

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

RL
RB
GAM

DATE: Tuesday, January 16, 2024

TIME: 4PM

PLACE: Emerson Hall

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

PUBLIC: Scott Vogell, Kenny Eaton, Laura Smith, Kate Noel, Marc Pelletier, David Bos, David Adams, Josh Adam, Ann Blodgett, Brooke & Gil Tenney, Bill Corbett, Jeff Ackerman, Peg & Mac Patterson, Bob Friedlander, Mark Salter, and David Avery of the Castine Patriot.

Zoom: Bruce Boczkiewicz, Ruth Anne Vagt, Penny Carlhian, Debbie Rogers, Brock Muir, Terry Kudlak, Mary Kneisel, Merissa Rogers, Elizabeth Foote, Anthony Tram, Julie Bohan, Bob Beske, Judy Fitzsimmons, Helen & Ann Miller, Liz Parish, Dick Fenton, and Pat Bishop.

Gordon MacArthur opened the meeting at 4:00PM and verified there was a quorum.

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

Gordon MacArthur 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 \$98,122.13. Second by Roberta Boczkiewicz. Roberta informed this warrant covers seventy-eight bills with the bulk of it paying fire hydrant rentals which is almost half the warrant total. The rest are typical expenses.

With no other discussion, Gordon asked for votes:

General Fund Warrant approved 3-0.

Dan Leader made motion to approve the Water Warrant in the amount of \$6,296.90.

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

Water Warrant approved 3-0.

Minutes: Gordon MacArthur made motion to approve the December 19, 2023, Selectboard Mtg minutes. Second by Roberta Boczkiewicz. With no discussion, Gordon asked for votes:

12/19/23 Selectboard Mtg minutes approved 3-0.

Roberta Boczkiewicz made motion to approve the January 2, 2024, Selectboard Mtg minutes.

Second by Dan Leader. With no discussion, Gordon asked for votes:

1/2/24 Selectboard Mtg minutes approved 3-0.

Gordon MacArthur made motion to approve the January 3, 2024, Selectboard Executive Session Mtg minutes. Second by Roberta Boczkiewicz. With no discussion, Gordon asked for votes: 1/3/24 Selectboard Executive Session Mtg minutes approved 3-0.

Gordon MacArthur made motion to approve the January 11, 2024, Selectboard Mtg minutes. Second by Dan Leader. With no discussion, Gordon asked for votes: 1/11/24 Selectboard Mtg minutes approved 3-0.

Old Business:

- a) Dan Leader said he would like to keep moving forward on the topic of Parking. Roberta gave a brief update. As of now the thought is that a Parking Committee will not be needed but the plan is to discuss further in an upcoming Work Session.

New Business:

Item 1. Gordon MacArthur introduced updates from Boards/Committees: a) Castine Comprehensive Planning Committee (CCPC) – Kate Noel was present and gave update. There is one (1) remaining chapter, which they are waiting to get from Hancock County Planning Commission (HCPC). It is the chapter addressing regional coordination, how to handline things regionally, etc. The CCPC expects to file the Plan to the State in about 2-weeks with full draft posted on the Town's website. It is hard to tell how long it will take to hear from the State once we submit the Plan, but we hear their review process could take 6-10 weeks. The Selectboard thanked Kate for the updates and thanked the CCPC for their attention and hard work on this project.

Item 2. Gordon MacArthur introduced approving Deputy LPI Appointment.

Dan Leader made motion to appoint Public Works (PW) Scott Ferrando as Deputy LPI. Second by Roberta Boczkiewicz. Shawn said the plan was that Peter Vogell would likely be the primary LPI through March 2026 with Scott Ferrando as Deputy. After March 2026, Scott Ferrando would be primary LPI with Peter Vogell as Deputy. There is plenty of time for a transition. With no discussion, Gordon asked for votes: Deputy LPI Appointment approved 3-0.

Item 3. Gordon MacArthur introduced approving Appointment(s)/Re-appointment(s) to various Boards/Committees.

Roberta Boczkiewicz made motion to appoint James Bernard on Planning Board from Alternate to Regular member, expiring 6/2028 replacing Bob Friedlander. Second by Dan Leader. With no discussion, Gordon asked for votes: Planning Board Appointment approved 3-0.

Roberta Boczkiewicz made motion to appoint Penny Carlhian to the Planning Board as Alternate member, expiring 6/2024. Second by Dan Leader.

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

Item 4. Gordon MacArthur introduced approving updated General Assistance Ordinance Appendices A-H. Roberta Boczkiewicz made motion to approve. Second by Gordon MacArthur. This is annual housekeeping, which is State mandated. The State sets minimums/maximums for support by county. With no other discussion, Gordon asked for votes:
General Assistance Ordinance Appendices A-H approved 3-0.

Item 5. Gordon MacArthur introduced approving to Amend & Sign the March 5, 2024, Municipal Referendum Election Warrant (correction to Article #6 regarding the American Tower, LLC Lease). Roberta Boczkiewicz made motion to approve amendment & sign the March 5, 2024, Municipal Referendum Election Warrant. Second by Dan Leader.
Shawn read the corrections to Article #6 which were minor and included changing American Towers, LLC to American Tower, LLC; also changed "amend" the lease to "extend". Nothing else on the Warrant has changed. With no other discussion, Gordon asked for votes: Amendment to the March 5, 2024, Municipal Referendum Warrant approved 3-0.

Item 6. Gordon MacArthur introduced the Town Manager's Report. Town Manager, Shawn Blodgett read his report (see attached):

#1 Winter Storms 1-10 and 1-13 2024: Gordon made motion to schedule a meeting on Monday, 1/22/24 to approve a Special Town Mtg Warrant for 1/29/24 or later. Second by Roberta Boczkiewicz. With no discussion, Gordon asked for votes: 1/22/24 Mtg approved 3-0.

Item 7. Other Business as Required: None.

Communications: a) Roberta Boczkiewicz said the Selectboard have written, signed, and sent two (2) letters to Maine Maritime Academy (MMA) resulting from the recent 1/5/24 T/G Mtg which requested: 1) more information regarding MMA's pier improvement project lighting plan and 2) for MMA to loan, sell, or lease the Town the strip of land located on Court St across from the current Fire Station.

b) Roberta also said the Selectboard is sending a letter to the Planning Board requesting they give recommendation on amending the section of the Zoning Ordinance restricting Food Trucks in Castine. The goal would be to go through the required process and have article to the Town voters at the upcoming May Town Mtg.

c) Gordon said he is drafting additional letters from the Selectboard regarding correspondence received with concerns about the new sidewalks on Pleasant St and speeding on Perkins St.

Gordon acknowledged the public present: -Bill Corbett asked if the Town has a plan in place

just in case, the Town finds it cannot afford to build a fire station on the Battle Ave property. With all the high dollar costs the Town is facing with infrastructure and now the recent devastating storms it makes one wonder if the Battle Ave project will be too costly to undertake. Doing a preliminary concept design and the preliminary hydrogeologic investigation and baseline characterization of groundwater and soil tests as the next step could be wasted money spent.

-Josh Adam asked how the March 5th Election would run? Susan Macomber, Town Clerk, explained the Election process. She told Josh it would be conducted the same as in November when voters get a ballot for voting the Municipal Officials each year.

March 5th is a Maine President Primary Election.

Josh also said he agrees with what Bill Corbett said. He said he does not understand why we must spend \$50,000 for a preliminary concept design when the Town's affordability status could be an issue. It would be such a waste of money. Gordon said as he explained at the previous mtg, the preliminary concept design is needed in order to conduct the tests and investigations needed: where the building might be; parking layout, etc.; and monitor the flow of water. Design first, tests second. Lastly, Josh asked how and when firms would be considered and chosen. It was answered that sometime soon after the vote on March 5th. If approved by the voters, it would go out to bid.

-Liz Parish (ZOOM) asked about the dock eatery building (Captain's Catch/Safe Harbor) and how it survived the last two (2) storms. Is there immediate work needed? Shawn said he has been in the building. There has been some damage. He said he would be contacting the vendor tomorrow. Some of their equipment was affected, especially ones with electronics. Liz encouraged the Town to be proactive and save what can be saved. Dan Leader said due to his Bakery/Restaurant background, he would be glad to look for damage. David Avery asked if the equipment at Safe Harbor was owned by the Town? Shawn said no the Town owns the building, but he is not sure if the vendor owns the equipment or if it was leased.

-Kate Noel asked if there are still plans to form a Parking working group. Roberta said there will be no committee at this point, but the Selectboard will be addressing parking at an upcoming Work Session.

-Bill Corbett said he wrote MMA President, Jerry Paul, a letter last week regarding the potential to use the Court St property for a Fire Station. Bill said a letter from past President Bill Brennan is online saying he was okay with the Town using that strip of land. Gordon MacArthur said the process is that MMA Board of Trustees must address and ultimately the State of Maine makes the decision. MMA President is step one (1) of the process.

-Marc Pelletier asked if direction of traffic on Perkins St can be discussed at an upcoming Selectboard Work Session. The Selectboard said they would discuss at a future mtg after things calm down from the current storm damage priorities.

-Bob Friedlander asked for a Town Manager Search update. Gordon answered that three (3) candidates were interviewed; one (1) in person, two (2) via Zoom. Two (2) have been offered a second interview which should happen sometime around 1/24/24.

-David Adams suggested using the opportunity that lay ahead to incorporate better cultural views for our Town Dock especially for the Town Dock eatery building. Gordon said the Harbor Committee has been reviewing details for the Town Dock resulting from the storms and will make recommendations.

-Laura Smith (daughter to Elaine Smith and the late David Smith), 13 Sea St, asked if citizens' can be a part of the State/Federal representatives (Senator Collins & King offices) visiting Castine to tour the storm damaged areas and if there will be a Q&A session after the tour? Gordon said they are not exactly sure of their schedules but are hoping there can be a portion for a Q&A. The tour and anything afterwards are open to the public.

PAST ACTIONS: NONE.

Selectboard Comments: Dan Leader said the recent storms are a huge tragedy to many areas of Castine. The Town is doing everything it can to address the issues and devastation and make property owners, businesses, etc. aware of what is available to them. Dan said he reminds himself of the saying in times like these: "How to turn lemons into lemonade." We can only hope we can rebuild better to make the Town a better place.

Marc Pelletier asked if residents could send letters to the State? Are there emails? The Town will look into getting emails.

Roberta Boczkiewicz thanked Shawn and the whole Town staff for their hard work and great efforts handling the storms and their devastation to Castine and continue to do so. Shawn said many have been super busy but all working together including Scott Vogell, Harbormaster, Randy Stearns, Fire Chief and Fire Dept members, Public Works, Adam Clark, Noah Clark & Jackson Clark of the Water/Wastewater Depts and the Town Office staff. Shawn also thanked the volunteers which included Castine citizens,' MMA students, staff and faculty who lent helping hands on Friday, 1/12 to prepare as much as possible for the second storm (Saturday, 1/13/24) hitting Maine's coastal communities.

Lastly, Shawn reminded Josh Adam the Utility Board recommended further testing at the Battle Ave site because we were nominally compliant until testing was done.

Upcoming Mtgs:

Monday, 1/22/24 or 1/29/24 - Work Session at 9AM, if needed.

Monday, 2/5/24 - Selectboard/Assessors & Overseers of the Poor Mtg at 5PM.

Monday, 2/5/24 – Public Listening Session at 6PM to discuss allowing Food Trucks in Castine.

Tuesday, 2/20/24 - Selectboard/Assessors & Overseers of the Poor Mtg at 4PM (due to the President's Day Holiday).

With no other business, Roberta Boczkiewicz made motion to adjourn.
Second by Dan Leader. Gordon MacArthur asked for votes: approved 3-0.
Mtg adjourned at 4:50PM. Minutes Susan Macomber, Town Clerk.



MEMORANDUM

To: Castine Selectboard
From: Shawn Blodgett
Date: January 16, 2024
Re: Town Manager's Report

1. Winter Storm 1 -10-2024 and 1 -13-2024.

Again, the town owes the Fire Department a hearty thank you for their actions on Saturday, the 13th. There were elements of the CFRD all over town during the height of the storm. The hardening of the Sea Street pump station held without a hitch and I'd like to also publicly thank all Castine residents and MMA staff and students that came out to sandbag and pitch in. With your efforts, further damage was stemmed and more importantly, the Sea Street pump station was safeguarded.

Next, lets talk about current actions. I'll keep this to a truncated version of four tracks that I spoke to at the meeting on January 11th. All of these tracks will be executed concurrently.

- 1) Track 1 is to perform immediate actions to render as safe as we can those areas damaged by the storms. Wadsworth Cove Road has been reinforced and the Town Dock has been removed. Still to be accomplished is the assessment and most likely removal of the Acadia Dock Connecting walkway and pilings. This will be accomplished in conjunction with or following an assessment by a qualified firm.
- 2) Track 2 is to inventory the damage and generate an estimate for repairs. The Public Infrastructure Initial Damage Assessment has been completed and submitted to Hancock County EMA. Our total submission is 1.54 million in eight different categories. Major areas reported on are:
 - 1) Town Dock Area – all structures



- 2) 4 embankment areas destabilized on Water Street
- 3) Fort Madison Shoreline destabilization
- 4) Wadsworth Cove Road and the Backshore Recreation Area

Now we can turn to helping residents file their own damage assessments with the Maine Emergency Management Agency or MEMA. On the town's web page we have had posted since last week a guide to do this.

- 3) Track 3 is now to prepare for recovery. To this end, I am in contact with several different firms to move in to Castine toward the middle of next week to begin more detailed assessments of damage. I expect the Harbor Committee to start planning to see what we can salvage of the dock area tomorrow night.

2. Funds.

As discussed on the 11th, I would request that the Selectboard hold another off cycle meeting on the 22^d of January to approve the warrant for a special town meeting to be held no earlier than the 29th.