



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

ag
pb
Daniel Leader
(Zoom)

DATE: Monday, September 15, 2025

TIME: 4:00 PM

PLACE: Emerson Hall

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

PUBLIC: Bobby & Ruth Ann Vagt, Brooke Tenney, Ina Schonberg, Liz Parish, Katrina Olmsted, Joseph Harman, Pete Musgrove, Anne Gorman, Julia Gray (CHP & Wilson Museum), Ren Albon, Bernie Higgins, Danielle & Mark Morgioni, Pat Bishop, Tracy Lameyer, Mark Hurvitt, Jane Irving, Casey Bernard, Allen Kratz (BH Peninsula Tomorrow), Emma Weed (BH Peninsula Tomorrow Climate Resilience Coordinator), John Epottim (The Rising Tide) and David Avery (Castine Patriot). ZOOM: Andy Hamilton (lawyer for Tracy Lameyer/Mark Hurvitt) & Scott Howe of Solect.

Roberta opened the meeting at 4:03 PM and verified there was a quorum.

Additions, Deletions and/or Corrections to the Agenda: NONE.

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; Dan Leader made motion to approve the General Fund Warrant in the amount of \$572,147.56. Second by Amy Gutow. Roberta said the largest bills were \$8,000 paying GEI for Town Dock Study and \$478,000 to Debt payments for Emerson Hall, Sewer lines, etc.

Roberta called for votes: General Fund Warrant = approved 3-0.

Dan Leader made motion to approve the Water Warrant in the amount of \$186,289.09. Second by Amy Gutow. With no discussion, Roberta called for votes: Water Warrant = approved 3-0.

Minutes:

Roberta Boczkiewicz made motion to approve the September 2, 2025, Selectboard Mtg minutes. Second by Dan Leader. With no discussion, Roberta called for votes: 9/2/25 = approved 3-0.

Old Business: None.

New Business:

Item 1. Roberta Boczkiewicz introduced approving renewal Liquor License – Danny Murphy's Pub.

Bernie Higgins, owner was present. No complaints received at the Town Office over the past year.

Dan Leader made motion to approve. Second by Amy Gutow. With no discussion, Roberta called for votes: Renewal Liquor License – Danny Murphy's Pub = approved 3-0.

Item 2. Roberta Boczkiewicz introduced approval & sign the Lighthouse Lease.

Roberta addressed. She said a few changes had been made to the lease. It is not a perfect document and likely will never be, but they are all trying their best. The key element for the Selectboard is the Lighthouse rental be to a year-round tenant and to have the security that someone is present there in case of an emergency. The Lighthouse is a historic property owned by the Town. Roberta said the current resident, Tracy Lameyer, has asked that she be the only Lessee and not to include her husband Mark Hurvitt on the lease. Tracy would have to provide two proofs of residency forms (2 out of 4 proofs of residency required).

Andy Hamilton, lawyer for Tracy Lameyer/Mark Hurvitt on Zoom, addressed. Andy said he understood the Town's residency requirement, but it raises concern for Mark. Andy said it makes the most sense to just have Tracy on the lease. Tracy & Mark are both disappointed with the full exposure to the Castine residents this has generated.

Tracy Lameyer said she first had to express her happiness with seeing recognition (banner hung on the front white board in Mtg room) and the success of her students involved in this summer's Maker's Mkt on the Town Common. She also said that this past Saturday, 9/13 was the annual Lighthouse Days which brought another busy successful day for our Lighthouse. Tracy said she takes pleasure in being present at these types of events and is grateful. She has never had the "this is my house and not yours" attitude and never will. Discussion.

Dan Leader said he didn't agree with Andy Hamilton and thought it was unfair for Andy to state that the Lighthouse lease is "a one-sided lease" when the Town's attorney reviewed it thoroughly. Andy pointed out that section 6 of the lease would not hold up legally if challenged but Tracy will take it as written.

Amy Gutow said she disagreed with Andy Hamilton stating that Mark Hurvitt would have to "give up" his Blue Hill property if he is listed on the Lighthouse lease. She said she was struggling with a married couple claiming two places as their primary residences. Andy said, in fact, it happens all the time. Andy said Tracy & Mark didn't give the issue enough thought and admitted to it, but they did not do it with harmful intentions. Amy clarified that if someone gives up a homestead exemption, it doesn't mean they are giving up or going to lose their property. Mark Hurvitt gave background and explained his homestead exemption. He said it was not a manipulative scheme and didn't think about it being an issue until now. Amy said she was having a hard time because residency was a condition in the last lease, so they did know about it. She said she feels they are skirting the residency requirement if Mark is removed from the lease and just have Tracy.

Dan said at the very first mtg regarding the Lighthouse lease he asked Mark about his Blue Hill property and Mark had answered it was rented. Dan feels the Selectboard have been misled.

You can remove a homestead exemption at any time. Dan said this matter is not personal. Tracy is fantastic and has been a great tenant, but this is a unique Town property with affordable rent, therefore, the Selectboard must do what's best for the Town. The property should be rented to a Castine resident. Ultimately, the homestead exemption is not important but to Dan it says a lot. Discussion.

Mark Hurvitt said yes, he would be willing to waive his homestead exemption in Blue Hill and be on the Lighthouse lease. The other residency requirements were reviewed.

Roberta Boczkiewicz made motion to approve the Lighthouse Lease to Lessees Tracy Lameyer & Mark Hurvitt as written. Amy said she would like to amend the motion to include Mark's residency requirements as she is not comfortable signing until proof is provided.

Dan said he would favor tabling the issue again until the residency obligations are fulfilled.

Roberta withdrew her motion and made another motion to approve the Lighthouse Lease with Lessees Tracy Lameyer & Mark Hurvitt as written with the understanding the lease will not be signed until Mark Hurvitt provides proof of residency. Second by Amy Gutow.

With no other discussion, Roberta called for votes: Lighthouse Lease = approved 3-0.

Due to Solect representative on ZOOM, Derik asked if agenda item #7 could be addressed next. Item 7. Roberta Boczkiewicz introduced Solar Updates. Derik Goodine, Town Manager, addressed and introduced Scott Howe, Solect.

Currently, the WWTP (Sewer Plant) is the focus with the most "load". Scott Howe reviewed an in front meter configuration with a diagram displayed. This option would cost more as it requires transformer equipment, but the payback would be approx. 11 years. Then Scott reviewed a behind the meter configuration with a diagram displayed. This option costs less, would not require transformer equipment, and the payback would be more like 15 years. The front meter system has a better payback value. Decision would be needed quickly due to approaching deadlines; one by 1/1/2026 and the other by 7/4/2026. Solect would have to do a site visit to the WWTP and would work with the Town on numerous facets from application process to federal issues. Derik and Roberta pointed out they both were meeting tomorrow with a potential vendor for financing.

Item 4. Roberta Boczkiewicz introduced Board/Committee Update: 1) Library Board (Casey Bernard, WBOT Chair). Casey reviewed updates:

- Last year the Library furnace had a leak which stemmed a full building assessment
- New windows soon
- Basement has been renovated
- Library was being used for after-school care which generated a policy that no child under 10yrs old is to be at the Library alone
- Signature Artist program will feature Todd Nelson with copies of his books available
- StoryWalk is delayed but should be completed and open soon; it will feature numerous authors which everyone is excited about

- Library Strategic Planning has started and will be in place for the upcoming Library anniversary
- The Garden project is due to start in October/November

The Selectboard thanked Casey for the updates. Dan suggested the Library Board, out of courtesy, contact their neighbors and those who expressed interest in the Garden project to let them know of the start dates. Casey said they have continuously alerted their neighbors about Library issues.

Item 6. Roberta Boczkiewicz introduced discussions regarding Where Walk in Castine.

Julia Gray, Wilson Museum and Castine History Partners (CHP) addressed.

- Where Walk event on Sunday, 10/5 in collaboration with Atlantic Black Box
- Tour Castine historic signs and street signs discussing stories they tell and what they don't tell
- Start at Emerson Hall, end at the Lighthouse
- Participants learn a great deal of history
- Could be 100-125 people showing up

Roberta reviewed some of the things Where Walk requests:

- Temporary signage and sign at the Town Dock
- Waive parking restrictions on the Town Dock
- Temporary porta-pottie at the Lighthouse; small tent & table (work with the Town Manager & Tracy Lameyer on logistics)
- Small table for water near the Fire Station
- Put up temporary directional signs
- Use Emerson Hall for signing in and opening remarks

The Selectboard thanked Julia for the Where Walk review.

Item 3. Roberta Boczkiewicz introduced approving to apply for the Maine DEP Waste Diversion Grant. Ina Schonberg, CEDD addressed. She said the grant, if awarded, would purchase 60 composting bins and be used on education for the program. The Town would wait until spring to give out the bins. The grant application is due tomorrow, 9/16.

Dan Leader made motion to apply for the Maine DEP Waste Diversion Grant. Second by Roberta Boczkiewicz. With no other discussion, Roberta called for votes: Apply for DEP Waste Diversion Grant = approved 3-0.

Item 5. Roberta Boczkiewicz introduced Updates from CEDD.

Ina Schonberg, CEDD gave updates:

- As Casey, WBOT Chair, reported, StoryWalk is in its final stages and should be completed soon. The pathway is almost done, and plantings were going in today. Next,

mulch will be added. We will have to work on an official name. Ina asked the Selectboard if they had a preference on a naming process, maybe similar to the Traffic Calming Slogan Contest? Dan said it would be great to get the kids involved and have them name it. Lastly, Ina said she hopes to have an opening celebration in October and fundraising over the winter to buy benches.

- Applying for an extension for the Canopy Grant – work on a potential Ordinance and decide who would be in control of the woodlands is needed.

Item 8. Roberta Boczkiewicz introduced the Town Manager's Report: Derik Goodine read his report (see attached).

OPM RFP & Fire Station: received three with one just over \$200,000 and another just under \$600,000; next step Derik would like a small working group to review the RFP's and make recommendation.

Harbor Committee: Work Session scheduled for Thur, 9/18 at 5PM to review the draft Town Dock Study by GEI.

Adams School Soccer season at Fort George & Parking: 3-3:30PM is an issue with soccer parents, spectators, etc. with potentially getting parking tickets. After 4PM is not an issue. Adams School is requesting parking restrictions be waived for home games. Dan said he felt it would be legitimate to review situations such as this on a case-by-case basis. We don't want to set a precedent, but this seems adequate. Amy said Randy Stearns would have to be notified to verify suitable accessibility for emergency vehicles.

Roberta Boczkiewicz made motion to waive parking restrictions on Fort George side of Wadsworth Cove Rd from 3-4PM on Adams School soccer game days for this season with approval from the Fire Chief. Second by Dan Leader. With no other discussion, Roberta called for votes: Adams School soccer parking restrictions waived for on-street parking = approved 3-0.

Item 9. Other Business as Required: Roberta introduced Allen Kratz, of BH Peninsula Tomorrow, who gave a brief update. Castine is a pilot Town and is one of four Towns who participated in obtaining grants to secure a coordinator. Roberta is one of the founding members of BH Peninsula Tomorrow. Allen introduced Emma Weed, newly hired BH Peninsula Tomorrow Climate Resilience Coordinator. Emma Weed addressed. She reviewed a few things she is working on:

- Gaps and bridges between communities
- Identify the resiliency needs for the communities
- Attending meetings within the communities

Roberta thanked both Allen and Emma. She said she is thrilled that Emma has been hired. She is a natural for this type of work.

Communications: 1) Letter regarding Lighthouse rental. Roberta said she realizes this is an emotional issue too many but, in her opinion, she does not believe anybody should or has the right to be stalking neighbors. She is not okay with that. This behavior needs to stop, no pictures, no social media posts, etc. The Selectboard all agreed.

Roberta acknowledged the public present: -Mark Morgioni said he appreciated the Town's efforts on cleaning up the Lighthouse lease. The Lighthouse is an asset to the community but so is Tracy Lameyer. Mark also agreed with Roberta and is not okay with stalking. He suggested that the Selectboard might consider in the future working out these types of details on these types of issues in Executive Session.

-Jane Irving said she has been doing some research on compensation for volunteer firefighters and rescue personnel. We need to compensate better for all that they do. After the recent wildfire in Castine this summer it became even more evident on what the CFRD volunteers do for our community. Some Towns give property tax breaks, etc. Roberta said she would definitely entertain discussion on the issue if Jane wanted to bring her research to a future Work Session. Jane also said there's a rumor going around Town that \$40,000 is going on a warrant to the Town voters to hire kids to do work over the summer. Is that true? The Selectboard answered it was not true. In fact, no one knew where that even came from. Last, Jane asked what was meant by the statement "affordable housing" for the Lighthouse. Is the targeted low income? Roberta said no, target is for it to be Work Force Housing. Tenants who are essential to the Town; a teacher/family, Town government employee/family, Castine Clinic employee/family, etc. That tenant(s) would need to be able to be caretakers to the property.

-Mark Morgioni requested that a fish-eyed mirror be installed at the south entrance of Windmill Hill Road on State St. It is hard to see when coming out onto State St and is very dangerous. Karen mentioned there are a few citizens that purchased the mirror and the Town installed. Derik said he would check it out.

Selectboard Comments & Past Actions: Dan said he would like to have a Work Session with the Castine Hospital Board. The future of the Castine Clinic impacts the Town. What options are being discussed, what is going on? Dan said he has heard things around Town. Bobby Vagt, member of the Castine Hospital Board, said the Selectboard may want to wait for a bit longer because the Hospital Board is working on and will be putting out correspondence in about 10 days. Karen pointed out that the Hospital Board annual meetings, which are open to the public, are typically in the fall to discuss what has, is and will be happening at the Clinic. Dan also said he talked to Fire Chief, Randy Stearns, about having a Thank You event for the CFRD with a mobile pizza truck from Tinder Hearth. We just need to schedule a date/time. Dan

feels this would be a great way to bring the community together and thank the CFRD members for the dedication and hard work they give, especially recognizing what they did during the summer wildfire. Ren Albon said Darlings has an ice cream truck that might be available as well. Dan will continue to coordinate and organize.

Roberta recognized the Castine Youth Entrepreneurs summer Maker's Mkt on the Town Common and their pledge to donate to the Hatch Fund. The amount was \$510.25!

Upcoming Mtgs:

Tuesday, 9/23/25 – Selectboard Work Session at 4PM.

Monday, 10/6/25 – Selectboard/Assessors & Overseers of the Poor Mtg at 4PM.

Monday, 10/20/25 – Selectboard/Assessors & Overseers of the Poor Mtg at 4PM.

With no other Mtg business, Roberta Boczkiewicz made motion to enter into Executive Session pursuant to Title 1 MRSA Chapter 13 §405 (6)(A) to discuss a Personnel Matter. Second by Dan Leader. Roberta called for votes: Approved 3-0.

Executive Session in: 5:47PM.

Amy Gutow made motion to leave the Executive Session. Second by Roberta Boczkiewicz.

Roberta called for votes: Approved 3-0.

Executive Session out: 6:11PM.

Roberta Boczkiewicz made motion to enter into Executive Session pursuant to Title 1 MRSA Chapter 13 §405 (6)(C) to discuss a Real Estate Matter. Second by Amy Gutow. Roberta called for votes: Approved 3-0.

Executive Session in: 6:12PM.

Roberta Boczkiewicz made motion to leave the Executive Session. Second by Amy Gutow.

Roberta called for votes: Approved 3-0.

Executive Session out: 6:45PM.

With no other business to address, Roberta Boczkiewicz made motion to adjourn. Second by Amy Gutow. Roberta called for votes: Approved 3-0.

Mtg adjourned at 6:46PM.

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

Town Manager's Report

Monday, September 15, 2023

4:00 PM

-Wildfire off Rt 116A - Await the full accounting of payroll and lost gear from other towns and then we should discuss a special town meeting. For now it is contingency that can pay. -

-Salt Sand Sheds Study Update - It is going to be estimated to \$88,000 to repair and protect the sheds.

-Parking Signs and speed sign orders - This order is going to be a few thousand dollars for the various signs and posts that are needed.

- Story walk Park - Work continues on this project and it should be open sometime in October.

-Transfer Station, Recycling, Trash Pickup and Municipal Waste Hub - Still await Michael Carroll to give me a date.

Medical Director Contract - This is now with the Blue Hill Hospital to review some changes our attorney made to it.

*Historic Light Outlets on Poles. One of them is installed at the corner of Court and Main. Need to create a map of how to install them on each pole.

-Water Street One Way - I would recommend we leave this street one way, but if the Board wants to take down the signs, then you can. Keeping it one way would create less confusion in future of "is or isn't it" because, then you don't need to worry about map apps giving bad information once they have updated them for the one way change.

-PFAS Study - Await them to start the work.

-Traffic Calming and parking - I continue to collect data with speed radar, thus far on Battle Ave. Moving it to Wadsworth Cove Road this week in a few spots. We had an issue with a weld breaking which put it out of commission for a couple days.

-Senior Tax Relief Program - Need to get information from Cumberland Town Manager about the program there. He was in Cape Elizabeth and was their Assessor and Town Manager where they had a local tax relief program.

*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 just in Historic District.

-Perkin Street Sewer and Storm Drainage- Grant was submitted to NBRC and also Community Action Grant.

*Harbor Master Boat - Proposal fell through, so up on Muncibid it will go.

*School Bus Sale - I hope to put this up on Muncibid once I get a chance to get into that and set it up.

-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 - Need to send out RFP for Water Street and Fort Madison. Also await final gazebo design.

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

-PT -Public Works/General Services Position- I will talk to you about the two people that we have offered positions to fill this in Executive Session.

-Lighthouse Property Lease - Tenant asked to have more time to review the lease. We will discuss at the meeting.

- Wells across from Transfer Station - Awaiting contact from DEP again
- State Street water line - Await this project to start.\$7500 is estimated price tag
- .-Catch Basin Cleaning - Joe S is supposed to be contacting the company and providing them a list of catch basins that need to be vacuumed out.
- Parking Marking on Pavement - Need to do more pavement markings.
- New Sidewalk Machine came in last Wednesday and is at the highway garage. I am now looking for the right shed that will work logistically for the machine and attachments.
- Wildfire Protection Grant - This project is underway.
- Solar Update - I met with Solect to discuss possibility solar on the Sewer Plant. They will review numbers tonight with you.
- OPM RFP and Fire Station - Got three of these today. Will review with Randy. Need to have a small committee to review. I think Gordon wanted to be on the committee.
- Waterfront/Town Dock Study - GEI checked in at the last Harbor Committee Meeting. They sent a draft out that we should discuss next week in work session.
- Cyber Security Grant and KnowBe4 - I have starting using this program with our main employees getting fake emails to test security and provide education surrounding cyber security.
- 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 continues to work on the design and the paperwork for this grant.
- Infrastructure Plan Update Costs - Olver is working on it. Talked to them today.
- Blue Hill Peninsula Tomorrow Climate Resilience Leadership Development Project Grant- They hired a Community Resilience Coordinator. This grant involves Brooklin, Castine and Sedgwick.
- Project Canopy Grant -Ina can update you on the details, but we await final reports for this grant program, and then we will need to look at the implementation step possibilities which include an ordinance.
- Flag Pole - Fall Project at this point.
- Fire Department Dry Hydrant - This will be delayed until next spring due to permitting and scheduling issues.
- Housing Opportunity Program Grant - This grant is moving in the right direction and we continue to work on RFP for part of the grant projects.
- 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, but did talk to the Bucksport Eco Dev Director about it two weeks ago.
- Rental Ordinance was sent to Town Attorney weeks ago. She has basically said there is nothing wrong with the one submitted, but I asked her to also look at the marked up version based on complaints at Town Meeting about the ordinance, and whether there were any red flags. Once she gets back to me, then I will have it on a work session for us to discuss and finetune. Still waiting.
- Fire Pond on 116A by private land owner. We have been approached about a Fire Pond being built and the Town receiving easement to enter the property when it is complete. I think the Selectboard should entertain waiving building permit fees for the pond installation.
- Lighthouse Day - Was a successful but busy day. It was supposed to be from 110am to 2pm. I came at 1pm and left at 4pm for overtime visitors. Thanks to Ina, Peter Vogell, Dan Gardiner Anouska and any others that I didn't see for making this a great day.

Story Walk Park Contest - Ina can discuss this idea.

Sidewalk Grinding - We are looking at renting a machine to grind some high joints.

Compost Bins Grant - This grant will get in again this week. Need Approval to apply.

The Islands Esther and Emmanuel in Bagaduce River and naming question.

Recreation Parking for Soccer games 4 to 630ish on Wadsworth Cove Road. Question of Special parking times.

