

TOWN OF CASTINE  
SELECTBOARD, ASSESSORS & OVERSEERS OF THE POOR  
MEETING MINUTES

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DATE: Monday, August 2, 2021  
TIME: 4PM (In-person and ZOOM)  
PLACE: Emerson Hall

PRESENT: Gordon MacArthur, Chair; Peter Vogell & Colin Powell, Selectboard members; Shawn Blodgett, Town Manager; Karen Motycka, Finance Officer and Susan Macomber, Town Clerk.  
PUBLIC: Helen Miller & Roberta Boczkiewicz (attending via Zoom); attending in-Person - Liz Parish, Brooke Tenney, Bob Friedlander, Josh Adam, and David Adams.

Gordon MacArthur opened the meeting at 4:00PM. Quorum was confirmed with Peter Vogell stating his presence; Colin Powell stating his presence and Gordon MacArthur stating his presence. Gordon asked if there were any additions or deletions to the Agenda: NONE.

Warrants: Gordon asked for a motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations, excise tax collections.

General Fund Warrant in the amount of \$43,094.62; Gordon MacArthur made motion to approve the General Fund Warrant in the amount stated. Second by Peter Vogell.

Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. General Fund Warrant approved 3-0.

Water Dept Warrant in the amount of \$1,303.18; Gordon MacArthur made motion to approve the Water Dept Warrant in the amount stated. Second by Peter Vogell.

Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. Water Dept Warrant approved 3-0.

Minutes: Peter Vogell made motion to approve the July 19, 2021, Selectboard Mtg minutes. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve.

July 19, 2021, Mtg minutes approved 3-0.

Peter Vogell made motion to approve the July 26, 2021, Selectboard Mtg minutes. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve.

July 26, 2021, Mtg minutes approved 3-0.

Item 1. Gordon MacArthur introduced approving Sewer Abatement Request as recommended by the Utility Board. Peter Vogell made motion to approve. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. Sewer Abatement Request approved 3-0.

Item 2. Gordon MacArthur introduced approving the FY21-22 Tax Commitment with a 11.4 mil rate (same as last year). Gordon MacArthur made motion to approve. Second by Peter Vogell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. FY21-22 Tax Commitment approved 3-0.

Item 3. Gordon MacArthur introduced the Town Manager's Report. Shawn Blodgett, Town Manager read his report (see attached).

#3 Stormwater Drainage Issues at 188 Perkins Street: Colin Powell made motion to approve a Purchasing Policy waiver to award contract to Olver Associates for the engineering/design work. Second by Peter Vogell. Contract estimate = \$14,000. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. Purchasing Policy Waiver approved 3-0.

#8 Property Purchase on Battle Ave: Peter Vogell made motion to approve & sign a Special Town Mtg Warrant for Tuesday, August 10, 2021, at 7PM. Second by Colin Powell. No discussion. Gordon asked for votes: Peter stated yes to approve. Colin stated yes to approve. Gordon stated yes to approve. Special Town Mtg Warrant approved 3-0.

Item 4. Gordon MacArthur introduced and read the Special Town Mtg Warrant. Discussion. It was asked if an impact study had been completed at the location. The study begins tomorrow 8/3/21. Josh Adam asked why the Town would want to purchase property for \$400,000 when the owners purchased it for \$255,000. Shawn said the timeline is crucial, there are no vacant lots for sale that could work, there are no comparables and prices are high in the current market right now. Discussion. Josh Adam said he was not convinced the Town has adequately proven there is a necessity for a potential new fire station to be close in proximity to Maine Maritime Academy. Josh's opinion is that it would be better if it were centrally located on Town property off-neck at the Transfer Station. Shawn said although he could not disagree or prove that a facility off-neck would or would not be better; what he COULD speak to is the fact that the feasibility study proves the location we have now works and works well. We have a tremendous response rate when a 911 call comes through; one of the best in the State. Liz Parish asked if the Del Thomas property next door to the our current fire station, recently on the market with sale pending, was considered. Shawn said it was, but it was more money (\$450,000) and even with that lot and our current lot it is not big enough to do what needs to be done for a new upgraded facility. Liz asked what would happen with the current lot? Shawn



answered whatever the Town wishes, but it would most likely be sold. Brooke Tenney asked about the aquifer and having a fire station located on Battle Ave. This is being evaluated as part of the impact study. Shawn pointed out that the Castine Fire Dept chemical inventory is 99% made up of household chemicals. The only chemical that could be a concern is a foam chemical used for vehicle fires. Shawn said if that one chemical becomes an issue, then it makes sense to get rid of it from inventory. We do not have a high rate of vehicle fires in Castine.

Item 5. Other Business as Required: NONE.

**Communications:** NONE.

**Gordon acknowledged the public present for any requests, questions, or concerns:**

1) Liz Parish asked if Selectboard agendas could be posted online. Karen and Sue both said they typically are posted online. Sue was on vacation last week therefore, this agenda did not get posted. Liz also asked about the Zoller sewer abatement. Karen explained. The Zoller's were absent from the home during most of the billing quarter and, Adam Clark – Water Dept Operator, observed the construction and sprinklers.

2) Brooke Tenney asked if a summary of what the Selectboard are considering and voting on so those present could understand better. Gordon said they would try to do that.

3) David Adams said he was making his annual plea for help getting rid of the overgrown Japanese Knotweed. Discussion. Keith Tenney can possibly help around the British Canal walking path. There is about \$681 left in the Friends & Neighbors Trail account.

The metal National Register of Historic Places sign at the British Canal is missing. Rumor has it, it was stolen along with the "Brophy Cottage" sign on Perkins Street.

4) Liz Parish said she was quoted as referencing the last time the Town's Comprehensive Plan was worked on it took 5 years from start to finish. Shawn said he asked previous Town Manager, Dale Abernethy, who said it took 53 months from start, getting it back from the State after their review and approved by the Town voters.

**Past Actions:** NONE.

**Selectboard Comments:** Peter Vogell asked if boat flares can be disposed of at the upcoming Household Hazardous Waste Collection. No one was sure but would check on it.

Upcoming Mtgs: Tues, 8/10 at 7PM – Special Town Mtg.

Mon, 8/16 at 4PM (In-Person & ZOOM) – Selectboard/Assessors & Overseers of the Poor Mtg.

Wednesday, 8/18/2021 at 8AM - T/G Mtg (ZOOM), if needed.

Peter Vogell made motion to adjourn. Second by Colin Powell. Gordon asked for votes:

Peter stated yes to adjourn. Colin stated yes to adjourn. Gordon stated yes to adjourn.

Approved 3-0. Meeting adjourned at 4:45PM.

Minutes by Susan M Macomber, Town Clerk.



## MEMORANDUM

To: Castine Selectboard  
From: Shawn Blodgett  
Date: August 02, 2021  
Re: Town Manager Report

1. COVID Update. With the nationwide increase in the spread of the COVID Delta variant, Governor Mills is now recommending face coverings be worn in Maine Counties that have been assessed as having “high” or “substantial” levels of community transmission. With the expiration of the State of Civil Emergency, this change is a recommendation and not a requirement. The U.S. CDC determines the level of community transmission based on the number of cases in the previous 7 days per 100,000 people and the percentage of tests in the last 7 days that have a positive result. For counties that have a “high” or “substantial” level of community transmission the following recommendations have been made:

- All people, regardless of vaccination status, wear face coverings in indoor, public settings in areas with “substantial” or “high” levels of community transmission.
- All teachers, staff, and students in K-12 schools wear face coverings, regardless of vaccination status or community transmission levels.

As of July 30<sup>th</sup>, Hancock County was not considered in either the “substantial” or “high” categories. Governor Mills continues to stress that vaccination continues to be the best way to protect your health. Vaccines continue to be readily available and Maine Maritime Academy will be hosting a vaccination clinic run by Northern Light Health Care on their campus on August 27<sup>th</sup>. As with the previous vaccination clinic at MMA, this event will be open to Castine residents.





2. 2021 Street Paving. Weather permitting, the Water Street paving project will take place on August 9<sup>th</sup> and 10<sup>th</sup>. This project will be to emplace new overlay from 53 Water Street to the intersection of Water Street and Dyer Lane in the vicinity of the Castine Yacht Club. Residents should expect parking and traffic restrictions in this area while this work is being conducted.

3. Stormwater Drainage Issues at 188 Perkins Street. Recent storms have highlighted that the town's previous efforts to help the drainage at the 188 Perkins Street stormwater catch basin did not solve the problem. Recently, I had another meeting with Olver Associates to ascertain what infrastructure is required to be emplaced to truly fix this long lingering problem as well as gain an estimate on the longevity of the same. What we want to avoid is expending taxpayer dollars today to fix an immediate problem only to be forced to move or abandon this infrastructure in the future on a complete rebuild of that section of road. The good news is that with the plan developed, the required infrastructure will be able to remain in place once the master infrastructure plan gets to this section of town. What we are effectively doing is utilizing the master plan and looking to buy today a portion of the future infrastructure. The total cost of this work will be 256 thousand dollars broken into two tranches. First, we will need to install another stormwater catch basin and curbing on Pleasant Street to catch water before it gets to Perkins. The estimate for this portion is 119 thousand. The second tranche will be the replacement of one catch basin and the installation of another basin on Perkins Street along with new upsized PVC stormwater pipe to allow for better flow of the water that does make it to the basin at 188 Perkins. The engineering and design work for the entire project is estimated to be 14 thousand dollars. To continue forward movement on this project, I am requesting a purchasing policy waiver to award a design contract to Olver Associates for the engineering and design work for this project. The reasoning is that this firm was intimately involved with the development of Castine's Master Plan and they also are



contracted to run the town's water and sewer departments and the movement of several sections of water line will be required to emplace this fix. The town has the money in the infrastructure account for the entire project.

4. Island Name Change Committee. The recently appointed Castine Island Name Changing Committee has formed and begun their meetings to develop a replacement name or names to be voted on by the town in November and then recommended to the US. Board of Geographic Names. This committee will be meeting on Tuesdays each week at 4:00 PM at Emerson Hall.

5. Ditch Maintenance. Ditch maintenance was conducted in several locations around town last week and today. The work took place in the vicinity of the Wilson Museum, up Latour Street and on the inside curve of the Court Street/ Spring Street intersection.

6. Household Hazardous Waste (HHW) Disposal Program. Castine has contracted with the Hancock County Planning Commission (HCPC) to take part in the August 28<sup>th</sup> collection and disposal of Household Hazardous Waste at the Ellsworth High School from 9 AM to 1 PM. There will be a \$30 dollar drop off fee for each permitted person dropping off, but the Town of Castine will issue permits and pay the fee for Castine residents or property owners' disposal of their HHW. If a Castine resident or property owner shows up at the drop off without a permit from Town Hall, the charge will be \$45 and Castine will not reimburse you. Please contact Emerson Hall for a permit. The HCPC requests that each participating community also provide two volunteers to aid in the running of the drop off point. Examples of HHW include:

- Turpentine/Varnish
- Brake Fluid/Transmission Fluid
- Pool Chemicals
- Adhesives/Solids
- Pesticides/Fungicides/Herbicides
- Waste Automobile Oil/Gasoline
- Nail Polish Remover





- Drain Cleaners/Boat Hull Cleaners

7. Battle Avenue Water Treatment Plant Roof. I expect to have the roof replaced on the old windmill building at the water treatment plant before the 20<sup>th</sup> of August, weather permitting.

8. Property Purchase on Battle Avenue. It has come to the town's attention that the owner of a 5.5 acre parcel of land on Battle Avenue, Tax Map 20, Lot 8A would be willing to sell this property to Castine. As the town and the Selectboard know, Castine's current fire station is well beyond its useful life. The fire department assessment completed in August of last year strongly recommended that a new facility be within proximity of Maine Maritime Academy so that Castine would continue to benefit from strong student volunteer support of the department. A draft site requirement also included with the report stipulated that Castine required a usable two acres for a new facility which, before this opportunity presented itself, was not in existence close to MMA. I respectfully request that the Selectboard schedule a Special Town Meeting to vote on the purchase of this property. The draft Warrant is included in the Selectboard packet.