



**Minutes**  
**OWLS HEAD BOARD OF SELECTMEN**  
**February 3, 2020**

**CALL THE MEETING TO ORDER:**

Chairman Thomas Von Malder called the meeting to order at 4:00 pm. Present were selectmen Linda Post and Gordon Page. Also presented were Lynn Chaplin, Meg Gaunce, Brad Ketcher, Dick Strong, Elizabeth Ketcher, Horace Maxcy, Marjorie Maxcy, Todd Bullock, Bill Leppanen, Robert Mongell, Dick Carver, Margaret Watkinson, Ronald Watkinson, Ernie Benner, Steve Cook, Katy Miller, Emily Philbrook, Justin Philbrook, Jeri Holm, Nancy Eugley, Annette Naegel, Kathryn DerMarderosian, Linda Novak, Scott Bickford, Adam Marcus, and Russell Wolfertz.

**APPROVE MEETING MINUTES:**

**Motion: 4:03 pm Gordon makes a motion to accept the minutes for February 3, 2020 as presented. Linda seconds that motion**  
**VOTE 3 in favor – 0 opposed**

**OLD BUSINESS:** Fire Chief Frank Ross e-mailed information to the Selectmen regarding the replacement cost for a new fire truck. The Maine Municipal Association (MMA) will cover one hundred percent of the cost. Chief Ross quoted a price to be around \$305,000. Selectman Gordon Page asks the question to the board that with that kind of expense, although it is an insurance settlement, should it go to a special town meeting? Chief Ross stated that the person he spoke with at Maine Municipal Association thought it would be a good idea. Selectman Linda Post suggests having a public informational meeting because the time put into organizing a town meeting can be lengthy. Mr. Page asks Chief Ross the turnaround time for getting the fire truck and Fire Chief Ross states 9 months. Chairman Von Malder then states that the MMA would like a decision now rather than later. Bill Leppanen states that because our water supply is coming from Warren, there needs to be some kind of urgency, should it be needed. Selectman Page says that deciding without going to a town meeting, could may

come back on us later on. He would like to know if there is some resistance? Chairman Von Malder states that if we go ahead and get the fire truck, it is not going to cost the town anything so how can there be any objection. Dick Carver then asks if we should not get the pumper truck, what is going to happen to the towns insurance rate?

**4:10 pm Motion: Linda makes a motion to proceed to replace our fire truck with the recommendation that was given by Fire Chief Frank Ross. Tom seconds the motion.**

**VOTE 2 in favor – 1 opposed**

Road Commissioner Bill Leppanen gives an update on the installation of a street light at Birds Loop. He presented a list of street lights used in Owls Head, ones that are covered by the airport as well as the state. The rental for a street light is approximately \$11 a month. He says that there are six houses on Birds Loop that will benefit from having a street light, he says he isn't sure if the street light will be visible from North Shore Drive. Chairman Von Malder asked if we need signage as well as a streetlight, Mr. Leppanen said the state will do signs whenever a decision is made. Chairman Von Malder said to go along with the signs. Kathryn DerMarderosian raised the awareness that having a streetlight could affect habitat. Chairman Von Malder asks that the Road Commissioner contact Central Maine Power about having the non-working streetlights fixed. A decision was made to go with the 50 watt light and if need be, change to the LED.

**4:23 pm Motion: Linda makes a motion that we have CMP install a streetlight on Birds Loop using the 50 watt light.**

**Gordon seconds the motion.**

**Chairman Von Malder reiterates that there will be signs installed by the state also.**

**VOTE 3 in favor – 0 opposed**

Emily Philbrook is inquiring about a land-use zone change for 52 Ginn Point Rd. Chairman Von Malder states that it would require a special town meeting as stated at the last meeting. Code Enforcement Officer Scott Bickford states that it would require a zoning change and most likely be changed to a commercial fishery marine activity directly water-related. It would have to go to the voters, and they would make the final determination. One method would be the planning board

support it, then ask the Selectboard to have it put on a warrant as an article. The second option is the Selectboard themselves put the request on a warrant as an article. And the third is the applicant would have to request it by referendum. Selectman Post asks the difference between a regular commercial zone and the commercial fishery marine zone. COE Bickford states that it has to pertain to strictly water-related activities within the shoreland zoning of 250 feet. Mr. Bickford suggests that the planning board review whether or not lobsters could be sold on-site. Several members of the community have concerns and a strong objection to the zone change being allowed. Robert Mongell asks the question, does this area need to be developed, and is there someplace more suitable. Katy Miller disagrees with the coast of Maine being residential. She states that the State of Maine was built on a working waterfront. Both Selectmen Thomas Von Malder and Linda Post think it best to bring the request to the planning board for a review then move forward with their recommendation. Resident Brad Ketcher of 50 Ginn Point, which is a direct abutter, requested information through the Freedom of Information Act prior to the meeting. He believes the comprehensive plan is legally flawed. COE Bickford says this plan will need to be approved through the State. Resident Linda Novak states that she, as well as the rest on Ginn Point, are 110% against the request. And they as a community will fight tooth and nail to make sure it isn't approved.

Selectman Linda Post discusses that we have received a few market analysis for 375 Dublin Rd. COE Bickford mentions that with a lot that size, the ordinance states that the only things that would be allowed on that property would be 60,000 square ft lot with a dwelling on it. Three dwellings on the property if they were made into a sub-division assuming they could pass a septic system test, which he doesn't believe it would. He says the only other thing an ordinance allows is a mobile home park again contingent on the septic system. Real Estate Agent Russell Wolfertz states that over the past few weeks of researching the property, he doesn't see the site as being residential. His thought is to flip the lot into a commercial and start looking at making light manufacture, light industry or boat storage, anything commercial that would not be a nuisance to the homes nearby. Mr. Wolfertz says that it would make more sense and value.

**NEW BUSINESS:** Liquor license permit for Mikes Catering was approved and signed.

**5:02 Motion: Gordon makes a motion to approve the application for the catering permit from Mikes Catering for the event at the Owls Head Transportation Museum on the 21st of February 2020. Linda seconds the motion.**

**VOTE 3 in favor – 0 opposed**

Katheryn DerMarderosian asks the Selectmen if they would be interested in having some people come in and perform some kind of workshop to bring more attention to climate control. She believes we as a community need to be proactive in some of the effects of climate change. Selectman Post suggested Ms. DerMarderosian gather as much information as shes able and present it to the board as a workshop.

Amy Lowe representing the Owls Head Baptist Church is requesting the use of the *Amy Lowe from the Owls Head Baptist Church would like to request using the Community Hall. She states that in the past, the selectmen have let the church hold functions there free of charge. The Church would be holding a game's night so they can reach out to the community and let the community know what the church is. Only snacks would be served, so the use of the kitchen will not be needed. Selectmen Page asks that the church request in writing with a specific date/time and also mention the fee being waived and present it to the office staff for approval. A deposit fee of \$50 is needed when signing up. Once it has been determined the hall is cleaned properly, the monies will be returned.*

**PUBLIC COMMENT:**

**OTHER BUSINESS:**

Selectman Page says the cable and high-speed group will be having a meeting on February 4, 2020. Also, Selectman Page says he will be out of town from the 11th-26th, he will not be attending the next meeting on February 18, 2020.

**APPROVE AND SIGN THE MUNICIPAL WARRANT:**

**5:36 pm Motion: Tom makes a motion to approve the warrants as presented. Linda seconds the motion.**

**VOTE 3 in favor – 0 opposed**

**ADJOURN THE MEETING:**

**5:36 pm Motion: Linda makes a motion to adjourn the meeting. Gordon seconds the motion.**

**Vote 3 in favor – 0 opposed**