



**Town of South Thomaston, Maine**  
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**Selectboard:**  
Jan Gaudio  
Walter Reitz  
John Spear

**Minutes**  
**Board of Selectmen**

**Date:** Monday, March 29, 2021    **Time:** 8:00 am    **Place:** Remote Only, Zoom    **REV:**0

**Selectboard Present:** Jan Gaudio, John Spear and Walter Reitz  
**Others Present:** Terri-Lynn Baines, Jeff Northgraves and Ed Modell.

**I. Call to Order**

*Reitz called the meeting to order at 8:01*

**II. Adjustments to Agenda**

***Junky Yard Proposal***

*Ed Modell proposes developing a free and voluntary program and maybe avoid a town ordinance.*

- 1. Identify organizations and business that might donate equipment.*
- 2. Organize a pickup day. Preferable a Saturday.*
- 3. Identify homes.*
- 4. Hand out flyers.*
- 5. Arrange for disposal.*

*Modell is willing to deliver the flyers to homes and arrange for disposal. Northgraves will be asking the Lions Club to participate.*

*There was a discussion if this is in lieu of the ordinance or in tandem, how much town involvement and funding. This would be a community effort more than government effort. It is voluntary, people could choose to participate or not. There was a discussion of having this voluntary program or having an ordinance approved by the Town. There was a discussion on leaving the Junky Yard Ordinance on the warrant and let the Town accept it or reject it. If the Ordinance is rejected the voluntary program can implemented.*

*Modell will go forward with more research. He may need help identifying property owners but will not need any finances. Reitz thanked Modell for his work. Modell thanked Northgraves and John Snow.*

***Town report dedication***

*Spear will move ahead with the dedication as discussed.*

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**III. Public Comment for Items not on the Agenda**

*There was no public comment.*

**IV. Review Warrant Articles – Jeff Northgraves**

*Northgraves presented several draft Ordinances. There was a discussion on mailings and public hearings.*

**Addressing Ordinance.** *This was the Road Naming Ordinance. This is pretty much the same as the old one. Updates to the boiler plate the state has provided. The key thing it does is it has the Selectboard designate an Addressing Officer giving him or her authority to do things the board was authorized to do. The Ordinance is amended slightly in that the Addressing Officer will supply copies of his list of addresses to the Town Clerk. If there is no Addressing Officer, one of the Selectboard members can be the Addressing Officer.*

**Planning Board Ordinance.** *There was a discussion on hiring. The Planning Board does not have the authority to hire anyone, any hire needs to be authorized by the Selectboard. There was a discussion on rules and/or bylaws.*

**Solar farm ordinance.** *There was a discussion on large scale solar farms and small-scale farms, or solar panels structurally attached to the roof. There was a discussion on who is responsible, landowner or operator. There must be a legal link to the property.*

**Zoning Ordinance.** *Proposed changes have been made to the districts. A Village Extension district would be created and two districts would be combined. This Village Extension district allows mobile home parks and half acre lots. The Village Extension is to allow affordable housing.*

**Shoreland Ordinance.** *Changes here were mostly cosmetic. Elements were moved from the land use ordinance and put into the shoreland zone ordinance. This means someone in the Shoreland zone will only have to use the Shoreland Ordinance, not Shoreland and Land Use.*

**Conservation Ordinance.** *This would reestablish the Conservation Commission. Duties and powers of the Commission are established. There was a discussion on the Commission doing more with the Town's recreational properties. The Board discussed who is responsible for the financials.*

*There was a discussion on holding one public hearing for all the Ordinances.*

**V. Authorize Signing of Agreement between Knox County and the Town of South Thomaston – Annual Town Meeting Site**

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*There was a discussion on the agreement between Knox County and the Town of South Thomaston. Spear and Gaudio felt the agreement was one sided. Baines will check with the Town of Owls Head and see if they signed this agreement when they had their meeting in the Airport hangar.*

**2021-2022 Budget Review**

*There was a discussion on the 3% wage increase for six months and again for 12 months. This will get Town employee's wages adjusted to a fiscal year as opposed to a calendar year.*

*Spear moved and Gaudio seconded a motion to endorse the 3% concept from January to June with an additional 3% from July 1, 2021 to June 30, 2022.*

**Motion passes 3-0**

*Reitz asked if there was a budget from Gerald Grierson yet. There is not. Baines will meet with Grierson at the town office on the 31<sup>st</sup> so he can attend the zoom meeting.*

*CEO/LPI Dube has requested a cell phone. Voice mail becomes full on her personal phone. There was a discussion on cell phones and mileage.*

*The Board discussed the exhaust system in the Fire Department's budget. They also discussed the sustainability of both the Fire Department and Ambulance Services.*

*The Board discussed the Cascade system. They also discussed the possibility of regionalization.*

*Building and grounds. There was a discussion on the list of maintenance projects, and there was concern that enough has not been budgeted to address them.*

*The Selectboard discussed the raise request from Fire Chief Calderwood. Spear had compiled a list of rates of other local fire departments. The Board will revisit this.*

*Efficiency Maine Grant. Ed Modell volunteered to help with the grant. Gaudio brought up the Shore and Harbor Planning Grant Program that could be used for the town landing project. It has a match of 25%.*

*Revenues and funding. There was a discussion of revenue sharing and covid money.*

**VI. Adjournment**

*Spear moved and Gaudio seconded a motion to adjourn at 10:21 am.*

**Motion passed 3-0.**

**Selectboard approved April 13, 2021**