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

DATE: Monday, October 2, 2023

TIME: 4PM

PLACE: Emerson Hall

PRESENT: Gordon MacArthur, Acting-Chair, Roberta Boczkiewicz, Selectboard member (Colin Powell, ZOOM); Shawn Blodgett, Town Manager; Karen Motycka, Finance Officer and Susan Macomber, Town Clerk.

PUBLIC: Liz Parish, Brooke Tenney, Marc Pelletier, Gus Basile, Tom Comiciotto, Josh Adam, Scott Vogell, Charles Pearce, Sherri Whittaker, Kate Noel, David Adams, Julie Bohan, Jeff Ackerman, Charles Hart, Bill Corbett, Peg & Mac Patterson and David Avery of the Castine Patriot.

Zoom: Bruce Boczkiewicz and Penny Carlhian.

Gordon MacArthur opened the meeting at 4PM. Gordon verified that there was a quorum. Gordon asked if there were any additions or deletions to the Agenda: None – Shawn Blodgett did say that Item #3 would not be addressed.

Gordon MacArthur asked for a motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations and excise tax collections; Roberta Boczkiewicz made motion to approve the General Fund Warrant in the amount of \$58,024.85. Second by Colin Powell. Roberta pointed out that this warrant covered 61 bills, the largest ones paid for Town Manager's Search, Sewer Debt payment and Health Insurance for Town employees.

With no other discussion, Gordon asked for votes: General Fund Warrant approved 3-0.

Gordon MacArthur made motion to approve the Water Warrant in the amount of \$79,467.17. Second by Roberta Boczkiewicz. Roberta said this warrant was more than usual as it included over \$50,000 for Debt Service. With no discussion, Gordon asked for votes:

Water Warrant approved 3-0.

Minutes: Roberta Boczkiewicz made motion to approve the September 18, 2023, Selectboard Mtg minutes. Second by Gordon MacArthur. With no discussion, Gordon asked for votes: 9/18/23 Mtg minutes approved 2-0 (Colin abstained, not present at the mtg).

Old Business:

- 1) 9/28/23 Parking Informational Mtg update: Roberta said the mtg was very interesting, well attended and lots of input. A survey will be posted on the Town's website in the near future and next steps considered after survey results.
- 2) Town Manager Search Update: Gordon said the Selectboard has started the process and has contracted Maine Municipal Association as the agency to lead the search. Advertisement will be posted soon.

New Business:

Item 1. Gordon MacArthur introduced updates from Board/Committee Chairs or Members present; 1) Historic Preservation Commission, 2) Merchant's Association and 3) Comprehensive Planning Committee. Harbor Committee was also present to review their report.

Marc Pelletier, CHPC Chair, gave brief update. Marc is the new Chair. The Commission has a few challenges they face with a small Commission; members cycling out or passing away. The Commission is currently working on rewriting sections of the Ordinance to recommend for amendments/updates which includes section working around the Comprehensive Planning. The Commission received three (3) applications this month all on Main Street. 2 members are needed. If anyone who has strong interest in preservation or experience in the design work and wishes to be considered as a member please contact the Town Office or a Commission member.

Gus Basile asked who needs to go before the CHPC. Marc said any property owner within the Historic District to obtain a Historic certificate. Shawn added that the State has recently made it a requirement for all Certified Local Government Town's Commission members to submit a resume.

Sherri Whittaker, Visitor Center Director, gave report on behalf of the Merchant's Association. Sherri said that to date for this season the Visitor's Center welcomed 3,449 visitors even with our rainy season. Debby Neve redesigned the Visitor Center space, which made the area more spacious. Jordon Richard's Antiques is now also located in the Visitor's Center. Sherri said the Visitor's Center is a pivotal point in Castine for visitors/tourists. It is extremely important. Lastly Sherri commented that all her volunteers are the best.

Kate Noel, Comp Plan Committee Chair, gave an update (see attached). Kate said the Comp Plan Committee is in its final stage. Ten (10) chapters are currently available on the Town's website with five (5) more to go. The five (5) left are almost ready to go up on the site. The Comp Plan Committee has sponsored five (5) Informational sessions with 40-60 people in attendance at each session. Implementation will be the next step. The Implementation Committee will work on this next phase and then to the State for approval. The goal is to have

the Plan to the State by the end of November with hopes of getting State feedback in January '24. Once that's all completed, a Special Town Mtg will be scheduled.

Bill Corbett, member of the Harbor Committee, gave a brief update (see attached). There was ramp damage recently with a temporary fix and signage to get us through the rest of this season. A new ramp will have to be bought next year. The Committee has been meeting frequently to review Maine Maritime Academy's pier project for the new ship. The Committee worked hard for months to review, address concerns and come up with solutions for protecting, modifying and improving the Town portion of the dock because of the expansive pier project. The hope was to save on costs and work at the same time of MMA project. This time has now passed. Also, MMA contacted the Harbor Committee with their concerns resulting from the Committee's latest designs for Town float placements. Due to all this and costs the Harbor Committee has decided to table the matter until they see how the MMA project affects the Town's dock portion. Gordon pointed out that MMA did modify their plans to relocate a dolphin to help with maneuvering. Bill Corbett said it was a moderate fix, but yes they did. Shawn added that federal funds was a large driver as well. With the unknown for Castine receiving federal funding it is hard to do much planning at this stage.

Item 2. Gordon MacArthur introduced appointments to various Board/Committees.

Roberta Boczkiewicz made motion to appoint Julie Bohan to the REC Committee, expiring 6/2024. Second by Gordon MacArthur. With no discussion, Gordon voted yes, Roberta voted yes, and Colin voted yes. Appointment approved 3-0.

Roberta Boczkiewicz made motion to appoint John Legg to the Harbor Committee, expiring 6/2024. With no discussion, Gordon voted yes, Roberta voted yes, and Colin voted yes. Appointment approved 3-0.

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

Shawn added that Town & Acadia Floats are scheduled to be removed for the season on Tuesday, 10/24/23 at 7:30AM.

#3 Town Office Closed on October 4th: Gordon MacArthur made motion to approve Town Office closure so that staff can attend the annual Maine Municipal Association Convention. Second by Roberta Boczkiewicz. Approved 3-0.

Item 4. Other Business as Required: November 7, 2023 Election Warrant.

Susan Macomber, Town Clerk, explained that approving the Warrant allows for the office to include the town municipal ballot in Absentee Voting which begins thirty (30) days prior to the Election. Roberta made motion to approve the November 7, 2023 Election Warrant. Second by

Gordon MacArthur. With no discussion, Gordon voted yes, Roberta voted yes, and Colin voted yes. November 7, 2023 Election Warrant approved 3-0.

Communications: a) Letter submitted by numerous residents & taxpayers expressing concerns for a new modern Fire Station to be located on Battle Ave. Gordon read the letter. He said that approximately 120 people signed, about 50% are voters and 50% are not.

Gordon said the Town would contact Port City Architecture to see about arranging a Public Informational Mtg. Shawn said one mtg has been held to date. Josh Adam said that the one mtg held was on the Phase I Report but no mtg has been held for Phase II.

Shawn asked Josh his definition of a "good faith effort" which was stated in the signed letter. Josh responded that many in the community do not think this issue, sites considered, and details have been given proper attention. Shawn reviewed the 14 sites that have been thoroughly considered. Shawn said he was agitated with the words "thorough" and "good faith effort" used. Liz Parish said she did not think Shawn was being appropriate. Gordon said as Chair he thought he was being appropriate and was addressing an item that was correspondence which made it also appropriate.

Discussion.

Marc Pelletier asked about the MMA site across from the current station location. He said 4-5 bay structure could be built and the current fire station building could be used for offices and a REC section, and the MMA current building could be turned into a bunk house. And does the Town have to follow Zoning regulations?

Liz Parish agreed that the current location with auxiliary space could be the best option for the Town. We need to look into that with more detail.

Shawn said the space consists of .19 acres. Previous President Bill Brennan and current President Jerry Paul both have said they could support but they have to go through the channels for it being a State institution. Shawn answered Marc's inquiry about the Town having to follow Town Zoning regulations which is yes, the Town projects do unless a variance is granted. Shawn reviewed ISO ratings and how to keep it the same or go lower if the Town wants.

Gus Basile said that in 2016 the voters approved for a fire sub-station to be built at the Transfer Station which could solve the problems off-neck. Tom Comiciotto explained for those who may not be aware but there are 29 households off-neck that get hit financially due to the lack of fire safety service as it is out of range. Sue Macomber corrected Gus saying the Town voters did not specifically approve a fire sub-station, they approved funds to go into a Fire Station/Building Reserve Acct.

Charles Pearce asked what the next step is. Shawn said that since the Town has received the Soil Test result, which was a good report, he would like to have a discussion with the Maine Maritime Academy volunteer firefighters, which make up a big part of our department, to get

their input on location of building with bunk rooms, and have a Public Informational Mtg. After that the Town would review public comments and lay out all data.

Gordon acknowledged the public present: -Scott Vogell asked if the Town still needs the CEO services from Luke Chiavelli now that 26 Water Street got their building permit? Shawn said he recently reviewed Luke's information for paying him. Gordon said that the Town should not need any more of his services.

-Marc Pelletier said that he was told that the 26 Water Street sign was measured and determined it was oversized and the owners were told to remove it. The owners have received their permit even though there are decades of drainage issues but what is the status of the sign violation as it is still there? Shawn said he takes back what he previously said about Luke Chiavelli's CEO services. Shawn will contact Luke to check on the sign matter.

PAST ACTIONS: NONE.

Selectboard Comments: NONE.

Upcoming Mtgs:

Tuesday, 10/10/23 (due to the Indigenous People's Day Holiday) - Work Session at 9AM, if needed.

Monday, 10/16/23 - Selectboard/Assessors & Overseers of the Poor Mtg both at 4PM.

Gordon apologized for the time mistake regarding this afternoon's work session with David Barrett from Maine Municipal Association. The work session was posted for 2:30PM but David arrived at 2PM and the posting was not corrected in time.

Roberta Boczkiewicz made motion to adjourn. Second by Gordon MacArthur.

With no discussion, Gordon asked for votes: approved 3-0.

Mtg adjourned at 5:12PM.

Minutes by Susan Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: October 02, 2023
Re: Town Manager's Report

1. Diana Bernard. Most already know this, but on a very sad note, Castine lost Diana Bernard on September 17, 2023. Diana was active in the community and a member of the Historic Preservation Commission.

2. Tree Work at Pentagoet Inn. On October 6th and 7th of October, tree work will be conducted at the Pentagoet Inn which may result in temporary traffic disruptions on Main Street.

3. Town Office Closed on October 4th. I respectfully request that town hall be closed on Wednesday, October 4th to enable town staff to attend the annual Maine Municipal Association conference in Bangor. This event and the closure have been posted on the town web page for quite a while.

4. CFRD Soils Testing. The Soils test of the current Castine Fire Rescue Department station has been returned and there are printed copies of the first 7 pages on the table should anyone want one. The full 128-page version is on the town's website and we are happy to provide an electronic copy of the full report to anyone that would like a copy. The total of Volatile Organic Chemicals (VOCs), Semi-Volatile Organic Chemicals (SVOCs – PFAS is one type) and metals tested for was 161 different types along in these three categories. Of those, there were 34 chemicals found above detectable levels, but all of them were below the remedial action guidelines (RAG) for a



residential exposure scenario. The residential standard is a more stringent standard.