



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

Selectboard Minutes
Date: November 12, 2024, 6:00 PM at the Municipal Building

Items Are Often Taken Out of Order to Accommodate Schedules

Rev 1

Present: John Spear, Sue Snow, Jeff Northgraves

Also Present: Hannah Moholland, Phil Verrill, Catherine Lerne, Ivan Garat, Linda Garat, Nancy Goslin, Denise Rzeznikewicz, Linda Palmer, Tina Hendricks, Karen Russell, Nina Wason, Pennie Alley

Zoom: Terri- Lynn Baines, John Koffel, James Hendricks, Julia O'Brien, Val Kratzman, Sondra Wallace

- I. Call to Order**
 - a. Spear called the meeting to order at 6:00 PM
 - II. Pledge of Allegiance**
 - a. Spear asked the public to rise in a moment of silence for Gerald Grierson who was the Road Commissioner for 45 years. Alley led the pledge of Allegiance
 - III. Adjustments to Agenda**
 - a. Resignation from Becky Butler as the EMA Director
 - b. Resignation from Cheryl-Lynn as the Part Time Office Worker
 - c. Correspondence from Cliff Dacso about Blasting in the Area
 - d. Adjustment to New Business (d) to discuss the lease from Aphrodite Oysters
 - e. Northgraves speaking on behalf of the Lions Club for Wreathes Across America
 - IV. Review and Approval of Prior Meeting Minutes (October 8)**
 - a. **Northgraves made a motion to table the October 8th minutes to the next Selectboard Meeting and Sue seconded.**
- Motion Passed 3-0**
- V. Public Comment for Items not on the Agenda**
 - VI. Old Business**
 - a. **Discuss Demo Debris Facility Sticker Price Cost and Other Issues**
 - a. The Demo Debris stickers expire at the end of December but there are issues with the Demo Debris Facility and how it is run. Other Towns such as Owls Head, Thomaston, St. George, Warren, and Rockland all have fees for the Demo while we do

not. Other issues are people coming in from out of Town to dump their debris as we do not charge anything and contractors buying multiple vouchers and using them on out-of-Town job sites. A couple of suggestions from Spear and Verrill, who runs the Demo Debris Facility, is to put the stickers on the residents' vehicles to decrease the option of sharing the stickers and to have the homeowner buy the voucher instead of the contractor so they can verify that they are doing work in South Thomaston. Given these issues, Spear suggested extending the current stickers that are to expire in December in a couple months so we can work on new changes and have time to warn the residents about these changes.

- i. **Northgraves made a motion to have Spear, Verrill, Moholland, and Baines to work on a proposal and to extend the current stickers expiring in December to the end of February and Snow seconded.**

Motion Passed 3-0

b. Discuss Forrest Hill Cemetery

- a. Melissa Reynolds got back to Spear that everything looked good with the proposed deed except for the fact that "to be recorded" needs to change to "as recorded." It will need to be brought up at a Special Town Meeting. Spear volunteered to draft a warrant for the next Selectboard meeting. The Special Town Meeting will be held on December 11 at 6:00 PM at the municipal building.

c. Update on Maine Coast Seafood

- a. Major work was done to the property already as the property owners tore the wharf down and the building on the oceanside front. Baines met with Athanas' attorney and provided a brief update. Baines stated she spoke with Marine Patrol about the traps and if the property owners put them in a pile, they would be able to check the tags and give them back to the trap owners. If they do not have tags, it would up to the owner of the property to crush them and dispose of them. There is a truck sitting on the property, mattress, toilet, pallets, ropes, and barrels full of bait bags. There is a lot of debris and things still in the water. The log that is in the water is hung down with something and cannot get it out. There are floats on the beach side still sitting there. Baines wants to give a list to Town Attorney Kristin Collins of what we would like to see gone and the town's attorney fees to date. Northgraves brought up that this is going towards an executive session as they are talking about a negotiation. Baines will talk with Kristin to see if she's available for the next Selectboard meeting to discuss this.

d. Update on Solar Rebate

- a. Moholland stated that this is the last month to get the paperwork into the IRS and that it is almost done. Spear stated that he didn't want to lose sight of this as this is the only way we are getting money back for the solar arrays.

VII. New Business

a. Renew Don Protheroe's Agreement for Use of Stump Dump Road

- a. An agreement to use the Towns portion of the Stump Dump Road to Protheroe's property expires at the end of December. Protheroe stated used the road once last year but has helped maintain and volunteers his tractor and other work on the property. He would like to extend the agreement for another year. Snow questioned how many years we have been in this agreement for which Protheroe stated he had one agreement for five years and never used it but this most recent agreement was for one year. Spear suggested that five years was too long and offered it for two years instead.
- 1. Snow made a motion to extend the agreement for use of the Stump Dump Road by Don Protheroe for two years and Northgraves seconded**

Motion Passed 3-0

b. Consider Approval of Liquor License Application for On The Rocks Bartending

- a. On The Rocks Bartending is requesting the approval of their liquor license application to sell malt liquor, wine, and spirits seven days a week only for weddings and events. Snow brought up that for the question on the application that states "What is the distance of the premises to the nearest school, school dormitory, church, chapel, or parish" is not correct as there are three churches closer than the high school is. Spear stated that the floor plan is not what the State would be looking for and Hendricks said since its not a restaurant some of the requirements do not apply.
- 1. Northgraves made a motion to authorize the Town Administrator to sign for the duly authorizer for the Town with the two caveats that they will update the distance from churches and schools and to update the floor plan that will be acceptable to the State and Snow seconded.**

Motion Passed 3-0

c. Discussion with Linda Garat on Allowed Uses in the R-1 Zoning District

- a. Any changes would have to be approved at Town Meeting. There is also the Ordinance Review Committee, that is not required by law, but has been proposing amendments to the zoning ordinance. Northgraves discussed what is allowed in the R-1 zoning district which the ordinance states that "R1 is the least restrictive of all our districts to allow for moderate income housing and a variety of land uses but discourages large scale suburban type development." The R1 is the industrial/commercial area as opposed to a residential one. Spear mentioned that the town could shrink the size of the R1 zone and Northgraves stated that it is discouraged to get

rid of the R1 zone because it would give people the authority to do industrial/commercial work anywhere in the Town. Garat stated that she is concerned about the R1 zoning that came from the Planning Board when they allowed Travis Wilson to blast for his Quarry. Northgraves said she would have to go through the Code Enforcement Officer for any violations of the permit or to go through the Planning Board of Appeals as the Selectboard cannot get involved for the reason of it going to court.

d. Designate a Municipal Officer to Perform Harbor Master Duties for Aqua Marine Usage

- a. Spear stated that the Selectboard is not appointing a Harbor Master but is designating an official to take on the administrative functions such as questions for licenses and leases. As Snow has been doing it, to designate her as the municipal official who participate in those administrative hearings. Northgraves brought up that there is a written town ordinance for harbor master duties. Spear suggested appointing Snow for the administrative role for harbor master duties and if there is already an ordinance it can always be rescinded. **Spear made a motion to make Sue Snow the municipal officer performing harbor master administrative duties and Northgraves seconded.**

Motion Passed 2-0-01 As Snow abstained

- b. Snow discussed the lease that was brought to her by the Aphrodite Oyster Farm. Krista Tripp is requesting from the State to make a 20-year lease for the 3, 400 square foot sections of water she is leasing. The board can't say yes or no but can recommend or request and Snow said it was a big leap from 1 year to a 20-year lease. Snow will investigate if there is a smaller leap than the 20 years before the next Selectboard meeting. **Spear made a motion to table this to the next meeting and Northgraves so moved.**

Motion Passed 3-0

e. RCS Assessment Revaluation Contract

- a. RCS made changes to the proposed contract which were changing the dates of the down payment and adding an update at the end of the Revaluation. **Northgraves made a motion to authorize the chair to sign it and Snow seconded.**

Motion Passed 3-0

f. Request from Fire Department to Explore Grant Opportunities for New Fire Station/Town Offices

- a. Dacso and Fire Chief Elwell are looking into preparing a spending grant for a new Fire Station and possible Town Office. Spear states that either the Auxiliary or the

Facilities Committee would be looking into those same grants in the near future which could make things complicated. Northgraves brought up that the town offices could possibly be located in the future at the Gilford Butler Center to which Spear said it in the works for something to possibly happen down the road, but a decision has not yet been made. It was discussed that since it would come through the same funding source that we could get two at the same time. Dacso told Spear that they would raise money or have a volunteer architect to do a preliminary design to allow them to chase grant opportunities. Dacso presented a slideshow that showed what the Fire bay looks like now, some of the issues within it that in his opinion do not meet OSHA requirements such as, nonslip floors, personal protective equipment being in the same room where people congregate, and no place to wash their turn out gear. In the slides it also shows what they would like the fire bay to look like. Spear had an issue with giving a month to do as this is a major decision to be made and hasn't gone before the Town Meeting either. Spear stated that there are some short-term solutions like getting a shed for the fire boat. Northgraves stated that this is a proposal to explore grants instead of giving the Towns approval right now.

1. **Northgraves made a motion to have the Fire Department explore grants for a future Fire Department and to hire an architect to make some designs and Snow seconded.**

Motion Passed 3-0

- g. **Accept the Resignation from Becky Butler as the EMA Director**
 - a. **Northgraves made a motion to accept Becky Butlers resignation effective 12/31/24 with deep regrets and Snow seconded**

Motion Passed 3-0

- h. **Accept the Resignation from Cheryl-Lynn Risch as the Part Time Clerk**
 - a. **Northgraves made a motion to accept Cheryl-Lynn Risch's resignation as the part Time Clerk and Snow seconded.**

Motion Passed 3-0

- i. **Possible Executive Session on Personal Matter 1 M.R.S.A §405 (6)(A)**
 - a. **Northgraves made a motion to enter executive session and to invite Fire Chief Elwell to attend and Snow seconded.**

Motion Passed 3-0

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- VIII. **Monthly Reports**
 - IX. **Appointments**
 - a. **Library and Community Center Facilities Committee**
 - a. **Northgraves made a motion to appoint Virginia Slawson to the Library and Community Center Facilities Committee and Snow seconded.**
 - b. **Planning Board**
 - a. **Northgraves made a motion to appoint Val Kratzman to the Planning Board for a term ending after Town Meeting 2027 and Snow seconded.**

Motion Passed 3-0

- c. **Other**
- X. **Donations**
 - a. **Northgraves a motion to accept the \$400.00 donation from Elizabeth Replier to the Ambulance Service and Snow seconded.**

Motion Passed 3-0

- XI. **Correspondence**
 - a. **Northgraves speaking on behalf of the Lions Club for Wreathes Across America**
 - a. Northgraves is a member of the Lions Club and is sponsoring Wreathes Across America to put wreaths in our Towns cemeteries. The Lions Club will be laying the wreathes on December 14 at 12:00 PM. He is asking for people who are interested in help laying the wreaths to contact him or the Lions Club. He is also asking people if they are interested in purchasing a wreath to go through the Lions Club or online at the Wreathes Across Americas website using the code ME0122 and for every two wreathes purchased at \$17.00 they will get one free.
 - b. **Discussion with Cliff Dacso about Blasting in the Area**
 - a. Dacso got a letter in the mail to do an evaluation of his property as there was going to be blasting 100 feet from him. Baines spoke on this that the Eldridge property is redoing their property and needed an HET 200 for overboard discharge as they had just built a new septic and were looking into blasting when the blasting company hired a third party to send out notices to abutters, however according to Baines the property owner has decided to not go that route.

XII. Warrants Review and Approval

XIII. Schedule Future Meetings

XIV. Adjourn

- a. The meeting was adjourned at 8:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89743200968?pwd=qcbp66AuTNU4uYWlkCtxZ0QSQW8VVC.1>

Meeting ID: 897 4320 0968
Passcode: 847566

Selectboard Approved December 11, 2024