

MINUTES
BOARD OF SELECTMEN MEETING
February 5, 2020 5:30 pm
at the Damariscotta Town Hall

Members: Roberta Mayer, Chairperson; Louis Abbotoni, Mark Hagar, and Josh Pinkham

Members Absent :

Staff Present: Matt Lutkus, Town Manager; Robert Faunce, Town Planner; Karen O'Bryan, video recorder

Others Present: Kelly Steppe; Georgia Clark; Kermit (Randy) Clark; Shari Sage; Ann Jackson; Jenny Begin; Brent Hallowell; Daryl Fraser; Valerie Seibel; Sarah Rodgers; Paul Weislogel; Judy Weislogel; Tim Beal; Fred Brewer; Max Johnstone; Sumner Richards; David Levesque; George Betke; John Eskesen; Elaine Eskesen; Rolf Winkes; Eleanor Myles; Alan McKinnon; Marilee Harris; Judith Hazen; Valerie Seaberg; Patrick Parson; Brooks Sharp; Adolf G ; Haas Tobey; Evan Houk, Lincoln County News

- I. **Pledge of Allegiance:** The Pledge was recited at 5:30 p.m.
- II. **Public Hearing on Warrant for March 3rd Special Town Meeting**
 1. **Proposed Historic Preservation Ordinance**
 2. **Articles related to Medical Overlay Land Use and Shoreland Zoning**

Chairperson Mayer opened the public hearing by reminding those present to use the sign-in sheet for the purposes of having a record of those present. The purpose of hearing is to discuss the proposed Historic District Ordinance and Articles 4 & 5 of the Medical Overlay Land Use and Shoreland Zoning. The Board will hear input on Articles 4 & 5 regarding the Medical Center properties at Lincoln Health first.

Chairperson Mayer read the Articles in their entirety and said she would take comments in the following order: Damariscotta residents first, those having a specific interest second. Each speaker would be limited to 3 minutes.

First speaker was **Patrick Parson**, representing Lincoln Health. He stated the purpose was to correct the zoning, as it was zoned residential, but had been used commercially for over 20 years. As they increase patient care for all of Lincoln County, they will need to expand parking availability. They are in favor of approving this correction to develop a parking area. Sound, traffic control, buffers, etc. will be planned and sent for approval after this amendment is approved. They want to be good neighbors and are aware of abutters' concerns.

Brooks Sharp is the residential owner at 101 Bristol Road that abuts the old Teale house property. She had attended the last planning board meeting. She requested documents at that time that show permits for commercial use. There didn't seem to be any on file. **Robert Faunce** commented that things were done differently back then. She said it felt like it was "a piece-meal and a Band-Aid approach". She brought to the Board's attention that there is a brook at the north side that runs directly to the river. She questioned what was in it from years of parking lot run off. She would like to see a clear plan for this. If the ordinance gets approved, the townspeople need to understand pavement will go all the

way to Bristol Road. She encouraged everyone to have an educated vote. She wants to make sure the medical center has a cohesive overall plan and is not done piece by piece.

Adolph G. who also reside at 101 Bristol Road, and is a friend of Ms. Sharp. He believes the hospital needs a buffer zone on the side of the 10'6" residential driveway. Does the hospital have a designated emergency access? If so, does it meet State guidelines for emergency access? Now that the Teale House has been removed, he believes it is essential to build a proper emergency access. The old driveway has been removed, he recommends "building right." **Marilee Harris** was the next speaker, a resident of Damariscotta. She wanted to know if a study had been done to determine the amount of parking required. Obviously with more services comes the need for more parking. Has there been a new plan? **Robert Faunce** replied any increase in floor space must go through a checklist sheet to make sure adequate parking is available. He has talked to hospital staff about this concern. Although it has not yet been addressed, **Robert Faunce** said site plan review covers parking. **Marilee Harris** questioned how, after a new building is built, parking is just now being addressed.

Article 3 – Historic Preservation Ordinance

Chairperson Mayer read the Warrant Article out loud and referred the audience to the website for a copy of the entire 24 page document. Again, the order of speaking was reviewed: Damariscotta residents first, others who have an interest second. Speaking time is limited to 3 minutes for each speaker. Additionally, speakers should cite the section number, paragraph and page when making specific recommendations. After going through LUAC, the Planning Board and the Board of Selectmen, this is a final draft. Chairperson Mayer introduced Haas Tobey as the co-chair of the Historic Preservation Committee who will give an introduction. Robert Faunce is available to answer any questions.

Haas Tobey gave a brief history of "how we got here" saying that the Comprehensive Planning Committee began work on the Historic Preservation Ordinance in 2012. By 2014 the town passed the concept of this ordinance. The goal was identify and preserve those buildings currently in the National Registry. From there, by the summer of 2014, this led to a preservation ordinance. In 2017 it was revised. "In 2018, with the help of lawyers and consultants, as well as ordinances from all over Maine, the rest of New England, and across the country, what you have before you is the current draft of this ordinance." He feels it is at a place where it is before the Town to finalize the wording.

Robert Faunce notified all the owners in the Historic District by certified mail, return receipt required, and all but one responded (an out-of-town corporation). Those are available in the Town office as well as any written comments received.

The first speaker was **Rolf Winkes**, a new resident, but someone who claims to have 50 years of experience in drafting rules and regulations, as well as ordinances, for historic preservation. He said the current ordinance has "a lot of wrinkles" and far exceeds UNESCO standards. "The concept is good, but it needs a lot of work still." He understands that many did not get the message, and there is a need for more careful wording in some places, to avoid legal consequences.

Elaine Eskesen was next, stating she has lived in the same place for 30+ years and she did not get a notice or certified letter. She was unaware of any meetings that happened prior to this and would have very much wanted to be part of the process. She feels the Town should extend the time before voting. Separately, she claims 12-14 people have recently been meeting on this. She has seen only one article in the Lincoln County News (LCN) about 2 weeks ago. She feels the same way about the notification regarding the hospital zoning.

Valerie Seaberg was the third speaker and had several areas of concern. She has property on Elm St., adjacent to Main Street. **Robert Faunce** interjected that the ordinance only addresses the houses in the Federal Preservation District. **Valerie** responded that she was addressing the ordinance as it relates to expansion. With the exception of one, this might affect the homes on Elm Street. None of her neighbors were aware of this ordinance. In this 24 page document, there is reference to "all buildings in the district." **Robert Faunce** said it was only laying the ground rules for expansion. **Ms. Seaberg** referenced Section 107.3 page 5 where it says "in the future," meaning we are bound by this ordinance as written. In the same section, she had concerns about "non-contributing" and its meaning? It's the same issue with "otherwise subject to the ordinance." She is very concerned about the process. She questions how many stakeholders are now affected- "where were the community meetings from the start?"

Ms. Seaberg addressed Section 107.7-A1 "Anyone" may propose an amendment. Who is qualified? Do they need to be a citizen of the Town, a property owner, live in the proposed district the amendment applies to, etc.? Also, #5 same sentence, at the Planning Board she requested an "opt-out" clause or statement. The Board offered an amendment with an appeal to the HPRC. **Valerie** stated, "There are no criteria listed for approval or non-approval. So the HPRC can deny an opt-out on whim, and the requestor has no idea what qualifies for an opt-out."

Section 107.7.12c – **Ms. Seaberg** asked about a hypothetical. Suppose there is severe damage (pg. 18- middle of page) and the owner can't afford to restore the building to its preservation condition. Will the Town off-set the property taxes to pay for restoration? What's the fair market value if severely damaged? She suspects not much. "Am I forced now to buy "replacement" insurance at a much higher cost and/or sell my property because I can't afford to conform to the ordinance?" **Ms. Seaberg** stated she would have to vote "No" as the ordinance stands now. Since it is a municipal ballot, can it be removed from consideration at the March election? She would like to see the ordinance withdrawn and postpone a vote until more stakeholders are involved; and, some more guidance from those with experience in this.

Allen McKinnon spoke next. He is a former resident, and owner of 49 Main Street, next to the fish market in front of Schooner Landing. The district line actually goes around his building, but as an abutter, he never got any notification. To him, it seems the people most affected were not included in the discussions. He would be curious to see the signed certified letters. **Valerie Seibel** owns two Elm St. properties. First, she has questions about the Clark Apartments. Actually the building probably has some historic value, but it has been altered so many times, gutted and remodeled, even the facade is altered; would it come under this ordinance? **Robin Mayer** said it would be up to the Preservation

Committee (HPRC). Secondly, Ms. Seibel wished to address the Strong Building which she also owns. What if a building has an historic part and then 1970's addition? Again Chairperson Mayer said this would be a decision made by the Commission. Ms. Seibel wanted to know what the exceptions were and what were the criteria?

Mr. David Levesque was the next speaker. He is in real estate and is responsible for 242 and 202 Main Street. First and foremost he feels this should be up for vote at a full Town Meeting, when the turnout is greatest, not at a Special one. He wants to see the vote in June; it is not an emergency. Under Commission page 8, he would like to see the make-up have more guidelines so that there were mandated seats for residents, at least one for a resident of the District. 107.5-A he would like to add a regulation/preference for a member of the district (resident or not). There are approximately 35 lot owners in the District, but only 4-5 are Damariscotta residents. He feels the targeted area should extend to other areas than just those on Main Street. On Page 4-Boundaries, he wants the Town to consider all historic areas such as Elm, Vine, and Church Streets, Bristol Road and Chapman Road.

Mr. Levesque went on to address issues that change with time and technology. For example, heat pumps or solar arrays. Pg. 13 under Exemptions #6 – “not visible on building face”. Delete after “conduits” (right hand of street going to Newcastle Bridge), the roof is the best place for solar, but facing the sun makes the array visible from street. Why would anyone spend time and money to get an exemption with no guarantee of approval? Most business owners won't put climate change ahead of cost and time without some sort of promised return. Page 22- on lot 82 and lot 79 (Village Rentals), as it is written now, neighbors can put up solar arrays/heat pumps,” but I'd be disadvantaged as my neighbors are not covered in this ordinance.” He would like the last clause deleted in subsection #6. Then on pg. 12 Section 107.11 Ciii becomes irrelevant for heat pump converters/solar collection systems.

Lastly, **Mr. Levesque** stated that Castine and York have sample ordinances that offer tax incentives for holding true to the historic preservation ordinances. There are no incentives in this package. He would recommend including some ways of reducing taxes or other incentives, which is much better than a punitive approach. He doesn't believe that a smaller amount of lots accomplishes what the ordinance proposes. **Marilee Harris** spoke next as the Pastor for the Baptist Church and resident of the parsonage, an historic building. She wanted to echo what has already been said. She favors delaying the vote and having more discussion. She believes the people who live here want to support the concept, but they don't feel it meets the purpose as written. She recommends holding off. She wants the Board to give the townspeople an idea of the next steps. Is it another hearing? **Chairperson Mayer** stated in two weeks minor changes can be made. **Marilee** asked “Where do we go next? Can it be taken off the ballot? **Matt Lutkus** said it could be taken off.

Hearing from no other speakers, **Chairperson Mayer** closed the Public Session at 6:31 p.m.

III. Call to Order: Meeting was called to order at 6:35 p.m. by **Chairperson Mayer**

Chairperson Mayer thanked those who took time to come and express their concerns. **Matt Lutkus** stated that the Town does try earnestly to get the word out. He encouraged all present, and those at

home, to give him their e-mail which is a primary source of getting the word out over the last four years. He also stated that fear of a developer or someone else coming in and destroying some of the old buildings was a prime motivator for this ordinance – protecting the old building and their historic significance. **Robin Mayer** stated that they do public notices, use the Town website, Matt's email list, LCTV, etc. to get the information out. She said, "We hear 'We didn't know' but we do all we can through normal channels.

IV. Action on Public Hearing

Matt Lutkus outlined the choices the Board had: 1.) accept as written; 2.) amend; or 3.) take off the ballot

On motion (Pinkham/Mayer) to accept Articles 4 & 5, redefining the Medical Zone, as written for the March 3rd ballot **Vote: 4-0-0**

Article 3 Historic Preservation Ordinance

Lou Abbotoni was concerned about the number of people who apparently did not get the notice. He felt they needed a second meeting 2/19/20. **Josh Pinkham** felt they would need more than two weeks to address the issues raised.

On motion (Abbotoni/Hagar) to remove the Article from the ballot and send it back to the committee.

Discussion: **Josh Pinkham** felt there needed to be a timetable established to make the standards.

Robin Mayer suggested that LUAC call meetings with interested citizens, then send a draft to the Planning Board and then back to the Selectmen. **Lou Abbotoni** asked about expanding the zone. It was felt that was a LUAC decision. **Matt Lutkus** stated that judging from the hearing, there wasn't even close to unanimous support. **Haas Tobey** spoke from the floor stating a lot of legal work and research had been done. **Robin Mayer** said she feared starting all over again. **Haas Tobey** commented that if we have to slow down, we will start from a better position. **Mrs. Mayer** recommended keeping LUAC as a mediator to guide conversation. **Robert Faunce** inserted that it is very difficult to get amendments done as a group. He suggested using the available minutes as a guide to edit and revise. He stated "some things can be done and others cannot." He suggested that he would do a draft with changes shown and invite all interested parties, including those present at this meeting, to provide feedback and reaction.

Josh Pinkham said they had plenty of time to put it on the June ballot. **Robert Faunce** said it should be okay as long as folks are informed. **Robin Mayer** stated a lot of people fear change/ the unknown.

There are some questions we don't know the answers to because the Commission has not been formed yet. Also, criteria for the Commission haven't been developed. For the "district" to change, it has to go to a Town Meeting vote. Somethings certainly can be made clearer. **Lou Abbotoni** says he is in favor of the ordinance, but the atmosphere shown tonight guarantees it won't pass. **Haas Tobey** suggested that they look at the list of changes advocated for and carefully look at those that are easy. Others are more difficult and philosophical while still having merit. i.e. Small district with incremental growth.

Chairperson Mayer reminded Mr. Tobey and the Board that there was a motion on the floor and discussion was limited to the Board. **Josh Pinkham** stated they still needed a time frame, and suggestion the June Town Meeting. The motion was amended.

On motion (Abbotoni/Hagar) to remove the article from the ballot, send it back to the committee, and be ready for the ballot at the regular Town Meeting in June. Vote: 4-0-0

Chairperson Mayer announced that as a result of this motion, there would not be public hearing on this matter on 2/19/20. Ordinance was referred back to LUAC. **Lou Abbotoni** addressed Haas Tobey saying, "I don't mean to put extra pressure on you, but I don't think it'll pass as it is." To which, **Hass Tobey** replied, "It's been six years already." **Chairperson Mayer** expressed her appreciation for all those who showed interested and attended.

V. Minutes:

On motion (Mayer/Abbotoni) to approve the minutes from 1/8/2020 as distributed. Vote: 3-0-1 (Hagar abstaining)

On motion (Mayer/Hagar) to approve the minutes from 1/15/20 as distributed Vote: 3-0-1 (Abbotoni abstaining)

VI. Financial Reports

1. On motion (Pinkham/Abbotoni) to approve Payroll Warrant #43 Vote: 4-0-0

2. On motion (Pinkham/Abbotoni) to approve Accounts payable Warrant #44 Vote: 4-0-0

Chairperson Mayer had some questions on the QuickTurn invoice. They seem to be behind in the invoicing which makes it hard to match repairs. She felt some might be on the old Taurus while it was still in use as a primary vehicle. Duplicate oil changes and filters, brakes, etc. We need to keep track of expenses on this vehicle so the repairs don't outweigh the feasibility of keeping a spare cruiser. New tires on old Explorer- why were tires bought at Sullivan's but installed at Quick Lube? Matt will ask the Chief to keep a record on the old Taurus. He believes that it is a situation where QuickTurn is months behind in their billing; he is quite certain that it is a backlog from when the Taurus was in service. He will have the Chief confirm. **Josh Pinkham** pointed out the "date of service" should be on the bill.

VII. Presentations: Legislative Session Review- Senator Dana Dow and Rep Matt Devins

Matt Lutkus stated that Rep. Devins would not be in attendance as he was sick and couldn't make the meeting. **Chairperson Mayer** introduced Senator Dana Dow.

Senator Dow began by saying that he had just returned from Washington D.C. where he had been invited to be in the gallery for the State of the Union address. **Senator Dow** also stated that this is a short session. The supplementary budget has been spent with on 3/10 of 1% left. There will be a revenue update at the end of March. One of the biggest issues facing the legislature are the Bond issues. \$100 million set aside for highways, \$50 million for internet. He feels that "a chunk of money at a time won't get things finished." The "State" Plan for internet connection thru ConnectME has been haphazard. It costs about \$30K per mile to string optic wire, not including actual installation; you need 8 households per mile before they will connect. Fiber cable is the way to go, but many places in Maine can't meet the criteria of 8/mile. 5G has its issues as well – you need boosters for relay all the way down a road. We have the "3-ring binder" but it is not hooked in. There are community centers where you can rent space by the hour to be connected.

The Healthcare Bond is another big issue. It is very expensive and Maine ranks 30th in the country in income, but 11th in taxes. It is a difficult situation to get anything done. **Mark Hagar** asked "What are you doing for us, being a service center?" Reply: "No plans yet." **Matt Lutkus** reminded the senator that we were in the first tier of 29. **Chairperson Mayer** asked about the marijuana tax and what % could we expect coming back to the towns. Sen. Dow responded that the issue is becoming difficult with the black market. At a 20% tax with 2% to go back to the towns, many find it cheaper to pay directly to a supplier who may have a cheaper selling price and no tax. **Matt Lutkus** reminded the senator that Damariscotta "opted-in" on both types of sales. **Robin Mayer** asked if sending a letter from the Town might help. He suggested sending it while the issue was still on the back burner.

Josh Pinkham wanted to talk about the gas tax. **Sen. Dow** stated there was a Blue Ribbon Commission looking into all funding avenues. A lot of the legislature wanted the excess to all go to highway funding. They borrow \$100K annually, but the proposal didn't go through. There is a proposal for a 15 cent increase which would put Maine's gas tax at \$0.45, second only to California. **Josh** asked if they were considering a usage fee for electric cars. **Sen. Dow** responded that although they need to consider for the future, currently there are only about 500 electric cars registered in Maine. Newer trucks seem to have much better gas mileage, as he attested to with his own vehicle, which is getting 27-28 mpg versus the old one getting 16-17 mpg. The fact is all cards need to be on the table. We may see a small increase in gas tax, but we need other solutions. **Robin Mayer** said she felt there needed to be a re-evaluation of how federal monies are allocated to the states. She gave an example of Delaware and Maine receiving the same money, but the area to be covered is vastly different. Winter states are more expensive to maintain than non-snow/ice areas; federal distribution to states is part of the problem. **Sen. Dow** said he realizes this and it is the same issue with school funding formulas. He will talk with Senator Farrin about it, as he is the Chair of the highway committee.

Mark Hagar stated he wanted to be clear that the towns did not want to give up the excise tax. **Matt Lutkus** said that equates to about \$1 million in Damariscotta alone. **Robin Mayer** asked if there was anything else exciting coming up. **Sen. Dow** responded that it is the beginning of the session and he is spending considerable time with both sides trying to keep lines of communication open. He started a "take an opposition legislator to lunch" practice a few years back and it has expanded throughout the legislative body. It's been a really good way to keep dialog going. **Chairperson Mayer** thanked Sen. Dow for what he is doing. **Sen. Dow** did comment that the money returned to the towns was up this year as a result of the surplus. He also commented that he wished every town would invite him to a Selectmen's meeting.

VIII. Citizen Comments and General Correspondence

Matt Lutkus had correspondence as a follow up on the audit on Main Street by MDOT. The accident at School St was included in the audit. Recommendation: Speed limit should be reduced to Belvedere Street and increased after Belvedere to 45 m.p.h. A decrease should happen all the way to Back Meadow.

Mr. Fred Brewer, Damariscotta resident and volunteer fire fighter, spoke next. He wanted to present to the Board an item for the supplemental budget. He is on the State's LOSA Commission and wished to

discuss a retirement incentive program for fire fighters. The Commission was started three years ago under Gov. LePage, but the program was unfunded. LD1014 proposes \$2.5 million (contributions and administrative costs.) to start this. Gov. Mills has allocated \$1.5 million to get it started. The Board has a copy of the proposal. This is a retirement plan for those who are not paid salaries, but act as volunteer "employees". For the Damariscotta Fire Department, a firefighter would receive \$10/point on a activity scale (training, firefighting, on call, etc.) There needs to be money put in to get it started. Who knows if it will pass? It would cost about \$6500 per firefighter to start. **Chairperson Mayer** asked if all Chiefs were providing testimony. **Mr. Brewer** said basically the members of the commission were doing that. This is based on volunteering not salary. State-wide we are seeing response areas growing as fewer and fewer citizens volunteer. This may be an incentive to get an increase in help at the local level. "It's a carrot; a piece of the pie." Wiscasset was designated as being in the worst shape in Maine for facility and equipment; building was condemned. In Liberty, the Fire Chief has added 2 full time people (6 am-6 pm) at a cost of \$130K. By the National Volunteer Fire Council's studies, for a town the size of Damariscotta, it would cost about \$2.4 million to fully staff and equip a paid, full-time department. Many areas in Maine see 6-7 or as many as 9 towns responding to an area fire, not because the fire is so big, but because no one department has enough staff to fight it alone. **Mr. Brewer** cited the tragedy in Troy where it took 25 minutes after the first trucks arrived to begin putting out the fire because each truck had only the person in it.

Matt Lutkus said he would work with Mr. Brewer to draft a developmental position paper to send to Rep. Devins and Sen. Dow. **Mr. Brewer** stated that the website has sample letters and the Board should know that the National Council is looking to Maine as a prototype program. Other states (NY, NJ, PA, WI and NC) already have programs but they are vastly different. Some are "defined contributions"- the money is yours and some are "defined benefits"- the money is yours in the form of a pension. North Carolina took over 3 years to get theirs.

IX. Town Manager's Items

1. Draft Interlocal Agreement for Ambulance Services

Chris Hall of Bristol has taken the lead on this. There does not seem to be a written agreement among the Towns of Bristol, Newcastle and Damariscotta for mutual aid. There is no issue about the quality of service provided by CLC Ambulance Service, but there is general agreement that all parties would benefit from the adoption of an Interlocal Agreement. Chris has prepared the attached draft. If the towns agree to move forward, each town would have to approve this at their respective town meetings.

2. RFP for LED Conversion/Municipal Ownership of Street Lights

The Board previously approved Matt working on a proposal for an RFP with other Lincoln County Towns and the County Administration for a vendor to develop a plan for the transfer of ownership of CMP-owned lights to each municipality; and, to oversee the conversion of publicly owned street lights to LED. County Administrator Carrie Kipfer took the lead on this on behalf of the towns of Damariscotta, Newcastle, Bristol, Wiscasset and Somerville. The range in number of lights goes from a high of 207 in Wiscasset and a low in Somerville of 3. Damariscotta is in the middle.

XI. Official Action Items

1. Engineering Contract for Hodgdon Street Improvement Capital reserves approved for 2020 included the cost of surveying, engineering, and designing the section of Hodgdon Road adjacent to Pleasant Street. Drainage and pavement reconstruction are the main issues. Request is to waive bid guidelines and approve Gartley and Dorsky to complete the professional engineering work this spring. Staff will then complete a low and moderate income survey (LMI) so that a Community Development Block Grant (CDBG) can be applied for. It is hoped that this infrastructure grant would be completed in time for the 2021 budget cycle. **Chairperson Mayer** asked how far up the road the pavement repairs would go. **Matt** felt 400' would take it up to the cemetery. **Mark Hagar** asked where the \$15,000 would come from. **Matt** replied "From budgeted Capital Reserves."

On motion (Mayer/Pinkham) to waive the Town Charter bid guidelines and authorize the Town Manager to execute a contract with Gartley and Dorsky for surveying, engineering and design services for road pavement and drainage improvements on Hodgdon Street for the amount not to exceed \$15,000. **Vote: 4-0-0**

2. Maine Service Center Coalition Appointments

The cost of maintaining membership is \$500. Both Matt Lutkus and Mark Hagar represented Damariscotta. **Mark Hagar** commented that he felt the coalition had become much more active and he believed "being there" made a big difference. Since Matt has been appointed to the Executive Board, this year he will assume the delegate position and Mark will be the alternate.

On motion (Mayer/Pinkham) to appoint a Town Representative (Matt Lutkus) and an Alternate (Mark Hagar) to serve as the Maine Service Center Coalition voting delegates for 2020. **Vote: 3-0-1 (Hagar abstaining)**

3. Wastewater Infrastructure State Grant

Matt was made aware of a grant available through Wastewater Treatment Facility Planning and Construction Grants from LeeAnna Libby of the Great Salt Bay Sanitation District. When he contacted State officials, he learned the Town can apply for State grant funds to pay for up to 80% of the cost of replacing the sanitary sewer lines under the Municipal Parking Lot. As the Board is aware, we don't have the money to replace the lines and there is dispute among some business owners and the Town as to who has the responsibility of maintaining these lines. It makes sense to replace these 50-60 year old lines before any paving of a new lot. If we receive the grant and accept ownership, it would put to rest the decades old dispute. Because of several financial criteria applied, we will not know the exact amount of the State contribution until the award. Estimating a \$30K grant would mean \$6,000+ for the 20%. If the grant is awarded, the Town takes ownership of the lines to the property line, an easement is needed. From the property line into the building is the property owner's responsibility, **Mark Hagar** commented that it would be good to get this behind us.

On motion (Pinkham/Abbotoni) to authorize the Town Manager to submit an application for Wastewater Treatment Facility Planning and Construction Grants Program funding to be used to replace the sanitary sewer service lines under the Municipal Parking Lot and authorize the use of Municipal Parking Lot Maintenance capital reserves to fund the local match. **Vote: 4-0-0**

4. Donation for Waterfront Improvement Project

In 2018, the Town received a commitment of \$1 million to be used towards the cost of reconstructing the municipal parking lot. The donors subsequently allowed \$50,000 to be set aside for the higher-than-anticipated costs for the downtown restroom. Another \$20,000 had already been transferred to the

Town account for parking lot engineering and design studies. The Town just received the balance of the commitment (\$930,000) through the Twin Villages Alliance. **Chairperson Mayer** reiterated how valuable this donation was in giving the Town the "seed money" it needed to apply for a multimillion dollar Economic Development Grant.

On motion (Abbotoni/Pinkham) to accept a donation from the Twin Villages Alliance for \$930,000 to be used for the Town's Waterfront Improvement Project. **Vote: 4-0-0**

5. Contingency Transfer for EMA Computer Tablet Use

A Memorandum of Understanding with the Lincoln County Emergency Management Agency provided each EMA Director with a Samsung Tablet; in return the towns needed to subscribe to a data plan with a wireless network. We were able to add this to an existing Verizon plan with the Police Department cellular service. The EMA budget is relatively small, and unable to absorb this in the current budget year. For the next year, it will be in their budget. The cost is \$627 for the next six months until the new fiscal year. With Board approval, this will come from contingency funds. Another item is the traffic signal repair which was an unbudgeted item at \$1822.10.

On motion (Pinkham/Abbotoni) to approve contingency expenditures of \$627 for the cost of cellular service for the EMA computer and \$1822.10 for the traffic signal repair. **Vote: 4-0-0**

IX. Selectmen's Discussion Items - None

X. Adjournment

On motion (Pinkham/Abbotoni) to adjourn at 7:40 p.m.

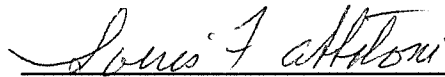
Vote: 4-0-0

Respectfully submitted,

Lynda L. Letteney
Recording Secretary

We, the undersigned, do hereby approve as written, or with corrections as noted, the minutes of the above-designated Board of Selectmen meeting. (2/5/20)

Roberta Mayer, Chairperson



Louis Abbotoni



Mark Hagar



Joshua Pinkham

Town of Damariscotta, Board of Selectmen, signed this date: March 4, 2020