

GBM
CP
RIB

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

DATE: Monday, August 7, 2023

TIME: 4PM

PLACE: Emerson Hall

PRESENT: Colin Powell, Chair, Gordon MacArthur, Roberta Boczkiewicz, Selectboard members; Shawn Blodgett, Town Manager; and Susan Macomber, Town Clerk.

PUBLIC: Scott Vogell, Bobby & Ruth Ann Vagt, Liz Parish, Brooke Tenney, Bob Friedlander, Bev Bishop, Marc Pelletier, Temple Blackwood, Fred Cole (Adams School Principal), Derek Perkins (Superintendent of Schools), Don Tenney, Pat Dunham, Anne Blodgett, Judy & Doug Fitzsimmons, Josh Adam, and David Avery of the Castine Patriot.

Zoom: Emily Gant, Hurtigruten Expedition Cruises representative and Mary Kneisel.

Colin Powell opened the meeting at 4PM. Colin Powell verified that there was a quorum.

Colin asked if there were any additions or deletions to the Agenda: None.

Colin Powell asked for a motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations and excise tax collections; Gordon MacArthur made motion to approve the General Fund Warrant in the amount of \$37,802.92. Second by Roberta Boczkiewicz. Roberta pointed out that this warrant covered 49 bills, the three largest being Town mooring inspections, utility operations and CMP bills. With no other discussion, Colin asked for votes: General Fund Warrant approved 3-0.

Roberta Boczkiewicz made motion to approve the Water Warrant in the amount of \$14,680.13.

Second by Colin Powell. With no discussion, Colin asked for votes:

Water Warrant approved 3-0.

Minutes: Gordon MacArthur made motion to approve the July 10, 2023, Selectboard Mtg minutes. Second by Roberta Boczkiewicz. With no discussion, Colin asked for votes:

7/10/23 Mtg minutes approved 3-0.

Roberta Boczkiewicz made motion to approve the July 17, 2023, Selectboard Mtg minutes.

Second by Gordon MacArthur. With no discussion, Colin asked for votes:

7/17/23 Mtg minutes approved 3-0.

Gordon MacArthur made motion to approve the July 31, 2023, Selectboard Mtg minutes.

Second by Roberta Boczkiewicz. With no discussion, Colin asked for votes:

7/31/23 Mtg minutes approved 3-0.

Item 1. Colin Powell introduced approving Renewal Liquor License – Hurtigruten Expedition Cruises AS LLC. Gordon MacArthur made motion to approve. Second by Roberta Boczkiewicz. Emily Gant, Atty for Hurtigruten Expedition Cruises was present via ZOOM. Hurtigruten's vessel, The Roald Amundsen, will be in the Castine area on September 16th. With no discussion, Colin asked for votes: Hurtigruten Expedition Cruises Renewal Liquor License approved 3-0.

Item 2. Colin Powell introduced discussion regarding Playground at Adams School. Roberta Boczkiewicz addressed by stating the Castine Selectboard support the purchasing of new playground equipment on the Adams School grounds both openly and financially as best as they can. Discussion. Colin Powell said there was no exact amount for funds yet determined that the Town will contribute. This contribution was not budgeted for, so they are still trying to figure it out. The Selectboard are very excited for the work the Adams School Playground Committee has done and the work completed thus far. The Selectboard will be able to support some funds but are not fully funding the project. The Playground Committee is underway with fundraising efforts. Bobby Vagt, member of the Adams School Playground Committee thanked the Selectboard for their support.

Item 3. Colin Powell introduced updates from Board/Committee Chairs or Members present; 1) Planning Board and 2) Library Board of Trustees and 3) School Board.

1) Bob Friedlander, member of the Planning Board, gave updates.

Members of the Planning Board oversee Castine Zoning & Subdivision Ordinances. One of the Zoning elements is non-conforming properties, particularly ones that have existed for decades, which most likely have to go before the Planning Board if the proposed project is within the setback rules. Planning Board oversee setbacks on lots, source water zones, earthmoving over a certain amount, lot coverage, and other details of the Ordinance.

The State of Maine has also passed a law LD2003 which presents a challenge to many communities. It allows properties to have up to four (4) accessory units. The State has given municipalities until July 2024 to rewrite their Zoning Ordinances. Ever since COVID19 construction projects and building permits have seen a tremendous increase and CEO, Shawn Blodgett, gets constant Zoning questions and inquiries for Zoning Ordinance changes. The first step for anyone who wishes to propose a Zoning Ordinance change is to take it to the Planning Board at one of their monthly meetings. The Planning Board has processes to follow then they would make recommendations to the Selectboard who then would possibly put on a warrant to go to the Town voters.

The Town may be heading into the direction of having a free standing CEO position separate from the Town Manager position.

Planning Board will also work with the processes and results from Comprehensive Planning recommendations in the near future for whatever elements affect Zoning in Castine.

2) Pat Dunham, Library Trustee secretary, gave updates (Librarian Reports are submitted each month and copies available at the Town Office).

Summary: Adams School is using Witherle Library as their Library again, post COVID; There is an excellent exhibit in the Library lobby about the history of the Main St Church which is co-sponsored with Castine Historical Society; a new generator has been installed that Friends of Witherle Library purchased for the Library; the Board is slowly reviewing Library Policies; a gardening/landscaping project with children involvement and incorporating native plants is in the works; a bike station; Debra, Children's Librarian, has inspired many kid activities (snake robotics, Girls Who Code to name a few) that are popular; another popular activity, Dungeons & Dragons with 1 adult group and 2 kid ones; Friends of Witherle Library, started by prior residents, Edith & Bill Anderson, supports the Library in ways the Town cannot. This is vital to running the Library and having the "extras".

3) Temple Blackwood, School Board Chair, gave updates (see attached). Temple introduced School Principal, Fred Cole and new Superintendent of Schools, Derek Perkins.

Summary: Castine has no High School. State established tuition level for any school a High Schooler attends; Adams School is Pre-K through 8th grade, opening this fall with a 50+ student enrollment including tuition paying attendees; 5 basic classrooms, 1 full-time Special Education teacher, 1 full-time Interventionalist teacher, 1 full-time Math Specialist teacher; focus on security and security guidelines which has shifted a lot in recent years, training principal & staff in implementing ALICE and bring parents into the loop on this safety program (research has shown that lock-down for safety control is not the thing to do, ALICE gives various options – better options), Hancock County Sheriffs Dept & State Police have been involved.

Discussion.

Colin Powell asked what the best way the community can participate with the school.

Temple answered:

- Attend monthly meetings (1st Wed of every month at 5PM);
- Minutes of meetings are posted on school Union 93 website and available at the Town Office;
- Playground plans
- Contact the Principal's office to get on the school's email list (you do not have to be an Adams School parent to be on the email list)

Item 4. Colin Powell introduced the Town Manager's Report. Town Manager, Shawn Blodgett read his report (see attached):

#5. Rental Housing Ordinance: Bob Friedlander asked if there was a fee for submitting the rental form and if \$25 late fee is collected if filed late? There are concerns with student rentals

and short-term rentals which causes a rental shortage in Castine. Having fees could help with control and enforcement.

Discussion. There is nothing in place for inspections for fire safety and other safety concerns. Maybe there should be a fee in place so that Castine can hire someone to inspect rental properties.

Shawn said he completely concurs. He said he figures Castine is heading in direction of adopting a Rental Ordinance to help control rentals with fees, inspections, and requirements. Especially with the new State law LD2003 going into effect.

Judy Fitzsimmons asked about the new law LD2003 and how Castine can control this? Can people have tiny homes on their property and do short-term rentals? Shawn said this is an issue Castine has to face and address. He said some communities have capped rentals in their Ordinances.

#7 Paving Projects: Charles Hart asked about section on Perkins Street that needs cold patch. Shawn said it was not on the list but would look at it and get measurements to see when it could be done.

#4. Road Closure: Don Tenney confirmed that the MDOT road closure was indeed 8/14-8/28. Shawn said yes. Don also asked what was included in the Court Street Road work project. Shawn answered everything; road, drainage, water, sewer, curbing, etc.

#3 Maine Lighthouse Days: Gordon MacArthur made motion to have the Lighthouse open on Saturday, 9/9/23. Second by Roberta Boczkiewicz. With no discussion, Colin asked for votes: Castine Lighthouse Open 9/9 approved 3-0.

Item 5. Other Business as Required = NONE.

Communications: -Amy Houghton (Amy Forbes) requested permission to have her daughter's wedding on July 20, 2024, at Fort Madison from 4-4:30PM with approximately 50 people attending. Roberta Boczkiewicz made motion to approve. Second by Gordon MacArthur. With no discussion, Colin asked for votes:

7/20/24 Wedding at Fort Madison approved 3-0.

Colin acknowledged the public present: - Don Tenney asked that an Emergency Responder be present during the open Lighthouse Day on 9/9. He has witnessed people experiencing vertigo when going up into the tower.

-Liz Parish asked for an update on the old Bakehouse property (26 Water St) situation. What can the Town do? Construction project? Removing the sign that's in violation?

Shawn said the Bucksport CEO was hired to address and do the permitting process for construction submitted by the 26 Water Street owner (work started at the property around April 2022). The Blue Hill (BH) CEO was hired as Castine's alternate CEO since Dale Abernethy's

passing. BH CEO was asked to look at the sign issue. Last Thursday (8/3) she sent an email to Shawn saying she wished to defer on the sign matter at 26 Water Street as she was not comfortable because another CEO was handing their building permit application. Marc Pelletier said, and was happy to go on record, that it was disgusting what this individual was doing to the community.

-Marc Pelletier said the new energy efficient lights in Emerson Hall looked wonderful and so did the newly painted municipal bulletin board. He thanked Shawn and Public Works for jobs well done. Marc also asked for update on the Town Dock project and how the MMA project was going to affect our Town Dock? Shawn said we do not know the scale of design or costs yet for the Town. The Harbor Committee has been actively working on these elements. Marc asked where the funds would be coming from for the Town portion of the project? Shawn said MMA has agreed to match any shortfall the Town experiences from funds received from grants and State funds.

Marc asked about the Fire Dept and an update on the new proposed fire station. Shawn said that soil testing was done at the Court Street station location. We do not have the results back. A compare and contrast phase will likely happen depending on the test results. He added that there are many major projects that will require cost increases for Castine now and near future.

PAST ACTIONS: NONE.

Selectboard Comments: -Roberta Boczkiewicz thanked all who filled out and completed the Backshore Survey that's posted online thus far. They are working on a few glitches.

-Sue Macomber, Town Clerk, informed everyone that nomination papers are available as of Friday, 7/28th and due to the Town Office by Thursday, 9/28th.

-Gordon MacArthur said that it was pretty obvious the Town will have to take out a bond for the Fire Dept proposed new fire station. All need to be aware that there will likely be increases to our tax rate in the future to deal with projects that have not been dealt with for a long time. Some of these projects should have been done 15-20 years ago. They need to be done or they are just going to get worse.

Upcoming Mtgs:

Monday, 8/14/23 – Work Session at 9AM, if needed.

Monday, 8/21/23 - Selectboard/Assessors & Overseers of the Poor Mtg at 4PM.

Gordon MacArthur made motion to adjourn.

Second by Roberta Boczkiewicz. With no discussion, Colin asked for votes: approved 3-0.

Mtg adjourned at 5:30PM.

Minutes by Susan Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: August 07, 2023
Re: Town Manager's Report

1. Grant and External Funding Updates. We are now complete with two of the three phases of the Community Action Grant through the Community Resiliency Partnership. All fluorescent lights in Emerson Hall, Witherle Memorial Library and the Adams School have been replaced by energy efficient LED. As previously reported, the town hall attic insulation has also been completed. The last phase of this grant will be the replacement of the two emergency exit doors on the ground floor of this building and we expect these doors to arrive around Labor Day. The replacement of these doors will meet two goals. The first will be greater energy efficiency and the second will be to bring the doors in line with 2023 life safety codes as the glass in these doors are not code compliant. As many may know from the August 3 edition of the Patriot, the town's Congressionally Directed Spending request for the Sea Street (Town Dock) Sewer Pump Station for 1.76 million has advanced past Committee to the full U.S. Senate. The Sea Street pump station is also on Congressman Golden's Community Project funding list. The rough order of magnitude cost of complete replacement of the Sea Street pump station is 2.3 million. This figure is important as even with this funding, there will still be a \$540 thousand dollar gap to fill which Castine will have to find a way to pay.

Not in the article is that \$288,000 for Town Dock enhancements has also advanced. The next steps for both of these external funding requests once voted on by both the House and the Senate will be to reconciliation between the



two houses. On their own initiative, Olver Associates applied for \$20,000 from the Maine Drinking Water Program for the Asset Security Grant and Castine has been approved for this amount. There is no match required for this grant. This is the same grant that the town received approximately \$8,000 for last year which was used for fence repair around the Battle Avenue ponds. This year, the \$20,000 will be used to bring the reservoir tank vent screens up to 2023 Drinking Water Program standards. As most of this work will be done in house, I am hopeful that there will be money left over and we will use this money to repair another broken stretch of perimeter fencing around the Battle Avenue ponds. We also have been told that we will receive funding from the Harbor Access Management Grant Program for \$15,000 or more. These funds will be used to help defray the costs of repairs stemming from the December 2022 storm. We do not know when these funds will be released. Lastly, if they stick to their timeline, Castine will find out by August 31, whether the \$1.915 million dollar grant application that was made to the Northern Border Regional Commission was successful. This grant is solely for western Court Street from Pleasant to Tarratine.

2. Bureau of Parks and Lands – Submerged Lands Preliminary Findings Released. As a reminder, the due date for additional comments to the Bureau of Parks and Lands – Submerged Lands Department is August 12, 2023. Unless the Bureau's conclusions from their preliminary findings and decision are significantly altered, the submerged lands lease for the MMA pier reconstruction project will be granted.

3. Maine Lighthouse Days. Maine Lighthouse Days will take place on September 9th this year. The hours will be 9 AM to 3 PM. I respectfully request that the Selectboard authorize town staff to open up the facility on this date.

4. Road Closure. I want to reiterate the road closure information that was in the August 3 edition of the Patriot. A section of the Castine Road from the 6



mile corner to the New Road will be closed from August 14 through August 28. For travelers headed to or from Bucksport, the detour will be Route 199 (Dunbar Road) and then across on the New Road.

5. Rental Housing Ordinance. In the first two years after the town enacted the Rental Housing Ordinance, the town received between 110-115 Annual Rental Listing Forms. Last year, we received 74. Of those that we did receive, a good number of them were not filled out completely, were missing signatures, or absent some other piece of information. These annual forms will be sent out with the tax bills this month and the town will be making every effort to ensure full compliance this year. We are also looking into automating this form to ensure the completeness of each application.

6. Backshore Beach Survey. On August 3, we placed a survey on the town web page with the intent of finding out from a broad swath of residents what, if any, capital improvements Castine would like to see at the Backshore Recreation Area. As there are some that look for conspiracies everywhere, this is not an attempt to re-litigate pickle ball courts. However, the discussion that surrounded pickle ball spurred the question, if not pickle ball what, if anything, does the town want to see down there. On another note, the flap which holds the water in the swimming pond portion of the area is malfunctioning. Our intent this year was to flush the swimming area more often to try to keep algae down a bit more, but the flap hasn't been working which most likely means that someone is going diving.

7. Paving Projects. As soon as Bowden and Son LLC is completed with a project they have going at the Hatch Cove Subdivision, I expect them to be able to start on some of the town work. The first priority will be to repair the sewage connection cut in the pavement on Water Street which the town will cost share with the property owner. They will then move to Tarratine Street to repair 125



LF of failing pavement there. I expect them to start work in Castine next week weather permitting.