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

DATE: Monday, March 7, 2022

TIME: 4PM (In-person; broadcast via ZOOM)

PLACE: Emerson Hall

PRESENT: Colin Powell, Chair; Gordon MacArthur & Peter Vogell (ZOOM), Selectboard members; Shawn Blodgett, Town Manager; Karen Motycka, Finance Officer and Susan Macomber, Town Clerk.

PUBLIC: Mac & Peg Patterson, Kelly Gualtieri, Roberta & Bruce Boczkiewicz, Marty Tenney, Bob Beske, Bobby Vagt, Josh Adam, Brock Muir, Helen Miller, and David Avery of the Castine Patriot.

ZOOM – Ann Blodgett and Ann Miller.

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

Warrants: Colin 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 \$38,504.22; Gordon MacArthur made motion to approve the General Fund Warrant in the amount stated. Second by Colin Powell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. General Fund Warrant approved 3-0.

Water Dept Warrant in the amount of \$23,734.72; Gordon MacArthur made motion to approve the Water Dept Warrant in the amount stated. Second by Peter Vogell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. Water Dept Warrant approved 3-0.

Minutes: Gordon MacArthur made motion to approve the February 22, 2022, Selectboard Mtg minutes. Second by Peter Vogell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. February 22, 2022, Selectboard Mtg minutes approved 3-0.

Item 1. Colin Powell introduced approving renewal Bottle Club Registration – Castine Golf & Yacht Clubs. Mary Tenney, Club Secretary, was present.

Gordon MacArthur made motion to approve. Second by Peter Vogell.

No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. Bottle Club Registration – Castine Golf & Yacht Clubs approved 3-0.

Item 2. Colin Powell introduced the Town Manager's Report. Shawn Blodgett, Town Manager read his report (see attached).

#2. 4th of July & Bastille Day 2022: Gordon MacArthur made motion to authorize Castine's 4th of July 2022 Celebration. Second by Peter Vogell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. 4th of July 2022 Celebration approved 3-0;

Gordon MacArthur made motion to authorize Castine's Bastille Day 2022. Second by Peter Vogell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. Bastille Day 2022 approved 3-0.

#5. Grants: Gordon MacArthur made motion to approve to apply for a grant with the Maine Clean Water State Revolving Fund in the amount of \$403,000. If the grant is approved it would help defray the cost of sewer upgrades on Court St from Pleasant to Tarratine Streets.

Second by Colin Powell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. Apply for the Maine Clean Water State Revolving Fund Grant approved 3-0.

#6. Maine Maritime Academy NROTC Request: Gordon MacArthur made motion to approve for the MMA NROTC to use Fort Madison on April 23rd at 1:30PM for their Commissioning Ceremony. Second by Peter Vogell. No discussion. Colin asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. MMA NROTC request approved 3-0.

Item 3. Other Business as Required. NONE.

Communications: Letter from Lisa Lutts resigning from the Island Name Change Committee (INCC) due to time constraints with having to focus on the CHS opening and training new staff members. She is willing to help as needed. Gordon MacArthur made motion to accept Lisa Lutts' resignation from the INCC. Second by Peter Vogell.

Colin asked for votes: Peter stated yes to accept. Gordon stated yes to accept. Colin stated yes to accept. INCC resignation approved 3-0.

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

1) Josh Adam said he mentioned two mtgs ago that he found 2020 PFSA results from sewer sludge posted on Maine's DEP website map and wanted to know if there were any updates.

Shawn addressed. Olver Associates, Water & Sewer Consultants, knew about the testing and results but they thought it as a “non-event” so they did not report it to the Town. Castine’s drinking water is safe. The sewer sludge has no threats to the community. It is hard to tell what causes those results in the sludge. That is all we know as of now.

2) Helen Miller requested that the Selectboard try again allowing public participation from those attending via Zoom because some struggle with the “chat” feature. Colin answered yes only if it does not disrupt the mtg.

Past Actions: NONE.

Selectboard Comments: NONE.

Upcoming Mtgs:

Mon, 3/21/22 at 4PM – Selectboard/Assessors & Overseers of the Poor Mtg.

Wedn, 3/23/22 - T/G Mtg (ZOOM) if needed.

Sat, 5/14/22 at 8:30AM – May Town Mtg.

Gordon MacArthur made motion to adjourn. Second by Colin Powell.

Colin asked for votes: Peter stated yes to adjourn. Gordon stated yes to adjourn. Colin stated yes to adjourn. Approved 3-0.

Meeting adjourned at 4:31PM.

Minutes by Susan M Macomber, Town Clerk.



CASTINE U.S.A.

Shawn Blodgett
Town Manager & Code Enforcement Officer
Shawn@castine.me.us

MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: March 07, 2022
Re: Town Manager Report

1. Request for Proposals (RFP) for Town Dock Sheet Piling Work. As of the writing of this report, I have not received any interest from prospective bidders on the sheet piling work at the town dock. As the town continues to advertise for the work, I will contact each prospective firm individually to draw their attention to the project.

2. 4th of July and Bastille Day. As Center for Disease Control recommendations and mandates have continued to relax, multiple residents have approached me regarding Castine's 4th of July and Bastille Day celebrations. Our fireworks vendor has the 4th of July reserved for Castine but like most everything, the price will increase this year due to shipping and insurance costs going up. This year's display will cost approximately \$10,000 for which we have the money. I have been in contact with the Castine Fire and Rescue Department, without whose support the 4th of July celebration could not take place and the CFRD is supportive. I respectfully request that the Selectboard authorize Castine's 4th of July celebration for 2022. Similarly, the community's Bastille Day celebration has languished the last couple of years due to COVID 19 protocols. The coordinating committee for this event is ready, and like the 4th of July, I believe that the town can conduct this event safely. I respectfully request the Selectboard's authorization to re-start Bastille Day in 2022.

Town of Castine Municipal Offices

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3. Municipal Review Committee and the status of Hampden recycling facility.

On Friday, February 25, 2022 the MRC Board unanimously voted to authorize a final sale process regarding the Hampden Facility. This final sale process has MRC submitting a “stalking horse bid”, or such other bids, to acquire the Hampden Facility assets. What this means is that the MRC is still looking for other possible buyers of the facility with the aim to re-open it, but if no other buyer can be found, MRC could seek to buy and open the facility on its own. MRC would then seek to raise money from its membership to move toward re-opening. On March 10, 2022 at 1:30, the MRC Board will have a virtual town hall meeting to discuss the path forward. As the Selectboard and the public that attended the first budget work session already knows, we will be asking the town to increase the transfer station budget by approximately \$~~6~~0,000 this year to cover increased costs to re-start recycling regardless of the status of the facility in Hampden.

4. LD 2003: An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions. Today, I listened into the public hearing on this bill in Augusta.

This bill as written seeks to close the gap between the assessed need for affordable housing in Maine and the rate of construction of the same. It is being debated as an emergency bill. The Maine Municipal Association testified in opposition to the bill. If passed, this bill could have several impacts on Castine. The most notable impacts for Castine by LD 2003 as currently written are:

1) Add Housing as a Human Right and prevent a municipality or government entity from restricting the construction or development of housing units in areas based on criteria that refer to the character of a location, overcrowding of land or over concentration of the population.

2) For qualifying affordable housing developments, this bill would require municipalities to authorize developments that are equal to 2.5 times the density that would otherwise be authorized in a zone. This section would also

prohibit a municipality from requiring more than (2) two off-street parking spaces for every three qualifying units.

3) The bill would prohibit the the establishment of single family only zones. On or after April 20, 2023, all zones where housing is permitted must allow for the development of structures with up to four dwelling units. This section will also prohibit municipal ordinances from establishing dimensional size requirements or setback distances that are greater than those required for single-family structures. Castine does not have a size requirement for single family structures.

4) A municipality will not be allowed to prohibit Accessory Dwelling Units. Though called by another name, Castine already allows ADUs as long as setback requirements are met. However, if an ADU will be rented or occupied by another family unit or if a single family residence is converted to a multi-family dwelling, a larger lot size is required by Castine. This section of LD 2003 would exempt ADUs from lot density requirements.

5) LD 2003 establishes a Municipal Housing Development Permit Review Board. This portion of the bill would establish a seven-member board, appointed by the governor to hear complaints against the final decisions of a local board denying a housing project. It was unclear from the testimony if there would be an appeals process past this board. Currently, Castine's appeals process would go through the Zoning Board of Appeals and if needed, to Superior Court.

A printout of the most pertinent portions of LD 2003 are included in the Selectboard packets and provided at the head table for any of the public that would like to gain awareness of this legislative development.

5. Grants. This week, we were able to finalize Castine's submission to the Federal Emergency Management Agency for reimbursement of unfunded COVID related expenditures. This request is being reviewed and totals \$4,586.84. As the weather warms, we will also be able to execute the Maine Drinking Water Program water supply security enhancement grant which will

total \$7,200 which will repair 7 breaks in our perimeter fencing around the Battle Avenue reservoirs. We are also working with Olver Associates in the preparation for a larger grant with the Maine Clean Water State Revolving Fund for \$403,000. This grant, if approved would help defray the cost of sewer upgrades as part of the complete rebuild of the Court Street from Pleasant to Tarratine. In normal times and historically, Castine has not been competitive in grant applications of this magnitude, but with the sewer department still paying off debt to the town and the plethora of grant opportunities out there right now, we felt that we may have better luck. This grant application does not obligate the town to any expenditure so I respectfully request the Selectboard's approval to make this grant application.

6. Maine Maritime Academy Naval ROTC request. The Naval ROTC detachment at MMA respectfully request to utilize Fort Madison again this year for their commissioning ceremony on April 23d at 1:30 PM. I respectfully request that the Selectboard approve the use of Fort Madison for this ceremony. There will be no more than 100 attendees.

7. Unitarian Universalist Church Building and Land Ownership. Last year as we were working with UU Church leadership on a prospective building project it was found that the Town of Castine and the First Congregational Society did not codify the property transfer when this building on the Common was no longer needed for town purposes in the late 1800s to early 1900s. The conventional wisdom is that the town transferred building ownership to the now defunct First Congregational Society at some time in the past, but after multiple title searches proved to be inconclusive, we have worked with UU Church leadership to codify and legally document their ownership of the building and land that they have been maintaining for years with the following dissolution clause written into the quit claim deed transfer.

In the case of dissolution of the Unitarian Universalist Congregation of Castine and successor organizations and the Meeting House, the Parish House and the land cease to be used as ministerial lands; they shall be conveyed to the Town of Castine. All other properties real and personal, with the exception of items of historical interest donated by past members, after paying all just claims upon it shall be conveyed to and vested in the Unitarian Universalist Association or its legal successor. The Governing Board shall perform all actions necessary to affect such a conveyance.

This dissolution clause has been accepted by UU Church leadership and written into their by-laws. Soon, I will be bringing a legally vetted warranted article to the Selectboard and request the inclusion of the same into the warrant for this year's town meeting for the town to vote on the transfer of this property to correct a century plus old administrative oversight.