



Town of South Thomaston, Maine
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Selectmen:
Jeffrey Northgraves
John Spear
Sue Snow

Selectboard Agenda
Date: August 13, 2024, 6:00 PM at the Municipal Building

Items Are Often Taken Out of Order to Accommodate Schedules

Rev 1

Selectboard Present: John Spear (Chair), Jeff Northgraves, Sue Snow

Present: Catherine Lerme, Pennie Alley, John Koffel, Moira Paddock, Betsy Lunt, Hannah Moholland (Town Administrator)

Zoom: Elizabeth Koenigsberg, Samantha Morse, David Elwell, Kevin Gordon, James Poulos, Terri Baines, Candace Smith, Paul Dimaggio

- I. Call to Order**
 - a. Spear called the meeting to order at 6:01 PM**
 - II. Pledge of Allegiance**
 - a. Snow led the pledge of the allegiance**
 - III. Adjustments to Agenda**
 - a. Accept donation of \$137.15 from John Koffel for the purchase of two sets of GBC plans from the original building
 - b. New Hire- Amy Drinkwater Brandon Colson for a driver for the Ambulance Service
 - c. Dana Burton in gifting the Forest Hill Cemetery With an Easement
 - d. Accept Appointments of Cliff and Sheryl Dacso as Election Clerks
 - e. DOT Grant for the Island Road Project Correspondence
 - f. Email from Sondra Wallace Regarding The Update on Lands for Maines Future Grant
 - IV. Review and Approval of Prior Meeting Minutes (July 16 Minutes)**
 - a. Northgraves motioned to approve the July 16 minutes with John Spears edits and Snow seconded.
- Motion Passed 3-0**
- V. Public Comment for Items not on the Agenda**
 - a. No public comment
 - VI. Old Business**
 - a. Consider Sophia LK's Catering Permit for a Wedding Venue**
 - a. Spear asked if there would be any fencing around the venue and Koenigsberg said no as they would be in a tented area and would not leave and she will oversee it as the caterer. Spear also asked about parking as there is very limited parking on Pleasant Point.

Koenigsberg stated that there would be shuttle buses for the party goers so they would not drink and drive. She also advised that the buses will not be stationed at the site but will come pick people up. The board asked if the owner of the property could get in touch with the Fire Chief and Ambulance Director about the parking and bussing.

- b. Northgraves motioned to accept the permit for Sophia LK's Catering on the terms of having the owner get in contact with the Fire Chief and Ambulance Director. Snow seconded.

Motion Passed 3-0

b. Update on Maine Coast Seafood Property

- a. The Code Enforcement Officer was able to get in touch with the Fire Marshals office regarding the tank and they were able to come down and look at it. They will be issuing violation notices, but it will take some time. The board had a discussion with the Town Attorney Kristin Collins, and she said that the next step was to set a Public Hearing date for a Dangerous Building Order. As well as looking into condemning the property under eminent domain to access the property to clean it up as a last resort.
- b. Kevin Gordon, a resident abutting the property stated that a pickup truck has been parked on the water side of Maine Coast Seafood and has gone over the roped area.

c. Update on Fire Marshal Regarding Temporary Use of Former Gilford Butler School

- a. There was contact with Marc Veilleux, the Planning Director for the Fire Marshal and he stated that if we do not use the basement and do not hold more than 50 people in the center at all times, we are still in compliance. Going forward when we plan to add or change anything related to the building we will have to submit plans.

VII. New Business

a. Consider New Hire- Samantha Morse Requested by Ambulance Director Amy Drinkwater

- a. Samantha Morse is a current member of the Fire Department for the Town of St. George, and lives in St. George. She would like to be a part of the Ambulance Service for South Thomaston as a driver while she attends EMS schooling.
- b. Northgraves motioned to accept Samantha Morse as a driver for the Ambulance Service and Snow seconded.

Motion Passed 3-0

b. Consider New Hire- Brandon Colson Requested by Ambulance Director Amy Drinkwater

- a. Fire Chief Elwell spoke about Brandon Colson as he is currently on the South Thomaston Fire Department. He wanted to help the Ambulance Service as a driver as he lives in Town and could work nights. Elwell said he has never had an issue with Colson.

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- b. Spear made a motion to hire Brandon Colson as a driver for the Ambulance Service as Snow moved and Northgraves seconded.

Motion Passed 3-0

c. Accept Rhonda Nordstroms Resignation From The Library and Community Center Auxiliary Board

- a. A correction was made as it was not to accept but to acknowledge Rhonda's Resignation from the Auxiliary.

d. Consider Nomination to LLCC Auxiliary Vacancy

- a. Spear said he did not have a candidate in mind but had mentioned that Pennie Alley did have a nomination from the Facilities Committee however she has not yet got in contact with the person.
- b. Northgraves motioned to table this till the next meeting and Snow seconded.

Motion Passed 3-0

e. Review of The Library Community Center Donation Form

- a. Their were some changes to the donation form. Adding 'and' after the word 'construction', changing the date that the BOS signed off, and underline or to put bold lettering on the words 'remains unspent'.
- b. Spear motioned to approve the new donation card as amended. Northgraves moved and Snow seconded.

Motion Passed 3-0

f. Appointments

- a. Jan Gaudio as APAC Representative. Northgraves mentioned that we could only recommend him and that his term would be over decided by the county. The Town does not need to reappoint every year.
- b. Northgraves motioned to table this until we get more information and Snow seconded.

Motion Passed 3-0

- c. Sondra Wallace for the Budget Committee for a three-year term ending in 2027.
 - 1. Spear asked if there were any vacancies on the budget committee and Moholland replied that there was since Robert Baines did not want to continue.
 - 2. Northgraves made a motion to approve the appointment on Sondra Wallace for a three-year term for the budget committee and Snow seconded.

Motion Passed 3-0

- d. Wes Pratt to the Community Resilience Committee with no ending term

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1. Northgraves moved to approve Wes Pratt to the Community Resilience Committee and Snow Seconded.

Motion Passed 3-0

- e. Cliff and Sheryl Dacso as Election Clerks for a one-year term ending in 2025.
 1. Spear asked if there was a certain amount of people you can have and if there are, do they have to be an even amount of what side they can be on.
 2. Northgraves motioned to table until we have more information and Snow Seconded.

Motion Passed 3-0

g. Vote on MMA Annual Vice President and Executive Committee Members

- a. Northgraves made a motion to vote for Justin Poirier of Monmouth to fill the Vice President position for a one-year term. Snow seconded.

Motion Passed 3-0

- b. Spear asked if there was a motion to vote for the candidates for the Executive Committee. Northgraves moved and Snow seconded.

Motion Passed 3-0

VIII. Monthly Reports

IX. Donations

- a. \$15,000 Donation to the Library and Community Center Facilities Committee from John Koffel and Pam Atkins
 - a. Northgraves made a motion to approve the \$15,000 donation from John Koffel and Pam Atkins and Snow seconded.

Motion Passed 3-0

- b. \$100 Donation to the Fire Department from Richard Waldron
 - a. Northgraves made a motion to accept the donation of \$100 from Richard Waldron for the Fire Department.

Motion Passed 3-0

- c. Donation worth \$137.15 of two set plans of the GBC original building plans
 - a. Northgraves made a motion to approve the donation and snow seconded.

Motion Passed 3-0

X. Correspondence

a. DOT Correspondence

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- a. We did not receive the grant to completely rebuild the rip rap, but we will be able to get a FEMA Grant to rebuild the rip rap to what it was. as well as repairing the wash out on Village Road.
 - b. Email from Sondra Wallace Regarding The Update on Lands for Maines Future Grant**
 - a. Catherine Lerne presented the current status with the LMF Grant. The committee was able to complete the survey that was paid for with donations and the next step is to get titles for both properties. As the Smith property was warranted a clear title there should not be an issue. However, the Cline property was a Quit Claim Deed and will now have to do the whole process with a lawyer in order to get the Title Insurance. Lerne stated she would like to try to get insurance on bulk of the Cline property and see what they say. It is looking at around the \$5,000 range. If we do not receive Title Insurance for the Cline property, they would have to revise the grant application and potentially lose the \$17,000 of the reimbursement.
 - b. Other steps are to get an appraiser and was able to find Fred Bucklin who was on the original team of LMF and quoted \$6,500 for the costs. As well as hiring a forester and was quoted back in November of 2013 \$21 an acre for a 10- year plan which would be \$2,800 with the 131 acres. If they include the 50 acres from the Town back lot, it would be \$3,800 but can apply for the Project Canopy Grant which would pay 50%.
 - c. Andrew Stancioff**
 - a. He is requesting his \$850 back from the Library and Community Center Facilities Committee. He checked out the box stating he would like to have the remaining balance returned to him however, the \$850 has already been spent.
 - b. Northgraves made a motion to send a letter to Stancioff explaining that his \$850 has already been spent and to thank him for the donation but would have to deny his request.

Motion Passed 3-0

- c. Dana Burton in Gifting the Forest Hill Cemetery With an Easement
 - 1. If the Town would like to accept this, it would have to go through a Town Meeting. Spear states the first step is to look at the survey and Northgraves added to see what work they have done in preparing a deed to transfer to us and to check who was last on the deed. The board agreed to bring this back up at the next meeting when we have more information.

- XI. Warrants Review and Approval**
- XII. Review Items for Next Agenda**
- XIII. Schedule Future Meetings**

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- a. August 27th with the possibility of changing if the Facilities cannot change the date.
 - b. September 10th and September 24th
- XIV. Adjourn**
- a. Spear adjourned the meeting at 7:10 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89885389012?pwd=Kdq1ziUBBDYAFok1RMmAN8SlnApZwR.1>