



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

Selectboard Minutes
Date: August 27, 2024, 6:00 PM at the Municipal Building

Items Are Often Taken Out of Order to Accommodate Schedules

Rev 0

Present: John Spear, Sue Snow, Jeff Northgraves, Hannah Moholland, Pennie Alley, Rebecca Huettner, Ryan Colson, Sondra Wallace

Zoom: Meg Rasmussen, Terri Baines, Candace Smith

- I. Call to Order**
 - a. Spear Called the meeting to Order at 6:00 PM
 - II. Pledge of Allegiance**
 - a. Spear led the pledge of allegiance
 - III. Adjustments to Agenda**
 - a. **Permission to Secure Legal Counsel for Title Insurance**
 - b. **The Library and Community Center Facility Committee would like to hire an architect**
 - c. **Pennie Alley would like to discuss Solar Panel Fencing**
 - d. **To Waive Flood Plain Permit Fees for Island and Village Road**
 - e. **Donations**
 - f. **Correspondence from RCS (revaluation Company)**
 - g. **Correspondence from Moira Paddock for posting the Fire Marshal in Gilford Butler Center**
 - IV. Review and Approval of Prior Meeting Minutes (August 8th & 13th @ 4:30 Minutes)**
 - a. Northgraves motioned to approve the minutes from August 8th and August 13th and Snow seconded
- Motion Passed 3-0**
- V. Public Comment for Items not on the Agenda**
 - VI. Old Business**
 - a. **Discuss Forrest Hill Cemetery**
 - a. Moholland spoke with Tyler from Gartley and Dorsky and discussed that Dana Burton would like to gift us the part of the cemetery that his estate owns and an easement to it. There is a piece of the cemetery that is owned by the Forest Cemetery Corporation. The beginning of the easement is on Benjamin

Moore's property, and Tyler stated that the easement would not be an issue to acquire for the Town. Spear suggested that we would need two easements if Dana Burton is to convey the easement to Benjamin Moore. This process will have to go through a special Town Meeting.

- b. Spear thinks that whoever does the legal counsel for the Smith and Cline property could help with this process and possibly take the parcel owned by the Forest Cemetery Corporation by eminent domain. Spear stated that we need to have Dana write down what he would like to do. The other issue is the cemetery is likely less than an acre.
- b. Consider Nomination to LLCC Auxiliary Vacancy**
 - a. Pennie Alley has someone who would be interested in joining the Selectboard Nominee. Kris Wright had just retired from her job in Washington D.C and was on a non-profit board and wanted to step up and be on the Auxiliary.
 - b. Northgraves motioned to nominate Kris Wright to the LLCC Auxiliary Board for whenever that term ends and Snow seconded.

Motion Passed 3-0

c. Discussion on the Tax Acquired Property

- a. August 30th would be the 90 days of sending out the last letter to Francis Walsh, the Tax Acquired property. The next step would be to hire a real estate agent to sell the property. However, with the new law that passed August 9th, we will have three attempts to hire a real estate agent and be listed for 12 months but if we cannot hire one, the Town can sell the property how they please. Spear said he heard that someone has been living in it. The Town could either write a Quitclaim deed, or list it (or attempt to). Snow stated we shouldn't just give it back to the former owner as it sets a bad precedence. Spear said Gregory Peet would be good to call for an agent, or Molly Hooper.
- b. Spear motioned to have Hannah Moholland contact three real estate agents to sell the tax acquired property and Northgraves seconded.

Motion Passed 3-0

VII. New Business

a. Consider New Hire- Rebecca Huettner Requested by Ambulance Director Amy Drinkwater

- a. Rebecca Huettner will be an advanced EMT and from Northern Maine and just got done with dispatch and will be going to medical school. She currently lives in St. George.
- b. Northgraves motioned accept the new hire Rebecca Huettner to the Ambulance Service as an advanced EMT and Snow seconded.

Motion Passed 3-0

b. Approve FY 23-24 Audit

- a. Spear talked about the \$70,652.60 carryover from the paving reserve which he would like to carry forward and keep the surplus as it was from the beginning.

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- b. Northgraves motioned that after removing the expense from the Town Road account the balance of \$70,652.60 be carried over and Snow seconded.

Motion Passed 3-0

c. Discussion on Winter Maintenance Contract for 131 State Reimbursement

- a. DOT stated that they were too late to change it this year. Spear recommended to go ahead and keep the contract with Jimmy Kalloch and do the State Roads.

d. Discussion on Culvert at Elwell Point

- a. Charlie McClure, the former caretaker stated there was a culvert before the road project running across Elwell Point. The survey that Gartley and Dorsky did does not show one, but the deed does show one. But since the absence of the culvert, there is water pooling in the driveway and killing the trees. Spear states that the Town should remedy this and would have to cut it and patch it. As well as sending a letter asking for permission that should state the Town is only patching the pavement and it is a onetime thing.
- b. Northgraves made a motion to authorize the Interim Road Commissioner to put a culvert in and Snow seconded.

Motion Passed 2-0-1 with Spear Abstaining

e. Set Public Hearing Date for Dangerous Building – Maine Coast Sea Food

- a. In the Maine Statute for Public Hearings, if you do not know the owner of the property, you are obligated to post the Public Hearing in the paper for three consecutive weeks prior to the hearing date. The board decided to set the hearing date to either September 30th at 5:00 or October 1st at 4:00 PM.

f. Consider Midcoast Council of Governments Project On Upgrading Culverts

- a. The project is to help communities upgrade their culverts. One part is to gather information from municipalities and if we plan on fixing them. The second part is to check regionally and see where the problem areas are. Meg asked if South Thomaston would like to be a part of this project at no cost. Spear asked what kind of information would be needed. To get together and see where they are located and where they are on as a priority on fixing them would be. This pertains to culverts that are streams or tidal crossings. Spear said that most of the culverts that are damaged are on State roads. Meg stated that they will be in touch with DOT. Northgraves asked if the culverts will just be replaced or if they will need to be bigger and Meg said they will for precipitation and habitat.
- b. Northgraves moved to formally participate with REMCOG in their work helping us identify and move forward with grant funding on our culverts and Snow seconded.

Motion Passed 3-0

g. Permission to Secure Legal Counsel for Title Insurance

- a. Wallace discussed that they would need an attorney to see if they can get title insurance on the Smith property which includes the bulk of the property. To get title insurance on the Cline property we most likely will need a clear title and if so, they will have to modify the grant application and potentially lose that portion of money spent on the Cline property.
- b. Northgraves made the motion to authorize the Conservation Commission on behalf of the Town to engage to work on title insurance for the Forest Preserve and Snow seconded.

Motion Passed 3-0

h. To Waive the Flood Plain Permits for Island and Village Road

- a. The permits are to rebuild the embankment back to what it was on Island Road and Village Road which both needed flood plain permits for. Spear asked to waive the fees related to the permits as the Town is doing the project.
- b. Northgraves motions to waive the fees of the Flood Plain permits and Snow seconded.

Motion Passed 3-0

i. The Library and Community Center Facility Committee would like to hire an architect

- a. The Library and Community Center Facility Committee had voted on Winston Scott to do the design and feasibility study at the Gilford Butler Center. Alley asked the board if they can spend the donation money that was given for that specific purpose in a total of \$1,500.
- b. Northgraves motioned to authorize to engage Winston Scott of the design and feasibility study and to not exceed the donated funds of \$1,500 and Snow seconded.

Motion Passed 3-0

j. Pennie Alley would like to discuss Solar Panel Fencing

- a. Alley talked with the community resilience to put down weed barrier, a type of stone or crushed rock and a fence to go around the solar panels. Alley talked to a couple people to do the fence, but everyone is booked for the rest of the summer but should contact a contractor and to advise them and to do it ourselves. We could use the old skate park fence. Spear asked if it must be a chain link fence, could it be a wood fence or something else. Paddock asked why we need to put a fence around the solar panels. The State Inspector had advised us it would be beneficial to put a fence around it. The cost was to be paid from the rebate we would receive from the IRS. Moholland stated that we will have to get a file number and file a 990-T through the IRS which will take a while. Spear

suggested that Moholland and Alley talk to Meg Rasmussen to have a conversation about the rebate and how to get it.

- b. Northgraves motioned to let the Community Resilience use up to \$2,500 to put in weed barrier and rocks to reflect on the solar panel. Spear said to take it out of Building and Grounds. Snow seconded.

Motion Passed 3-0

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VIII. Monthly Reports

a. Fire Department

- a. Snow was wondering where the Fire Department was going to burn.

IX. Appointments

a. Moira Paddock as an alternate member of the Planning Board

- a. Spear asked if there is an alternate for a three-year term. Spear motioned to appoint Moira as an alternate to the Planning Board for the appropriate term and Northgraves seconded.

Motion Passed 3-0

X. Donations

a. \$25 for the Ambulance from Carolyn Elwell

- a. Northgraves motioned to accept the donation of \$25 from Carolyn Elwell and Melany Dennison to the ambulance and Snow seconded.

Motion Passed: 3-0

b. \$125 from Richard Bradley to the Library

- a. Northgraves motioned to accept the donation from Richard of \$125 to the Library.

Motion Passed 3-0

XI. Correspondence

a. Moira Paddock for posting the Fire Marshal in Gilford Butler Center

- a. The Fire Marshal gave the Gilford Butler Center the occupancy rules and an order to not use the basement. The letter should be posted in the Gilford Butler Center, so the people know. Northgraves stated a permit like the Fire Marshal's requires it to be posted on site. The board agreed to have it posted on a bulletin board.

XII. Warrants Review and Approval

XIII. Review Items for Next Agenda

XIV. Schedule Future Meetings

- a. September 10th and September 23rd depending on if the Fire Department needs the room, and October 8th and November 12th.

XV. Adjourn

- a. Spear Adjourned the meeting at 7:30 PM.

Join Zoom Meeting

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