

**Town of North Yarmouth
Board of Selectmen
Meeting Minutes
May 6, 2014
7:00 p.m. Town Office**

MEMBERS PRESENT: Steve Palmer (Chair), Darla Hamlin, Clark Whittier, Paul Napolitano, Mark Girard

OTHERS PRESENT: Audrey Lones, Linc Merrill, Mark Cenci, Mr. MacMahon, Alex Lear, Rick Plummer,
Harold Stoddard, Mark Verrill, Marnie Diffin

I. The Meeting was called to order at 7:00 p.m. by Chairman Palmer

II. JUDICIAL:

A. Public Hearing to consider a Liquor License Application for Toddy Brook Golf Course, Inc.

Paul Napolitano moved and Clark Whittier seconded to enter into a public hearing at 7:00 p.m. to hear comments on a liquor license application for Toddy Brook Golf Course, Inc. Vote: 5-0.

COMMENTS FOR: NONE

COMMENTS AGAINST: NONE

COMMENTS NEITHER FOR NOR AGAINST: NONE

Paul Napolitano moved and Clark Whittier seconded to close the public hearing at 7:01 p.m. and return to the regular meeting. Vote: 5-0

Fire Chief Plummer stated that he and the Code Enforcement Officer conducted an inspection and there are minor items to be taken care of. They need to apply for a dance license from the State Fire Marshall's Office.

Steve Palmer asked if a recommendation can be made for the Town to follow-up. Fire Chief Plummer stated that they can but they cannot enforce anything, only the Fire Marshall's office. They (Toddy Brook) have currently applied for the permit. Paul Napolitano stated that the Harmony Hall approval required this application and is concerned that this application may not be consistent. Mr. Palmer stated that the town has not required this application since it is a State requirement. Fire Chief Plummer stated that they reminded Harmony Hall and Toddy Brook to make this application to the State.

Paul Napolitano moved and Mark Girard seconded to recommend the approval of the liquor license application from Toddy Brook Golf Course, Inc. Vote 5-0

B. Status Report re. Harmony Hall Bottle Club Permit – The permit has been applied for.

ADMINISTRATIVE:

III. Consent Agenda:

Clark Whittier moved and Darla Hamlin seconded to approve the following consent agenda items: Minutes of the April 15, 2014 meeting; Minutes of the April 22, 2014 meeting; Payroll Warrant #53; Accounts Payable Warrant #54. Vote 4-0-1 with M.Girard absenting

IV. Public Comment on Items Not Part of the Agenda and Not Relating to Personnel Matter

Mark Cenci, 93 Mill Road, stated that he would like to organize a fundraising dinner at Stones Café and asked if Memorial School would be available in August for this and asked about the process for this. Steve Palmer stated that at Town Meeting, the vote was to keep the school open. They have not settled custodial, maintenance and the like. Mr. Cenci gave an overview of what they would like to do for the fundraiser which would be a spaghetti-type supper and silent auction.

Darla Hamlin stated that the state of kitchen etc needs to be determined and asked if Mr. Cenci can come back after the town acquires the building. Steve Palmer stated that some issues will need to be addressed but some things can be moved along preliminarily. Mr. Cenci stated that materials (chairs, tables and the like) won't be there which should be considered. Steve Palmer asked if Marnie Diffin can be the point person for this.

V. Appointments to Bike & Safe Walkways Committee No applications have been received.

VI. Interim Town Manager Report:

A. April Financial Reports: Not a lot of changes from March to April. Timber harvest checks of \$9,500 were received. Paul Napolitano asked about the weight tickets. He asked that Gary Whiting handle this issue and that the tickets should indicate that the town should be billed at a lower rate.

Marnie Diffin stated that Fire Rescue call pay figures have been submitted and work will be done to minimize the overage. The Dept. will be about \$20,000. Over budget

30 day lien notices for the 2013-14 taxes will be sent out by 5/16/2014. There are still some accounts that maybe considered uncollectable. Their status will need to be resolved.

B. Resignation of Barbara Skelton: Barb has tended her resignation and will be is taking a position with the Town of Gardner. Marnie Diffin outlined the transition process for permits, inspections etc. Steve Palmer commented on the potential job share positions for Code Enforcement. Marnie Diffin stated that she is working on this as a possibility. She also suggested the possibility of changing the position to include planning as well. Paul Napolitano stated that when Barbara leaves Pownal, they might be interested in job sharing for code enforcement. Mr. Palmer wished Barbara well in her new position.

The Town's banking services are being transferred to Norway Savings Bank.

Mr. Palmer asked about the banking policy. Mark Girard stated that the cash management aspect of the policy will need to be changed. The policy needs to be approved regardless of change. This format helps with savings and would be of benefit to the town.

C. School Transfer Deeds: Transfer Deeds are complete and should be signed. The insurance company has set a cash value of the building. Steve Palmer asked about the school opening to allow moving. Marnie Diffin stated that the movers will be there a week or so after school closes and everything to be moved.. The larger modular building will be moved. All move processes should be done by July 1st.

D. Gas Line Surveys- Surveys are due tomorrow.

E. Status of the Nitrate Study of the NYMS existing septic system – The report should come out at the end of the week.

VII. Board Written Correspondence/ E-Mails Received:

- A. Mark Cenci- Stone's Café
- B. Gerry Whiting- Town Community Septic System

VIII. Board Member Verbal Comments:

- A. Wescustogo Hall Replacement

Paul Napolitano referenced the 1997 Town Meeting where the town accepted Wescustogo Hall. He commented in particular on Item 10 referencing the replacement and use of the building in the event of damage or loss. He suggested working with the 3 names to reorganize the Wescustogo Grange committee to address the new building's design, purpose to assess costs on replacing the building. By doing so, changes could be made by them and it would move the process along.

Clark Whittier stated that the school's future use, in particular the gym, then Wescustogo work should wait. He suggested tabling this for one year until they get a sense of the school's future.

Mark Girard commented on the Grange Association document and that the agreement clearly states that a new building would need to be on the current site. He agreed with Clark Whittier's suggestion and that it is important to address. He agrees with working with the Grange Association to address the future need of the community.

Darla Hamlin commented on the various plan options for the school. She would like to see funds used to work on the Plan A (funds for a new building). The school's gym renovation costs are an unknown and both costs should be assessed.

Paul Napolitano stated that the town has an obligation to this agreement. He agreed with Darla Hamlin on determining costs. It is important to gather this information to get this to the voters.

Mark Girard suggested working with an architect and/or engineer to help determine costs. The Town needs to help determine purpose and functionality. It should not be only done with the Grange Committee since it is a larger discussion.

Darla Hamlin stated that a complimentary committee alongside Mark Girard's work would be beneficial to help determine the purpose. Steve Palmer agreed and would like to see other members in this committee to should good faith to everyone in the community. Paul Napolitano stated that he doesn't believe that it addresses Item 10 of Article 6 and the 3 people need to be heard first. The voters of the community agreed to this agreement in 1997 with adjustment dates also outlined. Steve Palmer believes that the section indicates that the building "shall" be replaced. Mark Girard stated that the collaborative process in the formation of this committee would not address these concerns.

Linc Merrill stated that in his meetings with some former Grange members and his conclusion of the agreement is that the hall was to be rebuilt on the same site. The agreement was crafted as such to protect the future of the building. If the town has other ideas, then they should be presented to them for consideration. There are many general ideas but nothing specific. At present, it is very speculative. He stated that the town has been fulfilling the intent of the use of the building. He believes that the Grange members want to be part of the process and solutions but in the absence of a plan, the agreement of 1997 should be followed at this time. He would be willing to speak to other grange members to get their perspective and therefore the 3 members in the agreement would need to be a part of the process. But, there needs to be a plan to facilitate the conversation.

There was an extensive discussion on options, approaches and ideas and the intent of the agreement as various people understand it. Mr. Merrill stated that they were asked at that time to take ideas back to the grange membership.

Steve Palmer suggested that Mr. Merrill review the 12 points of the agreement to assess which one expresses the true intent of the agreement for the town. Mr. Merrill didn't agree and believes that their responsibility is to fulfill the agreement and not make changes unless there is a compelling alternative not to and to offer something else. Mark Girard stated that including the grange members as part of a committee to assess the needs and options is something important to be done. The town can have a facility that can meet and exceed the needs of the agreement.

Marnie Diffin stated that the committee should include a variety of people and be tasked with what they want to build and other options and can use the agreement as a guideline with a fixed timeframe.

Audrey Lones stated that this is an excellent example of why the town needs a planner and there should be an organized committee to focus on this comprehensively.

Mark Verrill stated that the agreement should be honored. He believes that the Selectmen have been dragging their feet on this issue and combing the school issue is not the right approach as they are 2 separate issues. He believes that there should be 2 different plans for a full town meeting to let the residents decide. He would like to be certain that maximizing the insurance value be part of the conversation and would help determine the direction. The school is also a worn out building. He thanked the group for all of the work they are trying to do.

Audrey Lones stated that the septic idea and application is an excellent idea. She believes that it is a whole plan with many great ideas. The town needs to work diligently to address the grange members' perspective in this process.

Steve Palmer stated that they will revisit the Wescustogo committee discussion but wants to be certain that they have gathered all perspectives.

B. RFP For Memorial School

Paul Napolitano stated that public comments he's received ask if a "for sale" sign can't be placed on the building. Clark Whittier stated that the RFP only determines if the proposals are viable.

Mark Girard commented on the value of the building. At present, the town doesn't have contract zoning to allow different options. An RFP would only help get the lowest value of the property. All the work and studies being considered would help add value to the future of the property. Steve Palmer stated that he was open to the idea of an RFP as it would help assess responses and value. The town doesn't have accept them. Darla Hamlin stated that the current work/studies being done should continue in the interim.

Mark Girard asked about the options being discussed by the town and whether or not it should be in the RFP. He believes that these are unknowns. It would be vague. Darla Hamlin expressed concerns that a vague proposal could jeopardize the future options.

Audrey Lones stated that publically stating that the Selectmen may not accept the proposals may jeopardize things. Mark Verrill supports doing this and it should have been done awhile ago. Darla Hamlin asked about other methods to assess the value instead of an RFP. Mark Girard suggested a forum with GPCOG to get some insight into this.

C. April 29th Presentation

Mark Girard stated there continues to be a lot of interest and the town should continue to do things like this. Steve Palmer stated that he would like to have the EDSC work on this and will meet on May 15th. If there is interest in being a member of the committee, individuals should contact Audrey Lones.

D. Other items.

Clark Whittier stated that he will be meeting with some folks on Trust for Public Lands on the Knight's Pond. They asked about feedback from the town. Mr. Whittier suggested a workshop with them. Mark Girard received an invitation as well. He can find out if all Selectmen can visit the pond.

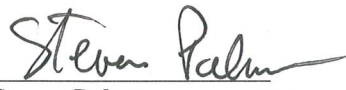
Darla Hamlin stated that the Flag Committee has met and the flags will be raised between May 18th-21st. New flags have been purchased and will be raised soon.

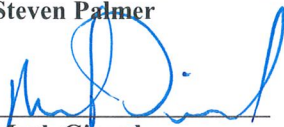
Paul Napolitano asked about the Drumlin Environmental Report regarding water flow. Mark Girard commented briefly on this.

IX. Adjournment

Clark Whittier moved and Paul Napolitano seconded to adjourn the meeting. Vote: 5-0 The meeting ended at 8:43pm.


APPROVED


Steven Palmer


Mark Girard


Paul Napolitano

CONSENT AGENDA ITEM: May 20, 2014


Clark Whittier

Darla Hamlin