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|  | **Town of South Thomaston, Maine****125 Spruce Head Road****P.O. Box 147****South Thomaston, ME 04858-0147** |  |
| **Tel:** 207-596-6584**Fax:** 207-596-7529**E-mail:** terri@souththomaston.me **Website:** |  | **Selectboard:** John Spear Jeff Northgraves Sue Snow |

Selectboard Minutes

Date: November 14, 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, Sue Snow, Jeff Northgraves

**Others Present:** Terri-Lynn Baines, Pennie Alley, Denise Rzeznikiewicz, Maureen Spencer, Andrew Zipp, Kathleen Kaiser, Andrew Tyler

**Via Zoom:** Fire Chief Elwell, Walter Reitz, Sondra Wallace, Rick (no last name given)

1. **Call to Order**

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

1. **Pledge of Allegiance**

Northgraves led the Pledge of Allegiance.

1. **Adjustments to Agenda**

Consider new hires for the Fire Department.

Librarian request to use donated funds.

1. **Review and Approval of Prior Meeting Minutes (**October 30th**)**

*Spear moved and Snow seconded a motion to approve the minutes of October 30th, Rev 1.*

**Motion passed 3-0.**

**V. Old Business**

1. **Consider Authorizing the Town Attorney to File an Enforcement Action in District Court** (Possible Executive Session Pursuant to 1 M.R.S.A. §405(6)(E))

There is no longer a need for enforcement action. The Elliotts have agreed to a consent agreement.

*Snow moved and Spear seconded a motion to accept the consent agreement with Michael Elliott and Elaine Poirier-Elliott and sign the consent agreement.*

**Motion passed 3-0.**

1. **Execute Contract Between the Town of South Thomaston and Sundog**

Spear attended the Community Resilience meeting on November 12th. The biggest concern is to make sure the electrical capacity of the building is compatible. Before signing the contract the Selectboard also wants to make sure Sundog understands there will be no more money from the Town. The librarian is willing to use donation funds for a small overage.

*Spear moved and Snow seconded a motion to table.*

Alley said the Community Resilience Committee is meeting Sunday, November 19th and hopes to have contract issues resolved then.

**Motion passed 3-0.**

1. **Discussion on the Purchasing policy**

*Spear moved and Snow seconded a motion to table.*

**Motion passed 3-0.**

1. **Discussion on How to Enforce Prohibiting ATVs on Town Properties (**former Cline and Smith**) to the Rear of the Stump Dump**

The Selectboard reviewed a letter that will be sent out to area registered ATV owners in Owls Head, South Thomaston, St. George and Thomaston to let them know ATVs are prohibited from the Smith property. The Selectboard anticipates putting similar restrictions on the Cline property and perhaps a portion of the town property. ATVs have done some damage to the Town’s woods road. The letter also offers the ATV owners the opportunity to attend a public hearing to offer input on the town and perhaps the Cline property.

Signs prohibiting ATVs have been ordered.

The Selectboard set December 11th as a tentative date for the public hearing, with the 18th as a backup. The public hearing will start at 6 pm.

There was a brief discussion on enforcement.

**VI. New Business**

1. **Consider New Hires to the Fire department**

The Fire Chief has two men he would like to hire as probationary fire fighters. The probation period is 6 months.

Andrew Tyler introduced himself. Andrew grew up in South Thomaston. He currently lives in Cushing. His wife is an EMT for South Thomaston and Andrew also would like to jump in and help the town.

Andrew Zipp introduced himself. He has recently relocated from NJ and lives on Westbrook Street. He is a former Marine, a disaster volunteer at 911 and has Red Cross training.

*Spear moved and Snow seconded a motion to approve the hiring of Andrew Tyler and Andrew Zipp as 6-month probationary Fire Fighters.*

**Motion passed 3-0.**

There was a brief discussion on the Port Clyde fire and a question on rebuilding the Fire Department. It was suggested the Town could move toward a hybrid model with career full time fire fighters and volunteers. It was pointed out we don’t have volunteers; the fire fighters are paid. A more correct term is Municipal or on-call fire fighters. The hybrid model could be compared to our current EMS department.

1. **Discussion with Ambulance Director on the EMS Stabilization Program**

There was a discussion about if the program would apply to South Thomaston.

*Spear moved and Snow seconded a motion to table to the next meeting which is November 28th.*

**Motion passed 3-0.**

Ambulance Director Drinkwater joined the meeting later.

She said 31 million dollars is available for the program. There is a 50-question application. The application has not yet been released. There is a formula that will determine how much the Town will qualify for. The amount could be between $15,000 to $200,000. On the application Drinkwater will have to state what the Ambulance Service would use the money for.

There was a discussion whether South Thomaston qualifies for the program. Drinkwater feels the Town does.

Drinkwater felt the funds, if received, should be used for capital reserve and/or bonuses.

Drinkwater announced Ryan Colson has received his paramedic license. South Thomaston now has a paramedic in town.

Drinkwater also reported the Medicare application the Town submits for Medicare reimbursement will be done by the end of the month.

*Spear moved and Snow seconded a motion to authorize the Town Administrator to certify the Medicare application.*

**Motion passed 3-0**

1. **Discussion on the State’s New Affordable Housing Law and Mandated Changes to Our Land Use Ordinance and Other Changes Being Considered**

New state law requires the Town to make room for additional housing at the cost of our aquifer. There could possibly be up to 5 dwellings on a half-acre lot. This would require an engineered type of septic system. The village extension area is designed for more dense and affordable housing. The Town’s Attorney, Kristin Collins, is working up the verbiage for the Ordinance to comply with the law. The State is asking the Town to consider controlling short term and other rentals which the Town currently does not. Collins recommends we register short term rentals. Northgraves proposes in February the Planning Board and Ordinance Review Committee hold an information gathering meeting to discuss the changes that have to be made in the Ordinances. It would be an opportunity to explain what the State is requiring the Town to do and an opportunity to see what direction the Town would like to go in with short term rentals.

The new law could allow a third dwelling on some properties. A third dwelling would make the property a subdivision.

 This amended Ordinance will need to be approved at the June 2024 Town Meeting to be effective July 1, 2024.

One of the disadvantages of the new law is it can overstress our aquifer. An advantage is getting affordable housing.

Also discussed was what the consequences would be if the town doesn’t comply, short term rentals and putting information out on the email regarding the new law to make residents aware of the new mandates.

 **c. Review First Quarter Expenses and Revenues**

 The Selectboard discussed auto excise and State Revenue Sharing. Also discussed were

 Public Works and Solid Waste expenses.

 There was a brief discussion on stickers and vouchers for the stump dump and pushing down

 the can.

1. **Discussion on an Employee Evaluation Process**

The Selectboard decided to discuss the employee evaluation process in a workshop session. This will be added to the agenda of the public hearing to hear input from the town regarding ATVs on Town property on December 11th or the 18th.

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1. **Librarian Requested Board Approval to Spend Donations on the Parking Lot at GB**

Kalloch will expand spaces in front of the building and on the riverside. 10 spaces will be added, not to exceed $4000.

*Spear moved and Snow seconded a motion to approve up to $4000 to add 10 additional gravel parking spaces at the GB Center utilizing donated funds.*

**Motion passed 3-0.**

1. **Monthly Reports**

The Selectboard reviewed the monthly reports.

**VII. Donations**

 There were no donations.

**VIII. Correspondence**

The Selectboard received a letter from Life Flight of Maine requesting funds.

 *Spear moved and Snow seconded a motion to instruct the Town Administrator to send a letter to*

 *Life Flight of Maine that the Town does not donate to non- profits as a matter of policy.*

 **Motion passed 3-0.**

 Tina Hendricks sent an email to the Selectboard informing them that this year the Halloween Tea

 Party did not make a profit so there are no funds to donate to the Heating Fuel fund. She will hold

 the event again next year with the hope of having a donation for the Heating Fuel Fund.

 The Selectboard discussed the invitation to attend the Discovery Meeting for the Federal

 Emergency Agency’s Risk MAP project in Waldo County and the St. George-Sheepscot

 Watershed.

 **IX. Warrants Review and Approval**

The Selectboard approved the Warrants.

 **X. Review Items for Next Agenda**

Building Use Form.

**XI. Schedule Future Meetings -Schedule Public Input/Discussion Meeting on Ordinance**

 **Changes**

Regular Selectboardmeetings scheduled for November 28th and December 12th,

 December 11th.(tentative/18th) public hearing and workshop.

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

There was no public comment.

**XIII. Adjourn**

Without objection the Selectboard adjourned at 7:44 pm.

Join Zoom Meeting
<https://us02web.zoom.us/j/83273572528?pwd=aDVSeFcxS0l2RnVVMTFNMHh0Y20xUT09>

Meeting ID: 832 7357 2528
Passcode: 761279

Selectboard approved December 12, 2023