

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

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DATE: Monday, July 21, 2025

TIME: 4:00 PM

PLACE: Emerson Hall

PRESENT: Roberta Boczkiewicz, Chair; Amy Gutow, Selectboard member (Dan Leader-absent); Derik Goodine, Town Manager; Karen Motycka, Finance Officer and Susan Macomber, Town Clerk.

PUBLIC: Bobby Vagt, Brooke Tenney, Liz Parish, Doug Koos, Gus Basile, Gordon MacArthur, Don Tenney, Suzanne d'Corsey, Pat Bishop, Lauri Lyman, Doug Koos, Josh Adam, Jane Irving, Sarah Carey and David Avery of the Castine Patriot.

Mtg was live streamed on Castine's YouTube channel.

Roberta opened the meeting at 4:03 PM and verified there was a quorum with Roberta Boczkiewicz and Amy Gutow present in person.

Roberta deleted two items from the Agenda: Item 1 – Approve Renewal Liquor License – Danny Murphy's Pub. Owner, Bernie Higgins, did not get application submitted on the new State's online system in time and also found out that his current license expires in September not August so approval will be on a future agenda;

Item 3 – Award Community Park Bid. Bids received but found an issue that must be ironed out with those who submitted RFP's before awarding.

Warrants: Roberta Boczkiewicz asked for a motion to approve the warrants, abatements, budget vs. actual and trial balance reports, bank reconciliations and excise tax collections; Amy Gutow made motion to approve the General Fund Warrant in the amount of \$329,658.87. Second by Roberta Boczkiewicz. Roberta said there were 85 bills/59 vendors being paid that included electrical work, employee insurance and the biggest to the bond bank.

Roberta called for votes: General Fund Warrant – approved 2-0.

Roberta Boczkiewicz made motion to approve Water Warrant in the amount of \$3,255.27.

Second by Amy Gutow. No discussion.

Roberta called for votes: Water Warrant - approved 2-0.

Minutes: 7/7/2025 minutes on hold until Dan is present. Amy Gutow was not present at the 7/7 Mtg, therefore, no quorum to approve at this time.

Old Business: 1) Road Commissioner Appt: Roberta Boczkiewicz made motion to appoint Derik Goodine as Road Commissioner from 7/1/25 – 6/30/26. Second by Amy Gutow. No discussion. Approved 2-0.

2) MMA 8/23/25 Backshore BBQ updates: email received from Dan Gardner, MMA Director of Residential Life & Student Services outlining answers to questions received from the 7/7 Selectboard Mtg. Time of event = 9AM to 3PM which includes setup and cleanup; Cleanup process: Organization and protocol by MMA Student Life with student leaders coordinating. Waste mgnt procedures, environmental responsibility, and community stewardship are all in place. There will be two additional porta-pottys along with the one already there and clearly marked “trash” & “recyclables”. All litter will be picked up and disposed of accordingly. A final walkthrough will take place to make sure the area is left as it was found or better; Parking: Majority of the students participating will walk to the Backshore. Some vehicles are necessary to support logistical needs, particularly for transporting supplies/materials. These vehicles will be used strictly for operational purposes, will be parked in commonly utilized parking areas at the Backshore and they will not block traffic flow or emergency vehicle access. Given this updated information, the Selectboard agreed to change 7/7/25 conditional approval to full approval.

New Business:

Item 1. Approve Renewal Liquor License – Danny Murphy’s Pub = Tabled.

Item 2. Roberta introduced approving annual Board/Committee (B/C) Appointments. Roberta read the list (see attached). Roberta Boczkiewicz made motion to approve. Second by Amy Gutow. No discussion. Roberta called for votes: Annual B/C Appointments – approved 2-0.

Item 3. Award Community Park Bid = Tabled.

Item 4. Roberta introduced approving the FY26 Tax Commitment. Karen Motycka, Finance Officer/Tax Collector reviewed.

When putting together this year’s budget for the 6/7 Town Mtg, without knowing assessed values or building permit status, it was presented with an approximate 14% increase to taxes. Voters approved the budget and now we have assessed values and building permit information, therefore, the calculations show the minimum mil rate at 10.6 and 11.0 maximum. Typically, Castine does not set at the low end as an overlay is needed to cover such items as abatements issued and covers any underestimations in revenues. Castine usually opts for the middle. The recommendation was to set the mil rate at 10.8, which would be a 13% increase to taxes compared to last year.

David Avery asked to clarify the percentage to an average property. If a property is assessed at \$200,000 with a 10.8 mil rate, the tax bill would be \$2,160. Karen said if owners made improvements to a home that increased its value, the tax bill will increase by more than 13%. Amy Gutow made motion to commit the FY26 taxes and set the mil rate at 10.8. Second by Roberta Boczkiewicz. Roberta called for votes: FY26 10.8 Mil Rate - approved 2-0.

Item 5. Roberta Boczkiewicz introduced the Town Manager's Report: Derik Goodine read his report (see attached).

Human Waste: Josh Adam asked if it could be confused with dog waste? Derik answered no. He has had a number of conversations with the vendor who says it's definitely human waste and it came from a dumpster picked up from Castine. Derik said it is illegal and dangerous to dispose of human waste this way. If the problem persists, the vendor could refuse to accept Castine's trash in the future. David Avery said there was a recent Bangor Daily News article regarding another Town having similar issues and it was found to come from those who have tiny homes and/or living in RV/campers.

David Avery asked what the RFP to be going out is for? Derik said Fire Station OPM.

PFAS Testing: Josh Adam asked to confirm he heard correctly that all Town PFAS testing results were negative. Derik said yes. Karen clarified by saying that all State regulated testing showed no detection for PFAS as well as the raw water test that was done at the Wadsworth Cove Rd well alongside the Brooke/Gil Tenney's tests.

Item 5. Other Business as Required: None.

Communications: None.

Roberta acknowledged the public present: -Jane Irving referred to the Rt 166 (The Shore Rd) well issue that was discussed at a recent Selectboard Mtg. Jane wanted to add information to that topic so the Selectboard would have it. In 2011 property owners who are on the Rt 166 well were contacted by the Town Manager, Jimmy Goodson, who said it was time for them to be on their own wells. In Dec, 2011 a State representative came to evaluate and determined that more advanced testing needed to be done (total of 10 tests). On May 17, 2017, Jimmy Goodson gave the Selectboard an outcome that it would be better to leave the properties on the Rt 166 well stay as is. The results from the advanced testing showed sodium levels were too high to complete a well transfer. The Selectboard thanked Jane for this information.

-Liz Parish said she had a few things: 1) the property where the old Acadia Hotel used to be (corner of Pleasant & Perkins St) needs overgrowth trimmed back. It is growing so high and now there is poisonous mustard growing; and 2) Liz said an email is out from Northern Light informing they were not going to be accepting Anthem/Blue Cross insurance because of unsuccessful negotiations. Discussion. Karen Motycka said this had happened before and all parties ended up reaching a resolution.

-Lauri Lyman said she's seen Border Patrol in Castine twice this summer and asked why? Discussion. Josh Adam said it's not the first time. They've been visiting Castine for the last several years. Roberta said they have been more active all over the State due to the 100-mile law which allows ICE to have less restrictions.

-Gordon MacArthur said from a Civil Engineer's perspective, he is concerned with the new concrete barriers on Water St. He believes they will make matters worse. Placing more than 60 concrete blocks, each weighing 1500 lbs on the shoulder of a road where the bank below is eroding could become disastrous and dangerous. Gordon said that Water St horizontal slope is moving, slowly but is moving and will slip drastically especially in winter. Also, if a plow clips one of those barriers, it will send it right down the embankment. Gordon feels there are better solutions. Jane Irving asked why the barriers are there to begin with? Derik explained that the blocks were situated to replace the failed guardrails. They are temporary until the slope can be stabilized. Water St is also to be made one-way.

Selectboard Comments & Past Actions: Roberta said a) Peninsula Tomorrow is looking for a coordinator to oversee a social vulnerability study and volunteers for an advisory committee. David Avery asked if the coordinator is a paid position. Roberta said yes; b) There will be a Public Session soon regarding the Wildfire Protection Plan for the area communities; c) Recognition to resident Chelsea Stanhope for setting up on FaceBook a Castine Marketplace-like service which has been handy for many and is receiving glowing comments. Roberta said what a nice community aspect.

Upcoming Mtgs:

Friday, 7/25/25 at 9AM in EH – T/G Mtg.

Monday, 7/28/25 – Selectboard Mtg & Work Session at 4PM.

Monday, 8/4/25 at 4PM – Selectboard/Assessors & Overseers of the Poor Mtg.

Monday, 8/19/25 at 4PM – Selectboard/Assessors & Overseers of the Poor Mtg.

With no other business, Roberta Boczkiewicz made motion to enter into Executive Session pursuant to Title 1 MRS §405 (6)A to discuss a Personnel Matter. Second by Amy Gutow. Approved 2-0. Executive Session in: 4:40PM.

Roberta Boczkiewicz made motion to leave Executive Session. Second by Amy Gutow. (Dan Leader joined by Zoom at 5:20PM). Approved 3-0. Executive session out: 5:38PM.

Roberta Boczkiewicz made motion to enter into Executive Session pursuant to Title 1 MRS §405 (6)C to discuss a Real Estate Matter. Second by Amy Gutow. Approved 3-0. Executive Session in: 5:40PM.

Roberta Boczkiewicz made motion to leave Executive Session. Second by Amy Gutow. Approved 3-0. Executive Session out: 6:20PM.

At conclusion, Roberta Boczkiewicz made motion to adjourn. Second by Amy Gutow. Approved 3-0. Mtg adjourned at 6:21PM.

Minutes by Susan Macomber, Town Clerk; Executive Session via Town Manager, Derik Goodine.

Town Managers Report 07-21-25

- Award Bids for Story walk - This may be delayed and I would like to have a BOS Meeting on the 28th to deal with this and a few other issues
- Abutters Cutting Back Growth along sidewalks - Staff has fielded a few complaints about lack of people mowing grass esplanades and cutting back shrubs and branches of trees hanging out over sidewalks. This is just a reminder that if it is not done by homeowners with improved lawns or hedges, then the town will end up doing it for them, and we could charge the homeowner or lien the property for payment if we have to do it. Not something I have ever done because a simple reminder usually gets it done.
- Rental Housing Sign Up - There is a list of items listed on the back of the sign up form. This can get outdated as statutes or rules change. So with that said, as we work on the ordinance, I would suggest we use some more generic language of the possible subjects in the future with etc being added at the end of the statement. In the meantime, I suggest that we mail out the registration form without this sheet for this year.
- We did not get a CDS for the Fire Station for FY 2026. I looked at the projects that were awarded for funding and 90% of those funded were on the proposed funding list from FY 25. Two new fire stations (further ahead in the design process) were added to the list for funding while a couple were removed as they probably started their projects already.
- CFRD's annual fire hose, ladder and hard suction testing has been scheduled for Wednesday July 30th. Start time is TBD, but likely around 9 AM. We are usually done by 4 PM.
- Human Waste disposed at our Transfer Station. This is an issue and needs to stop, or it will jeopardize our ability to deliver trash to the Waste Hub facility. We are not talking diapers, we are talking blue bags full of human waste. Staff is on the lookout for this, and if it happens again, and when the violator is found, they will have all trash service and use of our transfer station suspended and will need to hire a private contractor to take their trash. These people need to dispose of this waste in their own septic system or find a pump out facility to take the waste!
- No "Mary Wake Up" (Frankenstein) at Fort Madison - This was postponed.
- Historic Light Outlets on Poles. I finally got a quote from Hampden Electric. I need to find out how much money we have to do this project. I also want to know if you just want to replace the pig tails and do it to all the poles if we have the money, or only do it as we have issues. Last year, I think there were 5 or 6 issues of the GFCI being tripped every day, and some may remain. It would be \$175 each, but we would save on labor if we did more than one each time.
- Signs are in for turning Water Street One-Way, I sent out instructions for placement of the signs last week for PW to place the signs. I am hoping they will get to it this week or next.
- PFAS Tests done at the plant and for the raw water at the 350' Well, All came out non-detect. We are PFAS Free in our water system
- Back Beach will be cleaned on an as needed basis. Also we will be cleaning organics out of the pond in the coming weeks. Also a resident reached out about participating in a water testing program, and she will be reaching out to me in a week to discuss it further.
- Salt Shed and Sand Shed Engineering Study - I await notification of when this will start from the engineering company, MidSouth. I plan to purchase a large tarp to cover the salt pile and the sand pile when they are removed from the sheds.
- Traffic Calming Signs - The signs from the contest are now in the town hall and are on display in front of town hall. Please limit signs to one per household. There are 85 signs total.
- New England Management Institute Signed Up I will be leaving at some point on the 12th of August to Sunday River and the Conference gets done on the 15th in early afternoon.

-Ordinance Review Committee - I sent you a draft document to edit that creates the Ordinance Review Committee. Let me know when we will discuss this further, and I will send off to Legal to take a look at it.

-Granite Curbing Requirements, discussion of curbs vs berms and drainage swales - So I have now seen the warrant article that made Granite Curbing for use all over town. I think we should attempt to remove this requirement and only require it in the Historic District On-Neck. I am leaving this on here as a reminder to have an article repealing this and changing it to in the Historic District.

-Perkin Street Sewer and Storm Drainage- Olver and I have looked at this area, and Olver wants to camera the sewer up to Pleasant Street. I have also asked them to work on an estimate of how much engineering will be to fix drainage issues, and engineer replacement of the sewer line in this area that needs to be done. I anticipate that a project will be borne out of this for FY 2027 (not next year) when sewer money will become available due to debt service retirement. If we did a Fall bond issuance, I think that would push the bond payment(s) off to FY 2028. This would entail storm drainage work near 166 Perkins and sewer pipes from Tarrantine to 166 Perkins, and possibly sewer pipes all the way to Pleasant Street.

*Traffic Officer - Shelia Corbett is now on the job writing out parking tickets. There is a new law coming in September that will require us to do some work on our traffic ordinance for the Town Dock area, and any other areas that are considered parking lots. It will require a sign that informs the public the fines/fees for parking. This is for all parking lots, public and private.

-School St shut down - Starting sometime next Monday, School Street will be shut down to through traffic. This is so the school can do drainage work which will open the road from the building to the catch basin down by library. This will mean that the east side will end up being temporary two lanes, and the other side will need to be closed to everything except construction trucks and the resident that lives up there. I have created a plan and notice to share with properties on the street and also will put it out on Facebook and Town Website and post on door at town hall

*Harbor Master Boat - I signed up for Municibid Program last week, and I will be putting this up on that website. Haven't gotten to this yet.

*School Bus Sale - Ditto.

-Water Street Wall - Sea Street Section. Olver will eventually take a look at this wall to determine if it has moved since they last inspected.

*FEMA Work - I hope to get extension requests for gazebo, Fort Madison and Water Street Engineering completed this week and get RFPs done for Water Street and Fort Madison done also.

-Water Department Generator Grant - Awaiting next steps on this.

-PT -Public Works/General Services Position- No hire on this yet.

*Lighthouse Property Lease - Lawyer has the lease still and the questions you asked.

*Gazebo Design - Plans need to be revised for seating areas. Also need extension to complete from MEMA.

-Wells across from Transfer Station - Awaiting contact from DEP again; however, a couple of the affected homeowners did come to see me about concerns about this matter. I am guessing they will be at a meeting at some point to discuss their concerns.

-Perkins Street Drainage Issue - Behind Pump Station. It appears that work by the abutter has alleviated much of drainage from going behind the pump house. I did not make it down there

today to see if the drainage worked or not. I will try to after this meeting to see if there is mud in the streets and on rip rap or if the water is now not as bad.

-State Street water line - \$7500 and not \$10K as originally estimated. I await a start to this project. Bowden and Son is coordinating with Adam from the Water Department.

-Catch Basin Cleaning - Catch Basin need to figure out which ones we will vacuum out.

Parking Marking on Pavement - Some of the spots have been marked. We also bought the manual striping machine which will help us maintain some areas when needed for striping.

-Wildfire Protection Grant - This is starting to take shape and get moving.

-Solar Update - Nothing new at this time except that Federal Subsidies are being phased out, so this could affect the feasibility of the project unless the state has funds to help.

-OPM RFP and Fire Station - This is at the Town Attorney for review still. It is ready to go out as far as I am concerned once I shift some of the dates ahead unless attorneys make some changes.

-Waterfront/Town Dock Study - I talked to GEI this past week, and a draft report should be in my possession by the end of the month.

-Cyber Security Grant - Nothing new on this.

-Dock CDS Grant Fund- We await the town study and the work on MMA's Dock to complete.

-CDS Grant for Sea St Pump Station- Olver has begun work on finalizing the pump house details as discussed with the Selectboard and also I just gave them access in the Grant Portal for working on paperwork..

-Infrastructure Plan Update Costs - Olver is working on it-T-Mobile Grant

-Blue Hill Peninsula Tomorrow Climate Resilience Leadership Development Project Grant-

Nothing new on this grant at this time. This program will hire a Climate Resilience Coordinator for BHPT and also hire consultant to study at risk demographics and climate change for Brooklin, Castine and Sedgwick.

-Project Canopy Grant - Ina is hard at work on this as usual to work on the final steps.

-Flag Pole - Fall Project at this point.

-Fire Department Dry Hydrant - I expect that the Fire Department will start work on this soon as we are now in the new fiscal year and the money is available. I have also been discussing a Fire Cistern Project off-neck closer to intersection of 166 and 166A. Unknown where thus far, but a Community Resilience Partnership Grant would pay for it.

-Radar Trailer - Need to add a way to put a speed limit sign on it and also get data from it and set it up. I have the videos.

-Housing Opportunity Program Grant - This grant is moving in the right direction and we met last week about the next steps to get it moving. Another meeting will be held this week.

-Ad Hoc Housing Committee- They meet this week. Another organizational themed meeting, but I have sent them concepts of what they should be working on as part of their work.

-Penobscot Marine Museum - Tall Ships for 2026 , Remember the 4 Port Tour? Talked to Bucksport Eco Dev Director this past week about this. This is an extension of that kind of that was to take place in 2020 as part of Maine's 250th Birthday. I have not received any notice of their next meeting.

-Town Office Hours and 4 Day Work Week

-I would like to have a work session and special meeting next week to approve several of the things above. Preferably Monday

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-Things for the Future Date

Transition to Castineme.gov email domain and new website

MMA Risk Management Assessment Checklist - See the Salt Shed above.

Pesticide Policy find Redundancies in Policy and in Zoning Ordinance, Planning Board?, and Utility Board?

-Roof Inspection for Emerson Hall and Weathervane still needs straightening

Schedule

07-21-25 Selectboard Meeting 4PM

7-22-25 VOIP Presentation at 2pm

7-22-25 Planning Board

07-23-25 Municipal Waste Hub Meeting 10AM in Hampden

07-23-25 Ad Hoc Housing Committee 5PM

07-25-25 Town and Gown Meeting 9AM

7-24-25 Utility Board 9am

7-24-25 PFAS Study Discussion with Sevee and Maher 10am

7-24-25 VOIP by Zoom Meeting 1pm

7-24-25 Jenna from HCPC and Ina 2-3pm

07-26-25 Art under the Elms on Town Common

7-25-25 Town and Gown BOS Meeting 9am

07-30-25 Derik need to leave office by 4PM this day as he has evening plans

08-01-25 Derik Off Vacation Day or are we on 4 Day Work Week by then?

06-12-25 Municipal WasteHub Meeting in Hampden 10am-Noon