



**Town of South Thomaston, Maine**  
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**Selectboard:**  
John Spear  
Jeff Northgraves  
Sue Snow

Selectboard Minutes  
Workshop  
Date: August 30, 2022, 3:00 PM at the Municipal Building  
**Items Are Often Taken Out of Order to Accommodate Schedules**  
**Place Note Time Change**

Rev 1

**Note: A listing as present does not denote attendance for the entire meeting.**

**Selectboard Present:** Jeff Northgraves, John Spear, Sue Snow

**Others Present:** Terri-Lynn Baines, CEO Dan Dates, Fire Chief Bryan Calderwood, Tom Shook

**Via Zoom:** Town Attorney Kristin Collins

**I. Call to Order**

Spear called the meeting to order at 3:05.

**II. Adjustments to Agenda**

There were no adjustments.

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

There were no public comments.

**IV. New Business**

**a. Discussion with Town Attorney and Code Enforcement Officer Regarding Code Enforcement**

There was a discussion with Collins concerning nonconformance. Nonconforming use and nonconforming structures are different. Collins gave examples of nonconforming use, nonconforming structures and nonconforming lots.

There was a discussion on the expansion of use of nonconforming use in Land use and Shoreland Zoning.

There was a brief discussion on dividing lots and lot size.

There was a brief discussion on common ownership and change of use.

**Table of Uses**

Each line was reviewed. Some lines generated a discussion between the Selectboard and Town Attorney.

There was a discussion on demo debris permits and the current land use permit application form.

**b. Anticipated Executive Session to Confer With Town Attorney on a Pending CEO Matter**

*Northgraves moved and Snow seconded a motion to enter executive session pursuant to 1 M.R.S.A. § 405(6)(E) to consult with the Town Attorney.*

**Motion passed 3-0.**

The Selectboard entered executive session at 3:07 pm.

The Selectboard exited executive session at 3:12 pm.

**c. Discussion Regarding Financing Fire Trucks**

The Selectboard and Collins discussed the Lease/Purchase Agreement boilerplate and the discount offered for prepayment.

The Selectboard discussed lease/purchasing vs borrowing from the bank.

Issues brought up regarding the Lease/Purchase Agreement: Prepay without a penalty, no payment schedule was listed, litigation would have to be done in NY, governing body used in several places, but governing body wasn't defined.

There was a discussion on rental payments and when the payments would begin and the term of the loan.

The Selectboard had a discussion with Tom Shook regarding the financing of the fire trucks and the discount on prepayment. The interest rate would be 3.9% if all paperwork is signed by September 19<sup>th</sup> for the lease/payment agreement. The first payment would be due one year from the day paperwork is signed. There is a 2 to 3 % penalty on the outstanding principal if prepaid. The payments would be equal payments yearly. The options for the term are 5 year, 7 year or 10 year.

Discussion on going with lease/purchase agreement now, or wait. Signing the lease/purchase agreement now would lock in the interest rate.

*Northgraves moved and Snow seconded a motion to approve the lease purchase agreement in the amount of \$438,683.00 for a term of seven years.*

This is preliminary approval depending on legal review.

**Motion passed 2-1. Spear Opposed.**

**d. Anticipated Executive Session Regarding a Personnel Matter**

*Northgraves moved and Snow seconded a motion to enter executive session pursuant to 1 M.R.S.A. § 405(6)(A ) A Personal Matter.*

**Motion passed 3-0.**

The Selectboard entered executive session at 4:40 pm.

The Selectboard exited executive session at 5:12 pm.

**XI. Adjourn**

Northgraves moved and Snow seconded a motion to adjourn at 5:28.

**Motion passed 3-0.**

Join Zoom Meeting

<https://us02web.zoom.us/j/81689211750?pwd=d1J1Y05CS2E0OStZaExITis1ZHRndz09>