

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S MEETING
John M. Young MINUTES
Administrator November 7, 2007

Meeting convened at 6:00 p.m. with Selectmen Perkins, Pye, and Douglass in attendance.

I. Review and Sign:

1. Accounts payable and payroll warrants.
2. Meeting Minutes
3. Consensual Agreement with Kai Jacob.

All items reviewed and signed.

II. Meetings and Hearings:

1. Meet with Richard Hornbeck (Town Attorney) to discuss acceptance of the donation from the McLanathan Estate (Executive Session).

At 6:01 p.m. the Selectmen voted to enter into executive session pursuant to 1 M.R.S.A. 405(6) (E) for a consultation with the Town's Attorney, Rick Hornbeck, concerning their rights and responsibilities for the McLanathan bequest.

At 6:43 p.m. the Selectmen voted to end the executive session. No further action taken.

III. Unfinished Business

1. Authorize the Administrator to contact Ron Beal (surveyor) to research/reset pins for the Town's right-of-way along the corner of Bushy Isle View for possible placement of a CMP pole. Funding to come from the Town Landing account.

Administrator Young reported that Peter Roberts (Chair of the Town Landing Committee) had attempted to locate the survey pins on Bushy Isle View using a road survey. He found that several pins were missing which he needed in order to determine whether a CMP pole would be within the Town's right-of-way (see Selectmen's meeting of 10/17/07). The person that conducted the survey had passed away so Administrator Young requested permission to hire Ron Beal, surveyor, to re-pin the appropriate section of the road. Selectmen voted (3-0) to hire Mr. Beal and authorized payment from the Town Landing Account.

2. Disposition of the Murphy House

Selectman Douglass requested that the Selectmen discuss the disposal of the Murphy House (historic fishermen's home that the Historic Preservation Commission had obtained several years ago). He asked that the Selectmen clearly state, as a group, where they stood on the issue in order to give some strict guidance to the Historic Preservation Commission. He added that giving the building to North Creek Farms was not an option as far as he was

concerned.

Administrator Young mentioned that Rink and Betsy Varian were no longer interested in obtaining the building.

Selectman Pye stated that he understood that the building was on Warren Doughty, Sr.'s flatbed trailer and he wanted the trailer back soon.

Selectman Perkins replied that he had discussed this with Mr. Doughty and he would like to get his trailer back in the spring – which leaves some time to find a place for the building. He added that he thought the building had little historic value until he talked to Marie Varian and now feels that it is worth saving. He stated that Ms. Varian would like to see the building stay in Town, however if it was a choice of destroying the building or giving it to someone outside of Town she would recommend the latter. He added that he had talked to Orman Hines and Chris Fichtel (MCHT) about the possibility of relocating the building to Malaga Island. He recommended having a workshop with the Historic Preservation Commission.

Selectman Douglass reviewed the disposal options - two of which were contacting Maine Coast Heritage Trust to see if they would like to place it on Malaga Island or placing it on the Town-owned land across from the Transfer Station (which the Historic Preservation Commission has already been told was an option). He is not looking for immediate results and would like all possibilities, except placing it at North Creek Farms, explored. He also considers the property across from the Transfer Station a last resort. He recommended having the Historic Preservation Commission attend a Selectmen's meeting vs. having a separate workshop because it should not take more than ½ hour to discuss. Selectman Perkins replied that as long as the issue is discussed he did not care what format it was in and would consider it a "last ditch effort."

Administrator Young will contact the Historic Preservation Commission and request that they attend an upcoming Selectmen's meeting and he will also brief them on the disposal options discussed by the Selectmen.

3. Expenditures from the School Capital Account

Selectman Douglass requested that the Selectmen discuss the use of funds from the School Capital account. Because ownership of the elementary school will be transferred to Regional School Unit #1 under LD 910 he recommended that the process for using funds out of the School Capital account be adhered to. This requires that the Selectmen approve all expenditures before they happen. In the past the School Board has sometimes come to the Selectmen for authorization after spending funds from this account (after the fact). He added that he would not vote to authorize any future spending from the account unless it was an emergency.

Selectman Pye asked when the school ownership would be transferred to which Administrator Young replied "July 1st".

Administrator Young will notify the School Board and School Union of the Selectmen's position on this matter.

4. Gift of Basin Preserve property to the Town

Selectman Douglass requested that the Selectmen discuss the wishes of the Basin Preserve donor that the Town and Nature Conservancy agree on 60 acres of Basin Preserve land to be donated to the Town for municipal purposes. Although there is no hurry in making a decision - Selectman Douglass would like the Town committees to start thinking about what sections they think would be beneficial to the Town and why. The land could be a continuous 60 acres – or they could request it in sections.

Administrator Young will pass on Selectman Douglass's request.

IV. New Business

1. Discuss a \$3,000.00 reimbursement from the Winnegance Alewife Rebuild contingency.

Selectman Perkins read a letter from Steve Wilson, Chair of the Winnegance Alewife Committee. The letter explained that the Winnegance Alewife rebuild project was completed and there were funds left over in the contingency account. He recommended returning \$3,000.00 to each community (Bath, West Bath, and Phippsburg) and keeping a total of \$3,000.00 in reserve to fund any future repairs to the alewife run.

Selectmen voted (3-0) to accept \$3,000.00 and allow \$1,000.00 to remain with the Winnegance Alewife Committee.

V. Department and Committee Reports

1. Implementation Committee

Town Landings Enforcement: Selectman Pye requested that the Selectmen discuss enforcement of the Town Landings Ordinance. He stated that he had wanted the enforcement letter to Carlton Percy (see Selectmen's meeting of 10/17/07) delivered by Harbormaster Doug Alexander, however Administrator Young had informed him that the Harbormaster did not have the jurisdiction in accordance with the Town Landings Ordinance – it was the responsibility of the Police Chief. Selectman Pye recommended that the ordinance be changed to give the Harbormaster authority to also enforce the ordinance – freeing up the Police Chief to do other things.

Administrator Young reminded the Selectmen that the issue of enforcement had been discussed at a Selectmen's meeting several years ago with the Harbor Commission, Town Landing Committee, Harbormaster, and Chief of Police. It was decided at that time that the Harbormaster would be responsible for enforcement on the water and the Chief of Police would be responsible for enforcement on the shore (Town landings). This was written into the ordinance.

Selectman Douglass states that originally Chief Skroski was chosen for enforcement of the ordinance because of his expertise, however now that Mr. Alexander has been Harbormaster for awhile it may be time to reconsider his role. He added that in the meantime the Harbormaster should accompany the Police Chief when he serves notice to Mr. Percy.

Selectman Pye stated that the Comprehensive Implementation

Committee (which he is Chair of) will consider amending the Town Landings Ordinance giving the Harbormaster enforcement authority and responsibility.

Affordable Housing Group: Selectman Pye announced that a group has gotten together to discuss affordable housing in Phippsburg. Although it is not a committee established by the Town he requested that their meetings be advertised in the Municipal Meetings list. They will be meeting 6:00 p.m. on the 2nd Tuesday of each month at the Town Hall.

Administrator Young will advertise the meetings.

Historic Preservation Ordinance: Selectman Pye stated that the Historic Preservation Commission brought their proposed ordinance before the Implementation Committee who reviewed it and determined that it met the goals of the Comprehensive Plan. He explained to the Commission that their next step would be to bring it before the Selectmen for the 2008 Town Meeting.

VI. Selectmen/Administrator Comments and Announcements

1. Administrator Young

Announced upcoming meetings including the General Assistance Ordinance Public Hearing at 6:00 p.m. on November 14th.

Reported that 691 of the 1,680 registered voters in Phippsburg voted on November 6th. The LD910 School Consolidation vote was 481 (yes) and 201 (no).

Announced that the School would be hosting a community Veterans Day ceremony at 8:45 a.m. on Friday.

Reminded the public that the plastic doors on recycling container #1 at the Town parking lot are kept latched shut which gives the impression that they are locked when they are not.

2. Selectman Douglass

Announced that the Health Officer, Sue Jones, still has flu shots available. They can contact her at 443-2645.

Recommended that the other Selectmen review an article in the recent MMA Townsman which discussed the comments made by Mr. Kiplinger at the MMA convention. Mr. Kiplinger discussed the future of Maine and the recent Brookings Institute Report. He recommended that the State taxation system be changed to rely more on sales tax then property and income tax. The burden should be shifted from residents to non residents, tourists and second home owners. The article also stated that citizens of Maine need to decide if they want population growth and then to direct that growth through land use ordinances. He added that the average age of Maine citizens has increased (the overall population age is getting older). There are copies of the article available at the Town Office.

VII. Adjournment - Selectmen voted (3-0) to adjourn at 7.26 p.m.