

GBM
PC

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

DATE: Monday, May 16, 2022
TIME: 4PM (In-person; broadcast via ZOOM)
PLACE: Emerson Hall

PRESENT: Peter Vogell, Chair; Colin Powell & Gordon MacArthur, Selectboard members; Shawn Blodgett, Town Manager; Karen Motycka, Finance Officer and Susan Macomber, Town Clerk.
PUBLIC: Liz Parish, Brooke Tenney, Scott Vogell, Roberta Boczkiewicz, Josh Adam, Ruth Ann Vagt and David Avery of the Castine Patriot.
ZOOM – Ann Miller, Helen Miller, Debbie Rogers, Bruce Boczkiewicz, Joyce Hammond, Penny Carlhian and Brock Muir.

Peter Vogell 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. Peter asked if there were any additions or deletions to the Agenda: NONE.

Warrants: Peter 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 \$34,615.51; Colin Powell made motion to approve the General Fund Warrant in the amount stated. Second by Gordon MacArthur. No discussion. Peter 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 \$21,493.90; Gordon MacArthur made motion to approve the Water Dept Warrant in the amount stated. Second by Colin Powell. No discussion. Peter 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 May 2, 2022, Public Hearing minutes. Second by Colin Powell. No discussion. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. May 2, 2022, Public Hearing minutes approved 3-0.
Colin Powell made motion to approve the May 2, 2022, Selectboard Mtg minutes. Second by Gordon MacArthur. No discussion. Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. May 2, 2022, Selectboard Mtg minutes approved 3-0.

Item 1. Peter Vogell introduced approving renewal Amusement License – Pentagoet Inn. Gordon MacArthur made motion to approve. Second by Colin Powell.

Joyce Hammond, Manager, was present via Zoom.

David Avery asked what an amusement license was for. Karen Motycka said anyone who has live music within a business or special event needs to apply for an amusement license.

Peter asked for votes: Peter stated yes to approve. Gordon stated yes to approve. Colin stated yes to approve. Amusement License – Pentagoet Inn approved 3-0.

Item 2. Peter Vogell introduced discussions regarding Protect Maine’s Moratorium on Aquaculture. Representatives not present due to a family matter.

Shawn Blodgett, Town Manager, reviewed. Protect Maine has a mission to have a Moratorium in place all over Maine to protect the waters from industrial aquaculture. Shawn said that because Castine’s Zoning Ordinance only allows aquaculture in the Maritime Activity District, which is right off the Town Dock, he does not see any issues.

Item 3. Peter introduced the Town Manager’s Report. Shawn Blodgett, Town Manager read his report (see attached).

Shawn added Election Day: The Primary Election is Tuesday, June 14th. The State has incorporated June Nineteenth as a holiday. Shawn proposed closing the Town Office on Friday, 6/17th for pay back to staff for working the 12-hour + on Election Day.

The Selectboard all agreed to close the Town Office on Friday, 6/17th.

#3 Annual Street Striping: Gordon asked if the paint used is durable. Shawn said yes.

Traditionally the striped paint typically lasts 3-4 years then needs a complete job. Shawn said it really depends on how much of a winter we get, and the amount of salt used that wear the lines away.

Item 4. Other Business as Required. NONE.

Communications: None.

Peter acknowledged the public present for any requests, questions, or concerns: -Liz Parish asked if there could be a general discussion regarding the Lighthouse Lease. She wanted to know what the Town’s mission is for renting the property. Peter Vogell said this issue would be on the next Selectboard Mtg agenda.

Discussion.

Current tenant updates.

Brock Muir (Zoom) asked what the monthly rate was. It is currently \$933/month. Brock said if it does not rent using affordable purposes then he thinks the rent should get bumped up to current market value rates. Shawn said he cautions going in that direction because the Town has more control focusing on an affordable property with a median rate. Karen Motycka also pointed out that the Lighthouse grounds are open to the public. There are often times when visitors visit which affects privacy. Our current tenant has been gracious about this over the years and very accommodating. The Town uses CPIU for calculating the monthly rent rate and has a percentage increase each year of the lease. Penny Carlhian asked how the Town will advertise. The Town posts in the newspaper (Castine Patriot) and on the Town's website.

Past Actions: NONE.

Selectboard Comments: None.

Upcoming Mtgs:

Mon, 6/6/22 at 4PM - Selectboard/Assessors & Overseers of the Poor Mtg.

Tues, 6/21/22 (due to the June Nineteenth Day Holiday) at 4PM - Selectboard/Assessors & Overseers of the Poor Mtg.

Gordon MacArthur suggested having a T/G Mtg soon so that the Selectboard and public can meet the new MMA President, Jerry Paul. Shawn said he would make arrangements with MMA.

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

Peter asked for votes: Peter stated yes to adjourn. Gordon stated yes to adjourn. Colin stated yes to adjourn. Approved 3-0. Meeting adjourned at 4:25PM.

Minutes by Susan M Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: May 16, 2022
Re: Town Manager Report

1. Lighthouse Lease. Now that the town has voted to give the Selectboard the authority to enter a new lease for the Lighthouse Keeper's Home, I request guidance from the Selectboard on moving forward. There are currently five interested parties for consideration to lease the home to include the current tenant. All have expressed the intent to live in the home year-round and make it their primary residence which I believe is the number 1 criteria. With the information I currently have, I would not assess any of the interested parties require a home that would meet the definition of "affordable housing". Two of the applicants have school age children, though neither would place children in the Adams School. I will continue to conduct some research, but absent some significant data point presenting itself, my current recommendation to the Selectboard would be to renew the lease with the current tenant.

2. Captain's Catch and Town Dock Restrooms. The Captain's Catch and the town dock restrooms will be opening on the 20th of May.

3. Annual Street Striping. Street striping will take place starting early in the morning at the town dock on the 19th. We ask that all residents avoid parking on the street on the morning of the 19th. Like almost everything else, our street striping will be much more expensive this year than in years past. To save money over the past couple of seasons, we have only had the directional arrows, stop sign bars, crosswalks and restricted parking hashed areas done

as the other paint held up well through the winter. However, this being the third year and these other areas showing greater wear, we will be having everything repainted this season which is another increased cost. I estimate this year's cost will be approximately \$6,143 dollars as opposed to just shy of \$4,000 in years past.

4. Perkins Street Stormwater Drainage Phase I update. I expect that this project will start back up this week. There have been two delays so far dealing with supply chain issues and one regarding medical availability of the crew, but I expect to get back on track this week.