



OWLS HEAD BOARD OF SELECTMEN

Minutes

March 01, 2021

VIA ZOOM
Live on YouTube

CALL THE MEETING TO ORDER

4:00 pm Chairperson Thomas Von Malder calls the meeting to order. Also present was Selectman Gordon Page and Linda Post. Also present were Steve Cook, Richard Carver, Bill Gay, Bill George, Michael VonCannon, Ken Wexler, Lynn Chaplin, Maria Devery, CMP representative Patrick Voit, Stephen Betts, Kathryn DerMarderosian, Kevin Bedford, Town Clerk Susan Wilson, Planning Board Chairman Russ Wolfertz, Knox County Airport Manager Jeremy Shaw, Lauren Swartzbaugh, Owls Head Village Library President Kerry Hadley, Road Commissioner William Leppanen, Code Enforcement Officer Scott Bickford, Attorney Fredrick Newcomb, and recording Secretary Eleanor Stone.

APPROVE MEETING MINUTES

MOTION: 4:03 pm Gordon makes a motion to approve the minutes as corrected. Linda seconds the motion.

Vote passes 3-0

OLD BUSINESS

A decision about where to hold the Special Town Meeting that was tabled back on November 30, 2020, is had. Chairman Von Malder believes that the meeting scheduled for April 19, 2021, needs to be held on that day, briefly or in its entirety, even though it is a holiday.

Town Clerk Susan Wilson reads the motion from the Special Town Meeting. Article 2 and Article 3-Motion (1) was made to table the vote until April 19, 2021 due to COVID restrictions. An amendment was made to that motion to include "Anybody wishing to vote, will be able to." Motion (2) was made to move that date to February 22, 2021. Hand votes on the Motion (2) was 6 yes, 22 no. Motion (2) fails. Motion (1) hand votes 29 yes, 0 no. The Special Town Meeting will be on April 19, 2021 with anyone wishing to vote, will be able to.

A Motion was made and seconded to adjourn the meeting at 6:55 pm. Motion passes.

Selectmen Page states that because the Special Town Meeting is scheduled on a holiday, he does not believe additional costs needs to be added, such as holiday pay. Page states that other local municipalities have held their meetings by having it at the Snow Bowl parking lot and broadcasted over the radio.

Chairman Von Malder asks Secretary Eleanor Stone to contact both the Knox County Commissioners Office and Owls Head Central School seeking permission to use their building to hold the meeting. They will finalize the date/place at the next Select Board meeting scheduled for March 15, 2021.

NEW BUSINESS

Michael VonCannon would like to appoint Lea (Eleanor) Carver to the Cemetery Committee.

MOTION: 4:25 pm Gordon makes a motion to nominate Lea Carver for a position on the Cemetery Committee. Linda seconds the motion.

Selectman Page asks Michael for a current list of members to date. Walter Guptill, Bill Gay, Jessie Ellis, and Michael VonCannon.

Vote passes 3-0

The Selectmen discussed the State Salt Bid proposal that came through the e-mail. It was decided that this procedure is usually done through the County, so nothing needs to be done.

Road Commissioner Bill Leppanen gives the Selectmen an update regarding the pothole in the Owls Head General Store's parking lot.

Leppanen supplies a sketch from Joe LaBranche Survey. There is an orange line that starts in front of the Post Office, comes around the corner.

It is marked with a brown dot that indicates where there was a proposed catch basin. The Post Office owns the right to the travel way, they own 65 feet of frontage. Leppanen spoke to Fred Newcomb last year and Mr. Newcomb stated he was not happy with going over/under someone else's property with the right of way. Newcomb said that Leppanen should not get involved and let an engineer figure it out.

Mr. Leppanen feels that if store owner Maya Newsome paves her parking lot, it will cause a bigger problem in front of the post office. He would like to get a catch basin in that spot. He has an estimate between \$11,000 to \$12,000 to do a new catch basin and pave where there was any disturbance.

Mr. Leppanen was not sure if the General Store was willing to pitch in for the cost. There are a lot of issues to deal with in that area he states.

Chairman Von Malder asks if we are responsible or if the State is? Leppanen says that the State is responsible for the catch basin that is already there. The landowners are responsible for the pipe.

Kathryn DerMarderosian says that the water that runs through her property and has washed out her landscaping in the past. She would be interested to hear what the engineers have for ideas on fixing that area. She would appreciate some improvement there.

Bill Leppanen suggests that the town get a proposal from Gartley & Dorskey and that would be for the engineering for the draining issue. He will update the Select Board as they happen.

Patrick Voit CMP representative advises the Select Board that there are two options for the town when converting over to LED lighting for all town street lights. We can either buy outright or lease, both having different advantages. PowerPoint attached.

Selectmen Page asks that Mr. Voit to come back to the next scheduled meeting with a comparison costs from other local towns.

Select Person Linda Post mentions that the Woodmen's request to open a wedding venue at 35 Ash Point Dr needs to be fit into the schedule somehow so they can get in on the Special Town Meeting scheduled in April. She feels the applicants have seen to it that everything requested of them was done.

Attorney Fredrick Newcomb questions having it added to the April meeting because he is concerned that the Knox County Airport's Interlocal Agreement will bring enough publicity and if

held at our traditionally scheduled time of year we may have a better prepared due to COVID-19 restrictions.

He also feels this zoning change request is considered spot zoning. Newcomb is concerned with the written proposed article and feels there is not have a rural residential overlay zone. Our zoning map shows no such zone at present. He also mentions that before a public hearing can be conducted, a letter alerting the abutting properties needs to be sent out.

Bill Leppanen feels the request should go forth to the meeting because he states, "what if this pandemic goes on longer than expected." He feels it is not fair to keep postponing it.

Maria Devery states that at a meeting held to change the zoning for a boatyard, she says it did not take that much time.

Ken Wexler feels the town needs to be careful and not set forth anymore precedence and follow the zoning regulations as written.

Selectperson Linda Post says that having it written in the ordinance that only properties with at least 15 acres can apply for an event center is good because there are not many properties with that much land.

Ken Wexler says that an attorney was representing the Woodman's early in the process. The planning board's decision was appealed to the Zoning Board of Appeals and that board sent it back to the planning board based on some findings and facts. There has been no attorney's representing the Planning Board.

Dick Carver says that the way he had written the proposed article was to keep it from becoming a commercial zone. He thought it was sent to Attorney Newcomb to be rewritten to meet what it should say correctly. He thinks it should become a commercially zoned area.

Code Enforcement Officer Scott Bickford tells the Selectmen that because the Selectmen are above the Planning Board, he feels they should be aware of what is happening before scheduling a public hearing.

The Select Board decided to send it back to the Planning Board for more discussion where Attorney Newcomb will be available to help with the writing of the article.

The Owls Head Transportation Museum comes before the Select Board requesting a zone change from residential to commercial for tax map 008-003. Kevin Bedford, Director of the Museum, says his request is like the previous discussion.

The Museum owns a piece of property across from the museum's entrance that they currently use as an over-flow for parking, and they have had a discussion with Provision Energy to potentially lease the property for a solar farm.

Chairman Von Malder asks Mr. Bedford if the museum owns the property, can the airport use their grant to pay for the solar farm. Mr. Bedford was not sure, but Airport Manager Shaw states the grant money cannot be used for land owned by the museum.

CEO Scott Bickford clarifies that Mr. Bedford is looking into having the lot changed to commercial because he noted to them that they have used that area as a commercial endeavor and needs to be changed as such.

Selectman Page asks if a solar farm was approved, will it be used exclusively by the museum or will they be selling it out to the public. Mr. Bedford says it is to benefit the museum's sustainability. As of now, they pay someone to mow the property in case it is needed for parking, he says they see that property to possibly generate some money flow.

The select board recommends that Mr. Bedford take his request to the Planning Board Meeting which will be held on March 08, 2021, at 6 pm.

ADJUSTMENTS TO THE AGENDA

PUBLIC COMMENT

OTHER BUSINESS

APPROVE AND SIGN THE MUNICIPAL WARRANT

MOTION: 6:45 pm Gordon makes a motion that they approve and sign warrants under the condition that they will review them and remove any that they have questions about. Linda seconds that motion.

Vote passes 3-0

ADJOURN THE MEETING

MOTION: 6:46 pm Gordon makes a motion to adjourn, Linda seconds.

Vote passes 3-0