

# Town of Manchester – SELECT BOARD

MINUTES

01/28/2020

6:00 PM

TOWN OFFICE

MEMBERS PRESENT	Robert Gasper, Paula Thomas, Doug Ide, Garry Hinkley
MEMBERS ABSENT	Dawn Kliphan
MEETING TYPE	SELECT BOARD
NOTE TAKER	April Gay
ATTENDEES	Town Manager – E. Patrick Gilbert, Tamara Whitmore (Friends of Cobbossee Watershed), Elizabeth Neale Pollock (CYCLA), William Kieltyka (CYC LA), Frank Wozniak (Fire Chief), Tom Bartol, Silas Bartol (Scout Troop 622)

## AGENDA TOPICS

	<b>#2 UPDATE – COBBOSSEE YACHT CLUB LAKE ASSOCIATION</b>	<b>WILLIAM KIELTYKA</b>
DISCUSSION	<ul style="list-style-type: none"> <li>The CYCLA and Friends of the Cobbossee Watershed are seeking additional funding for the courtesy boat inspections .</li> <li>Currently courtesy boat inspections take place each weekend from Memorial Day thru August.</li> <li>Expanded blanket coverage would add additional days from July thru the first 3 weeks of August .</li> <li>In the interest of preventing invasive Eurasian Milfoil from contaminating the lake .</li> <li>They are requesting an additional \$1,000 from the Town.</li> <li>The total investment would be \$2,000 to the CYCLA and \$1,000 to Friends of Cobboossee Watershed.</li> <li>Mr. Kieltyka emphasized that anyone can become a member of the CYCLA and that preserving the lake helps protect property which Chairman Gasper emphasized the positive effects on property value for lakefront homes .</li> </ul>	
ACTION ITEMS	The Board will consider the request during the budget process.	
	<b>#7 DISCUSSION – GIFT OF TOWER FROM AUGUSTA</b>	<b>TOWN MANAGER</b>
DISCUSSION	<ul style="list-style-type: none"> <li>100’ communications tower located off Beacon Road, valued at \$4,500, Augusta’s city council has agreed to gift it to the Town.</li> <li>Needs some clearing around the site and some repairs to the roof.</li> <li>Elevation of site is ideal for transmissions.</li> <li>Site provides potential parking for access to the Town Lot (quarries).</li> <li>Repeater must be purchased.</li> <li>Hallowell is open to cost-sharing for use of the tower.</li> <li>Winthrop has inquired about renting possibilities.</li> <li>If Augusta decided they would like use of the tower they would be granted it as reciprocity for the gift.</li> <li>Hallowell is looking into ownership of a nearby right of way.</li> </ul>	
MOTION	Motion by Selectman Garry Hinkley to accept the gift as discussed from the City of Augusta.	
SECOND	Second by Selectman Doug Ide.	
PASS/FAIL	Motion passes 4-0.	
	<b>#3 DISCUSSION – STATUS OF LED STREETLIGHT CONVERSION PROJECT</b>	<b>CHAIRMAN GASPER</b>
DISCUSSION	<ul style="list-style-type: none"> <li>Consideration of repair and maintenance cost of LEDs discussed.</li> <li>The Town currently pays about \$18,000 to CMP for streetlight costs.</li> <li>Randolph has a similar number of streetlights (101) and has reported their annual costs at around \$1,800.</li> <li>Estimated payback timeline is 2.9 years.</li> <li>We are currently on the waitlist (along with Hallowell &amp; Farmingdale) with Affinity for the switchover.</li> <li>Affinity will provide us with estimates on what we should have established in a reserve account for repairs.</li> <li>Coutt’s Brothers provides maintenance at an estimated \$200 per replacement.</li> <li>Pat will bring concerns and get feedback from Augusta and Randolph to provide more details at the next meeting.</li> </ul>	
MOTION	NO MOTION NEEDED.	
	<b>#4 DISCUSSION – MARIJUANA CULTIVATION FACILITIES</b>	<b>CHAIRMAN GASPER</b>
DISCUSSION	<ul style="list-style-type: none"> <li>Concerns were stated at the Special Town Meeting regarding the presence of marijuana cultivation facilities in Town.</li> <li>Odor, glare, and waste are some of the practical concerns to be addressed.</li> <li>The Board would like to ensure that resident’s concerns are heard and addressed.</li> <li>Selectman Doug Ide suggested that these considerations be added to the Conditional Use Permit guidelines with marijuana cultivation facilities in mind but as part of our general standards for development.</li> <li>Doug will attend a Planning Board meeting to address the concerns.</li> </ul>	
MOTION	NO MOTION NEEDED.	
	<b>#7 DISCUSSION – LIEN FORECLOSURES</b>	<b>APRIL GAY, DEPUTY TAX COLLECTOR</b>

DISCUSSION	<ul style="list-style-type: none"> <li>No properties in Town went to foreclosure in 2019.</li> </ul>
MOTION	NO MOTION NEEDED.
	<b>#6 DISCUSSION – MANCHESTER SIGN ORDINANCE ISSUES</b>
	<b>SELECTMAN IDE</b>
DISCUSSION	<ul style="list-style-type: none"> <li>The current ordinance for signs could use some limitations on size and conditions (inflatables, upkeep, flags, movement, etc.) as well as enforcement parameters.</li> <li>With several lots preparing for possible sale along Western Avenue it would be wise to have these standards in place.</li> <li>There was a general consensus among Board members for Doug to present these concerns to the Planning Board with recommendations to address them.</li> </ul>
MOTION	NO MOTION NEEDED.
	<b>OTHER BUSINESS</b>
	<b>TOWN MANAGER</b>
DISCUSSION	<ul style="list-style-type: none"> <li>Open seat on the School Board and Planning Board.</li> <li>Mike Morin has provided plans for the Smith Road to go forward with an easement including plans for a turnaround location for the plow (agreement with Scott Longfellow and Scott Lyon) to be presented and voted on at the Town Meeting.</li> <li>The Conservation Commission has scheduled their annual Road Side Clean Up event for April 25<sup>th</sup>.</li> <li>Upgrading the Drum Parking Lot street light to LED is estimated to cost \$2,053 before a \$320 rebate from Efficiency Maine.</li> <li>Maine Cabin Masters' retail storefront is scheduled to open on Thursdays and Fridays beginning this week.</li> <li>Town Manager, Pat, is working with Spectrum to run cable on Mount Vernon Road.</li> <li>Fire Chief Frank Wozniak and Town Manager Pat Gilbert completed a street light inventory, reported outages to CMP, and mapped out pole locations.</li> <li>The State is reworking a bill/statute they had been considering in regards to Conservation Commissions in municipalities.</li> <li>DEP Grant will be withdrawn following considerations discussed at the 12/10/2019 Select Board Meeting. The Conservation Commission will be discussing other possible ideas for funding requests in the upcoming grant cycles to promote solid waste diversion in Manchester.</li> <li>TIF application is close to complete, awaiting feedback from Amanda Meader before signing and submitting.</li> <li>The pedestrian crossing sign was hit by a plow wing and is undergoing repairs.</li> <li>Plans are being made to collect speed data on McArdle Street while the speed bumps are down.</li> <li>The Board received a thank you card from the Manchester Grange in recognition of the donation in Memory of Stephanie Daggett-Nichols.</li> </ul>
	<b>CONSENT AGENDA</b>
	<b>TOWN MANAGER</b>
DISCUSSION	All items with an (*) are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a member of the board or a citizen so requests, in which event, the item will be removed from the consent Agenda and considered in its normal sequence on the Agenda.
MOTION	Motion by Selectman Paula Thomas to approve the Consent Agenda with amendment of Conservation Grant listed as "RTP" to "RTCA" by Selectman Garry Hinkley.
SECOND	Second by Selectman Doug Ide.
PASS/FAIL	Motion passes: 4-0

## ADJOURN

MOTION	Motion by Selectman Garry Hinkley to adjourn at 7:46 pm
SECOND	Second by Selectman Doug Ide
PASS/FAIL	Motion passes: 4-0.

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Robert Gasper, Chairman

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Paula Thomas, Vice Chairman

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Doug Ide

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Dawn Kliphan

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Garry Hinkley

Submitted by \_\_\_\_\_ April Gay, Secretary