
**ROCKPORT SELECT BOARD
(AS WASTEWATER COMMISSIONERS)
MEETING MINUTES
MONDAY DECEMBER 15, 2014
3:15 P.M.
ROCKPORT TOWN OFFICE, RICHARDSON ROOM**

Present: Chair William Chapman, Vice-Chair Charlton Ames, Tracy Lee Murphy, Geoffrey Parker and Kenneth McKinley. Also present: Department Heads, Mike Young, Public Works Director, Jamie Francomano, Director of Community Development and Planning; and Virginia Lindsey, Finance Director; and Stephen Beveridge, Assistant Public Works Director.

I. CALL MEETING TO ORDER – William Chapman, Chair called the meeting to order at 3:15 P.M.

II. WASTEWATER COMMISSIONERS

a. Discuss and vote on a request by the Camden Animal Hospital to become sewer users

Bill – what would the assessment fee be to hook into the sewer?

Ginny – I think \$2,000.

Ken – the connection will be going a long distance from the back of the building to Camden Street.

Tracy – they have never even paid a debt service and that is an issue with me.

Bill – what did we charge Marriners, Ginny?

Ginny – I don't know.

Ken – they will have to pay for the debt service.

Steve – to hook into the sewer line they have to go across someone else's land. They have to have permission by way of an easement deed and it needs to be recorded at the Register of Deeds. He will need an engineer.

Tracy – do they have an easement?

Steve - you cannot approve the request without a deeded easement.

Jamie – they will have to pay a bond or performance fee.

Rockport Select Board Meeting Minutes
Monday, December 15, 2014

Steve – we will hold them responsible and they need a street opening permit and to pay for

that as well. They will need to go across PAWS property to get to Camden Street. We cannot do anything without the engineer being here to answer our questions and to explain their proposal. Bill Lane of Gartley and Dorskey is supposed to be here. I will call him.

At 3:23 the Board moved on to the next item on the agenda

- b. Discuss and vote on having Woodard and Curran perform an Engineering Study regarding extending the sewer north from Route 90 to a point to be determined

Bill – we did not vote on this at our last meeting as we had questions about the proposal. (See attached.) Woodard & Curran sent the proposal to Rick on Friday morning. The proposed site is from Route 1 and Route 90 north. The engineer will do ledge probes and provide us with a design. At the last meeting we were presented with various options and a copy of a map with the proposed line outlined in orange. The sewer line will go from the intersection of Rt. 1 and Rt. 90 to Tropical Nails. This includes four properties. Once we receive a completed design we can put it out to bid as one project or we can cut it back and only include the first two properties.

Mike – Tropical Nails has approached us and is interested in being included in the plan.

Nate McLaughlin – we need to do a design before moving forward with the project.

Ken – can we put the proposal on the shelf and use it ten years later if we want to?

Bill – except for the cost which will obviously be higher.

Nate – bids are good for a certain amount of time, but you can always rebid them.

Bill – will the state have a problem with us reopening the road? It was only a short time ago that they did maintenance on that section of the road.

Nate - the state asks that we repave the travel width of eleven feet. This is three feet more than what is normally required. The permit would be based on the disturbed area.

Tracy – when reopening a road, what is the time frame?

Nate – the road was paved in 2013 and it is a three year MDOT moratorium (summer of 2016) from the time the project was finished.

Ken – regarding the three ring binder, that cannot be tapped into by individuals?

Tracy – yes it can be.

Rockport Select Board Meeting Minutes
Monday, December 15, 2014

Steve – there is a difference between overhead and in the ground wiring, especially when you bury it in state roads.

Nate – since the state just paved the road, they try to discourage anyone else from digging it up again.

Steve – the permit fees ran substantially higher.

Ken – where will the money come from?

Ginny – you could take \$600,000 out of surplus. I would recommend not going below \$200,000 in surplus. I might recommend having a reserve fund for construction. I would caution you not to go below \$200,000 in surplus.

Bill – we could expend \$28,000 from the current budget for the study.

Tracy Murphy moved to authorize the expenditure of \$28,000 for the engineering study as outlined by Nate McLaughlin in the December 12th letter and to be taken from the Wastewater surplus. (See attached.) Charlton Ames seconded the motion.

Tracy Murphy moved to amend the motion to state “not to exceed” \$28,000. Charlton Ames seconded the amendment. VOTE: 5 FOR – 0 OPPOSED

Geoff – feels that this is being rushed through. He presumes that it would only be a marginal benefit in doing this all at once to Maine Sport.

Nate – eventually we want to connect all properties along Route 1 to the sewer.

Bill – we could have the engineering work done now and do the work next summer.

Nate – a project of this small size could be done with a 30 day construction timeframe.

Geoff – are we going in the wrong direction? Should we be going south?

Bill – the Chamber of Commerce is moving this summer into the blue building on the corner.

Ken – feels that this project is a little rushed. He is willing to go with the engineering study at this time. Could we do the project without bonding? I do not want to fatigue the voters.

Bill called for the vote on the amended motion.

VOTE: 5 FOR – 0 OPPOSED (ON THE MOTION)

The board went back to discussion on item (a) at 3:50 p.m.

Rockport Select Board Meeting Minutes
Monday, December 15, 2014

Bill Lane – showed plans for the Animal Hospital. He is representing the Contakos, the owners of the facility. The septic system there is very tender. They are looking to PAWS for securing an easement and tying into the sewer. A twenty foot easement will be needed to be able to hook into the sewer system on Camden Street. The easement has not been recorded yet at the Registry of Deeds.

Bill – we cannot vote on this issue until that happens.

Tracy – are we on the right path?

Mike & Steve – agreed that this is good for the Town, PAWS, and the Animal Hospital. It has been signed, sealed, and delivered by Attorney Plouffe.

Ken – will this property, where PAWS is located, be divided in the near future?

Tracy – if it is divided into two pieces, it doesn't even have to go through the Planning Board.

Ken – what is the connection fee?

Steve - \$2,500 probably.

Geoff – there is really little that we can do today.

Bill – we can discuss this at our next Select Board meeting on January 12th.

Tracy Murphy moved to leave as Wastewater Commissioners at 3:57 p.m. and reenter as Select Board. Kenneth McKinley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

III ADJOURNMENT

Tracy Murphy moved to adjourn the meeting at 3:58 p.m. Kenneth McKinley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY