of the citizens who voted in the last gubernatorial election (about 100 signatures.)

Tom Totman said that he thought there was an article from a past Town Meeting that required an issue such as this to come before other committees. The T/A replied that the policy only applied to the sale of town-owned property.

Mr. Emerson was concerned about having the meetings completed by the article deadline in March. Selectman Wells replied that there is some leeway in the schedule.

Lee Rainey stated that to his knowledge a lot of the town-owned property was obtained through back taxes and was never meant to be kept and preserved, as was Totman Preserve. The Town needs to think before protecting land for future sales or development, especially if it could be used for affordable housing.

Mr. Emerson stated that he would contact the Town Lands Management Committee and Recreation Commission.

3. Discuss the following issues:

- Date for posting roads and exemptions for Purse Line Bait

The Road Commissioner, Curtis Doughy, reported that it was hard to predict the weather and was considering using March 1st as the date to start posting roads as was done the prior year. Although the Town historically posts roads on March 1st the Selectmen didn't think it was necessary to post the roads at this time due to the long term weather report predicted freezing temperatures. If the Road Commissioner felt it was necessary next week he should bring it to the Selectmen's attention.

Jarred Darling from G.A.C. asked if there would be a set notice time prior to posting so that everyone would know the date ahead of time and could make necessary arrangements for equipment. Selectman Wells replied that upon the recommendation of the Road Commissioner the Selectmen would vote on the posting and give several days notice before it takes affect.

The posting of the roads and Purse Line Bait exemptions were tabled.

- The Bodwell Grange appraisal and future plans (tabled from prior meeting)

The Selectmen felt that the appraisal came in high and could not be used as a basis for negotiations. There are still issues such as septic system, parking, ADA access etc. that need to be addressed. The T/A stated that he needed to have the Selectmen set an amount that he could negotiate with so that an offer could be brought to Town Meeting.

Selectman Wells stated that the Town didn't have to fix up the Grange this year, it could be done in steps and we should consider the opportunity to purchase it and acquire property for the septic.

Selectman Douglass stated that we need to do whatever is necessary to present the purchase option to the voters at Town Meeting.

Selectman Wells stated that the onus is on them to negotiate with the Grange for a plan to put before Town meeting.

Selectman Douglass asked if the Town paid \$120,000 for the property and then spent \$100,000 for repairs would the property be worth \$220,000.

The consensus of the Selectmen was to return the appraisal to the company, decline to pay the fee, and to authorize the T/A to negotiate up to \$30,000 for the Grange purchase.

- Town Report format (tabled from prior meeting)

The T/A reported that the current style of Town Report could hold up to 400 pages and that the "Financial Management and Analysis" report from the audit would take up an additional 30 pages in excess of the current 226 pages. The T/A recommended that the Treasurer's report, which contains vendor/account payment specifics for the municipality, be deleted to make up for the extra pages. The Selectmen requested that the T/A instead increase the pages in the Town Report to accommodate the Management Report and to have the department heads and committees draft their individual reports as brief as possible.

- MCBD letter concerning the Bush Administrations proposal to eliminate the Community Development Block Grant program

Since the Town has never qualified for a block grant due to the Town's high per capita income average the Selectmen declined to sign a resolution prepared by MCBD.

- Selectman's Meeting on March 2nd.

Although the T/A and Selectman Wells will be attending the Maine Fishermen's Forum in Rockport Selectman Rice and Douglass will still convene a meeting.

4. Review the following items:

- GASB 34 Management and Analysis Report

The report, which was drafted by the T/A and reviewed by the Town Auditor, was approved and signed.

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

- Basic Workshop for Local Planning Boards
- Parliamentary Procedures Course

The Planning Board and Board of Appeals members were notified of the Planning Board workshop and all Committee Chairs and the Moderator were notified of the Parliamentary Procedures course. Anna Little, Budget Committee, and Marie Varian, Planning Board, will attend the Parliamentary Procedures.

6. Miscellaneous

- **Lee Rainey, CEO, briefed the Selectmen on a court ordered stay that had been issued concerning the Norris family vs. Phippsburg et al case. This stay required that the Stimson/McNamara Family cease any type of construction on their property in Popham until a court appeal is heard. The CEO, upon consultation with the Town Attorney, has allowed the contractors to cap over the house foundation to protect it from damage and keep someone from falling into it. A stop work order has been issued to prevent any further construction. Selectman Wells asked the CEO to keep Attorney Hornbeck advised of any further developments**

- **The T/A reported that the Planning Board and Board of Appeals would be conducting an ordinance amendment workshop at 6:00 p.m. on Tuesday, March 1st at the Fire Station. Marie Varian, Planning Board Chair, requested that Attorney Hornbeck attend - which was approved by the Selectmen. The Selectman were also invited to attend.**

- **Selectman Wells had read that some counties were receiving emergency snow removal funding from FEMA and asked if the Town would be receiving any. The T/A will contact the County Emergency Management Director.**

- **The Selectmen discussed the taping of meetings with the CATV Committee.**

- **Selectman Rice recommended that the Selectmen meet with the different committees over the next few months for briefings. It would be an opportunity for members of the committees to introduce themselves on CATV. He also mentioned the dinner that was held in recognition of the prior Shellfish Warden, Jon Hentz.**

Adjourned at 6:48 p.m.