

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY JANUARY 12, 2015
7:00 P.M.
ROCKPORT OPERA HOUSE**

Present: Chair, William Chapman, Tracy Lee Murphy, Geoffrey Parker and Kenneth McKinley. Vice-Chair Charlton Ames was absent. Also present: Richard C. Bates, Jr., Town Manager; Jamie (James) Francomano, Planner & Economic Development Director; Mike Young, Public Works Director; Steve Beveridge, Assistant Public Works Director; and members of the public.

I. CALL MEETING TO ORDER – William Chapman, Chair called the meeting to order at 7:02 P.M.

a. Approval of the minutes of the:

- Thursday, December 4, 2014, Executive Session of the Select Board

Kenneth McKinley moved to accept the minutes of the December 4, 2014 Executive Session with a correction to the last motion “Murphy” should be “McKinley”.

Tracy Murphy seconded the motion. VOTE: 3 FOR – 0 OPPOSED – 1 ABSTAINED (PARKER AS HE WAS ABSENT AT THAT MEETING)

- Monday, December 8, 2014, meeting of the Select Board

Geoffrey Parker moved to accept the minutes of the December 8, 2014 meeting of the Select Board with two correction, page 4 paragraph 4 under item b “then’ should be “than” and page 12 paragraph 7 delete the sentence “We wish him all the best.” Tracy Murphy seconded the motion. VOTE: 4 FOR – 0 OPPOSED

- Monday, December 15, 2014 meeting of the Select Board

Tracy Murphy moved to accept the minutes of the December 15, 2015 meeting of the Select Board. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED

b. Next Regular Select Board Meeting on Monday, February 9, 2015, televised on Channel 22

c. Announcements: See Agenda

d. Upcoming Select Board Workshops:

- Tax Increment Financing review workshop, Wednesday, January 21, 2015, 5:15 p.m. Rockport Town Office, Richardson Room

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- Policy Review Workshop, Monday, January 26, 2015, 5:15 p.m., Rockport Town Office, Richardson Room

e. Committee Openings: - See Agenda

Bill – there will be one opening on the Harbor Committee soon. Also one person has resigned or will be resigning on the Opera House Committee.

f. Agenda Changes –

Kenneth McKinley moved to move item b, listed under Wastewater to be heard under Unfinished Business. Tracy Murphy seconded the motion. VOTE: 4 FOR – 0 OPPOSED

g. Public Comment –

Larry Lehman – asked what is the progress on the Library following the November vote? When will the RFQ go out for the Library and how people will it be sent to?

Bill – this will be part of the manager’s report.

II. TOWN MANAGER’S REPORT – see attached

Geoff – it should be notated in the minutes that hundreds of people lined both sides of the harbor and many people were on the bridge. At the concert early in the day, there were only twenty seats vacant.

Rick – there was only one minor glitch and that was with a fireworks permit. We had a huge amount of fireworks to display. The event was well attended. Thank you to Charlton for donating the fireworks.

Later this week we will be mailing out the RFQ to three prospective bidders. We need to find a firm that is disconnected with the library. We need an honest opinion. They need to be unbiased and to look at the building and the lot. It will be more of a challenge. Firms in the Portland and Augusta area have been suggested.

Geoff – is it necessary to place a condition that the bidders should be from out of town?

Tracy – we would choose from them?

Bill – yes, we make that choice.

Larry – stated that he is impressed with the new lights at the harbor. They look outstanding.

III. UNFINISHED BUSINESS -

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a. None this month

Tracy Murphy moved to close as Select Board and enter as Wastewater Commissioners. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

VI, b. to be considered here as unfinished business.

Bill Lane – provided a set of plans and a copy of the easement between PAWS and the Contakos (Camden Animal Hospital). If approved they will have the easement recorded at the Knox County Registry of Deeds.

Mike & Steve – are both down the middle, if the plan is done as shown. They are both happy with it.

Bill – it looks like the t(s) are crossed and the i(s) are dotted.

Tracy – she would like confirmation from our attorney before approving the plan.

Contakos – we have a failing system and need to move forward as soon as possible.

Tracy – will not vote for it until we have something from our attorney.

Ken – what about the equivalent user fees? Are we all set on that?

Geoff – we represent what is good for the citizens, right?

Steve – we cannot sewer a back lot without an easement. This will be the fourth one that we have done.

Bill – we did have something from attorney saying that he doesn't see any problem with the request.

Ken – do we need to include the easement in the motion?

Steve – once you agree, it will go to the registry to be recorded.

Tracy Murphy moved to approve the request by the Camden Animal Hospital to become sewer users as long as they follow all the requirements of the Planning and Codes Office. Geoffrey Parker seconded the motion. VOTE: 4 FOR- 0 OPPOSED

Kenneth McKinley moved to exit as Wastewater Commissioners and to reenter as the Select Board. Tracy Murphy seconded the motion. VOTE: 4 FOR – 0 OPPOSED

IV. PUBLIC HEARING

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a. None this month

V. NEW BUSINESS

a. Committee Resignation: None this month

b. Committee Application(s)

- Steve Smith, Ordinance Review Committee

Ken – Steve has had a lot of experience with this committee and I appreciate him signing up again.

Kenneth McKinley moved to approve Steve Smith to serve on the Ordinance Review Committee with a term expiration of June 30, 2017. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

- Larry Goldman, Ordinance Review Committee

Geoffrey Parker moved to approve Larry Goldman to serve on the Ordinance Review Committee with a term expiration of June 30, 2015. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED

- Owen Casaś, Camden-Rockport Pathways Committee

Ken – Owen was at the last meeting and was very helpful.

Tracy Murphy moved to approve Owen Casaś to serve on the Camden-Rockport Pathways Committee with a term expiration of June 30, 2017. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED

c. Presentation by Habitat for Humanity about the efforts they are undertaking in Rockport and surrounding communities.

Tia Anderson – she has been the manager for twenty-five years. Paul Cavalli is the Board Chair for this region.

There has been tremendous growth. They have done a lot of community work regarding affordable housing. They reported that several businesses are engaged in the project. They have over 400 volunteers. They have received a donation of a modular in Cushing. They have also been involved with a rehabilitation project on Pine Street in Rockland.

Paul – they have worked with eight other communities with renovations and rehabs. The place we received in Rockland will accommodate a family of four – five people. The Board has only two paid employees.

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Tia – the restore has doubled our business to serve people in need. It is a misconception that our services are free. We hold our families to a standard before we help them build a home. We work with the selected family prior to and after they move in to make sure that they can afford the expenses. They also work with the Hospitality House, Penquis and Counsel to assist them if they need help.

Geoff – you are the bank, you own the property and you help the family to build the house? Do they have to have property to build on?

Tia – yes we own the property and we turn it over to them when completed. We are a tax exempt organization.

Tracy – when is the ReStore open?

Tia – Wednesday through Saturday, 10:00 a.m. to 3:00 p.m.

Tracy – how does one donate to your organization?

Tia – call us and we will respond to you. Contractors and realtors have been amazing with their donations.

Paul – White Hall Inn has remodeled and we have received most of the unwanted furniture.

Ken – families are assisted to get into a home and then to hopefully later move on to something else?

Tia – yes, it is all positive.

Owen – what are you doing for the islands in regard to issues with affordable housing?

Tia – not a lot. They have their own committees. Maybe in the future we can expand.

d. Approval of the Ordinance Review Committee 2015 Work Plan

Jamie – We have six items to review for the June vote. I have included for you the meeting notes of December the 9th meeting with members of the committee, the Select Board and the Town Manager.

The first two items regarding nuisances and sign standards did not make it on the ballot last year.

The third item is section 900-913, density. There is a large parcel of land referred to as Ingraham's Corners in the Comprehensive Plan but no subdivision approval has ever been approved. It appears that the Town has been relaxing their zoning standards.

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The fourth item is section 1002-1004 – there has been some dissatisfaction with what is acceptable in certain zones

The fifth item is section 1303, site plan review. No one seems to know the threshold on what is a regular request and what ones need site plan review. The protocol has been that staff does the inspection and enforcement looking for history lessons as guidance.

Ken – keep in mind the deadlines. The biggest issue is metal building.

Tracy – review of this item will take a long time and a lot of thought. A couple of subdivisions come into play. Item d is a religious issue; item e, the ORC can get a jump on giving good feedback; item F is an ongoing issue. I don't know if all of these items are manageable to accomplish for the June election. Item d needs more time. We should go forward with item a and b and parts of item c. Item d is a big undertaking and will take a long time. Item e is possible. Item f, you could choose the parts that are worth moving forward. The one that will move more quickly is performance guarantee with input from the Planning Board.

Jamie – item d, we have little to gain from this section with the exception of metal building. You could cut item f if we need to.

Tracy – you need to change the items that you need for day to day use.

Geoff – we will not hold it against you if this is too much to get done.

Ken – a and b are low hanging fruit; d, metal building but not landscaping; c needs a lot of research and you should knock off item f for this time.

Kenneth McKinley moved to approve the Ordinance Review Committee 2015 Work Plan as written by Planner James Francomano with the following changes, A, B, E and D (metal building only) and knock off C and F. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

e. Discussion regarding MSAD -28 Middle School building program and signature of the school bond referendum warrant

Bill – should we make a public statement and give it to the press as Camden did?

Geoff – we run our ship different than Camden.

Tracy – we have been asked this question in the past. This is not our budget it is theirs (school). We can give our own opinions, but not as a Board. It is not our right or responsibility to give our opinion.

Ken – agreed with Tracy. The school board has to put the information forward. More public hearings are coming up.

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Tracy – should we move on?

Bill – okay let's move on.

Tracy Murphy moved to approve signing the Warrant and Notice of Election to call MSAD #28 Referendums to be held February 10, 2015 from 8:00 a.m. to 8:00 p.m. at the Rockport Town Office Richardson Room. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

f. Vote to accept \$200.00 donation from the Lakeview Orthodox Lutheran Church to the Rockport Police Department

Tracy Murphy moved to accept the \$200 donation from the Lakeview Orthodox Presbyterian Church to the Rockport Police Department and to send a letter of thank you. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED

VI. WASTEWATER COMMISSIONERS

Tracy Murphy moved to leave as Select Board and enter as Wastewater Commissioners. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

a. Commitment of Commercial Sewer User Rates for the period of November 2014

Tracy Murphy moved to commit the November 2014 Wastewater User/Debt Fees totaling \$27,947.17 to the Treasurer for collection. Kenneth McKinley seconded the motion. VOTE: 4 FOR – 0 OPPOSED

b. Discussion and vote on request by Camden Animal Hospital to become sewer users

This item was moved to unfinished business earlier.

c. Discussion regarding December 29, 2014, letter from DEP regarding capacity issues with both Camden's and Rockland's wastewater treatment facilities

Rick – this issue may impact us in the long run, but it is not us. The bottom line is that there is an issue with the I & I at both Rockland and Camden. The material we are sending is probably good for their systems as it contains little I & I (inflow and infiltration water).

Steve – when there is a storm our flow rises by 5% and theirs rises by 70%.

Rick – 50,000 gallons comes from Mid-Coast Solid Waste. However, it is the responsibility of all 4 towns and unfortunately the Solid Waste is located in Rockport.

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Steve – The water to Camden is dirtier after it goes to Camden than when it is sent from MCSW.

Rick – the DEP is only making us aware of the situation and it will help if we are able to pressure Camden and Rockland to fix the problem.

Steve – because of the hospital sometimes the flow runs higher. We should plan a workshop and talk to Nate from Woodard and Curran. The DEP wants us to be the bad guy.

Rick – we have the ideal situation and need to have Camden and Rockland to run more efficiently.

Steve – the peak inflow is the problem. We should have a workshop with Jim Guerra, MCSW; Nate, Woodard and Curran; myself, Jamie, the Board and Rick.

Tracy Murphy moved to close as Wastewater Commissioners and to reenter as the Select Board. Geoffrey Parker seconded the motion. VOTE: 4 FOR –0 OPPOSED

VII. LIAISONS' REPORTS

Bill – The Chamber Business after hours will be on Wednesday at KDD Printing in Thomaston. There will be a Legislative breakfast on Friday the 30th at the Samoset from 8:00 a.m. to noon. The Annual Chamber Gala will be at the Samoset on February the 12th.

Library – the annual investment review from Putnam is looking good. The Investment Committee watches over the investments with Bar Harbor Bank & Trust and has little disagreement with it except they are holding cash again.

MCSW has approved their budget and it is close to last year's budget.

The Friends of the Rockport Library will need space for book sorting and storage after the July book sale. They would like us to assist with their search for a new place.

David Barry – they need books for their sale and are available to receive any donations on Tuesday and Friday from 9:30 to 11:00 a.m.

Tracy – The Recreation Committee will call a meeting on February the 2nd.

The Planning Board does not have a meeting this month.

Ken – the Pathways Committee met last week. They are shifting their focus towards Rockport, Route 90 to schools from the village. What reserve funds do we have? We should budget some monies. Cemetery Committee will be meeting in February as they do not have enough members to attend the currently scheduled meeting. The ORC will be starting their work soon.

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Geoffrey – Harbor Committee, no report as they have not had a quorum for their meeting. The Opera House Committee met. John Viehman is a firecracker towards marketing. He is a new dose of energy. Fiber Optic phase 2 is here. We need to know what our budget requirements are.

VIII. EXECUTIVE SESSION

a. None this month

IX ADJOURNMENT

Kenneth McKinley moved to adjourn the meeting at 9:13 P.M. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK AS RECORDING SECRETARY