



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

Selectboard Minutes
Date: September 26, 2023, 6:00 PM at the Municipal Building
Items Are Often Taken Out of Order to Accommodate Schedules

Rev 0

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

South Thomaston Selectboard Present: John Spear, Jeff Northgraves, Sue Snow
Others Present: Terri-Lynn Baines, Linda and Ivan Garat, Pennie Alley, LHO Cliff Dacso
Via Zoom: Ian Tamlage

I. Call to Order

Northgraves called the meeting to order at 6:00 pm.

II. Pledge of Allegiance

Northgraves led the Pledge of Allegiance.

III. Public Hearing

Adoption of the 2023-2024 General Assistance Ordinance Appendices A-H

Northgraves opened the Public Hearing at 6:01.

Northgraves closed the Public Hearing at 6:02.

Spear moved and Snow seconded a motion the Town adopt the GA Ordinance and Appendices A – H with a starting date of October 1, 2023.

Motion passed 3-0.

IV. Adjustments to Agenda

Local Health Officer, Cliff Dacso, request to apply for a grant.

Email from Linda Garat.

DMR's request to waive an item on the Community Room Agreement.

Discussion on proposed land use ordinances.

Library items.

V. Public Comment for Items not on the Agenda

There was no public comment.

Spear moved and Snow seconded a motion to move Public Comment for Items not on the Agenda to last on the agenda to discourage people from zooming in and launching an inappropriate attack.

Motion passed 3-0.

VI. Review and Approval of Prior Meeting Minutes (September 12th)

Spear moved and Snow seconded a motion to approve the minutes of Sept 12th .

Motion passed 3-0.

VII. Old Business

a. Update on Land Purchases

Spear reported the Town closed on the Smith properties. The Town now owns the Cline and Smith properties. The Smith property came with the condition ATVs not be used on this property. A discussion on this condition and how the Town will deal with it will be put on the October 10th Selectboard Meeting. Also to be discussed will be if a similar condition should be put on the town property.

There was a brief discussion on local solicitation to see if anyone is interested in donating to help offset the cost.

VIII. New Business

a. Consider Catering Application from The Bakeshop and 111 Maine Catering- Ian Talmage

The Bakeshop and 111 Maine Catering will be catering an event at the Saltwater Fields Event Center on September 30th. Part of the event will be held outside, under a tent.

The catering business has an alcohol liquor license and has been catering for 16 years. Talmage will be on site during the event.

Spear moved and Snow seconded a motion to approve the application from The Bakeshop and 111 Maine Catering for an event on 9-30 from 4:45 pm to 10:00 pm at the Saltwater Fields and Event Center.

Motion passed 3-0.

b. Discussion on a Proposed Offer to Hold a Halloween Children's Event with Proceeds Going to a Town Fuel Fund

Briefly discussed was the current fuel fund account which has had \$387.55 in it for several years, but has not been used. If the Selectboard accepts the donation they do not want the money to just sit in the account. The Selectboard discussed how to administer the money.

Spear moved and Snow seconded a motion to accept the funds.

Motion passed 3-0.

It was suggested the churches in Town or AIO may know of families that need assistance.

c. Discussion on an Employee Evaluation Process

Table until next meeting.

d. Consider Abatements - Smith Properties Map 008 Lot 005, Map 013 Lot 006, Map 009 Lot 006

Abating the prorated Town share based on the day of closure.

Spear moved and Snow seconded a motion we abate to Jeffery Smith Map 008 Lot 005 the amount of \$342.13, Map 013 L006 the amount of \$125.99 and Map 009 Lot 006 the amount of \$1,899.87.

Motion passed 3-0.

Stephen and Linda Hart M 014 L098

Due to the stabilization program the Hart's 2023 property tax amount was locked in at the amount of the 2022 property tax on their Brown's Road property . When they moved to a new property located on Hayden Point Road they were able to bring the stabilized tax amount to the new property.

Spear moved and Snow seconded a motion to abate to Steven and Linda Hart Map 014 L098 the amount of \$6,109.76

Motion passed 3-0.

e. Local Health Officer Request to Apply for a Grant

The Maine CDC has funding available to help communities purchase fixed equipment. It can not be used for programs. Dacso recommends setting up a project where we set up publicly available AED's around town where people gather for example: Saltwater Fields, down at the marsh, at the Town Landing, at Atwood or McLoons and outside the Community Center. The AED's do need to be kept in a climate controlled box. Dacso will request \$15,000 through the grant once he finds out if this project would be a legitimate use of the funds.

There was a discussion on vandalism, liability, maintenance and locations to place the AEDs. Dacso would like to have a class at the GB Center on how to use the AED and perhaps a CPR class.

Spear moved and Snow seconded a motion to authorize Dacso to file an application for the grant.

Motion passed 3-0.

f. Email from Linda Garat

Garat requested the Town send out through the Town's email information on a GoFundMe fund for Jeanine Heath to buy the Lobster Lane Book Store. Heath owns the business but not the location. She is trying to purchase the property.

The Selectboard was not in favor of sending this out to the town through the Town group email.

g. Discussion on proposed land use ordinances

Town Attorney Kristin Collins will draft the Ordinance changes. The Town has a growth area in our Ordinance and Comprehensive Plan so the new affordable housing rules can be restricted to the village extension area. To qualify under the affordable housing rules potable water and septic need to be verified. The CEO will have to supply a Certificate of Occupancy. TBD what this certificate will look like. There was a discussion on the formula to determine what is affordable housing. Affordable housing is designed for long term rentals.

There will also be changes in accessory dwelling units. The current ordinance already allows one. The new law allows up to 3. There was a discussion on the proposed ordinance changes for accessory dwelling units.

Affordable Housing and Accessory Dwellings are two separate issues. Collins has proposed Air B & B's be registered with the Town. There would be no fee involved. The Selectboard discussed what makes rentals commercial and short term vs long term renting for affordable housing.

h. DMR request

DMR had requested to use the community room to hold a public hearing. They also requested line 11 of the community room agreement have the last sentence removed (The User shall indemnify and hold harmless the Town of South Thomaston, its officers, agents and employees from claims, suits or liabilities resulting from the negligence of the User, its officers, agents and employees). DMR did not agree with the second sentence as they felt it would

be an unauthorized waiver of sovereign immunity.
After a brief discussion the Selectboard felt they shouldn't change the rules for one group.

Spear moved and Snow seconded a motion that the Selectboard disagrees with DMR's statement and they are not willing to change the agreement.

Motion passed 3-0.

There was a brief discussion about if the library should be having a form signed for groups using their areas even if no fee is charged. Baines will reach out to MMA or the Town's insurance company for a recommendation.

i. Library items

Alley reported that Mark Eugley cut up the limbs that were on the ground after Hurricane Lee, then Nathaniel Benner, owner of Benner's Tree Service, chipped the limbs.

Alley requested permission to accept a \$2000 grant from Coast Maine Regional Broadband to purchase laptops and desktops for public use.

Spear moved and Snow seconded a motion for the Librarian to accept the \$2000.

Motion passed 3-0.

Alley requested to have the Lion Club's eye exam event sent out on the town email. The event is being held at the Gilford Butler Center.

IV. Correspondence

X. Warrants Review and Approval

The Selectboard reviewed and approved the warrants.

XI. Executive Session Pursuant to 1 M.R.S.A §405(6)(C)

Spear moved and Snow seconded a motion to enter into Executive Session Pursuant to 1 M.R.S.A §405(6)(C)

Motion passed 3-0.

The Selectboard entered Executive Session 7:17 pm.

The Selectboard exited Executive Session 7:35 pm

XII. Review Items for Next Agenda

Librarian/Community Director requested to be on the Oct 10th Agenda
ATV's on Town Property

XIII. Schedule Future Meetings

October 10th and 24th. November 14th and 28th. December 12th.

XII. Adjourn

Spear moved and Snow seconded a motion to adjourn at 7:35.

Motion passed 3-0.

Join Zoom Meeting

<https://us02web.zoom.us/j/83445788077?pwd=bUpxWV0M0V5RHZGSgHcHlyR2R5QT09>

Meeting ID: 834 4578 8077

Passcode: 590231

Selectboard approved October 10, 2023