



Lamoine Select Board

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Minutes – August 18, 2022

Chair Jo Cooper called the meeting to order at 7:03 PM.

Present were: Municipal Officers S. Josephine Cooper, Larissa Thomas, Nathan Mason, Kathleen Rybarz; Administrative Assistant Stu Marckoon. Select Board member Gary McFarland had informed the board that he would be unable to attend due to the passing of his mother, former Lamoine Town Clerk Marion McFarland. Prior to the meeting the Board signed a card for the McFarland family.

Agenda Review – No changes to the printed agenda were proposed. It was noted the Recreation Committee was unable to meet with the Select Board this evening. They will be present at the September 15, 2022 meeting.

Minutes – July 21, 2022 – Stu noted that Larissa had found one minor spelling error which has been corrected. Kathleen moved to approve the corrected minutes. Larissa 2nd. **Vote in favor was 4-0.**

Expenditure Warrant 3 – There were no questions regarding the warrant in the amount of \$163,873.69 which was signed on August 4, 2022 individually.

Expenditure Warrant 4 – The board signed the warrant in the amount of \$215,227.55. Stu noted that the school department has ordered a 2nd new portable classroom and the down payment for that was included on the warrant.

Cash & Budget Reports – Stu reported the tax collector took in more than \$215,000 in property taxes today in addition to what has been reported on the budget reports that were printed this morning.

Recreation Committee – As noted previously, the Recreation Committee will meet with the Select Board on September 15th.

Corrective Deed – Nathan moved to sign a corrective deed to Benjamin Morren. Kathleen 2nd. **Vote in favor was 4-0. The Board signed the deed.**

Traffic Light Repairs – Stu reported that Frazier Signals removed signs that were flopping around in the wind at the Route 3/204 intersection. He recommended that the Board approve the work to make repairs to the signs and back plates of the lights, as well as adjust the traffic sensing camera. Nathan said he is annoyed by having to repair traffic lights that are not even in Lamoine. He said traffic is often backed up at the light because traffic in Trenton is so heavy. Kathleen moved to approve the estimate from Frazier Signals. Larissa 2nd. **Vote in favor was 4-0.**

Crack Sealing – Stu said Needles Eye Road and Asa's Lane have developed a lot of cracks and sealing would help preserve them until they can be repaved in future years. He asked for approval to get an estimate from Wilson's Ground. Kathleen moved to approve of getting the estimate. Larissa 2nd. **Vote in favor was 4-0.**

Speed limit – Marlboro Beach Road – Stu reported the Maine Department of Transportation has finally sent the determination for the speed limit on Marlboro Beach Road. He said it will remain at 35-MPH. Without objection Stu said he would send the report to the gentleman who requested that the speed limit be lowered. Stu noted the speed monitoring trailer is currently set up on that road.

Request for Petition Signatures – Housing Bill ([LD 2003](#)) – Stu said he placed this item on the agenda in case the board wished to discuss it. Kathleen said the Planning Board should discuss the bill that takes effect shortly. She said the Chair of the Planning Board did not think this would have a huge impact locally. She said she's willing to look at it and can understand the desire for a state-wide standard. Larissa said the bill wipes away local ordinances and seems heavy handed.

Nathan said there is a lot of land left to develop in town. Larissa said what the legislation seeks to achieve, it doesn't. She said allowing additional dwelling units will more likely lead to vacation rentals. Kathleen suggested discussing it with the Planning Board and what limits there should be regarding vacation rentals. Nathan said the local ordinances should stand. He noted he's in the vacation rental business and he does not want to see 3-to-4 units on one lot. He said tents have started showing up in town.

Larissa said it is important to encourage affordable housing for younger people. She said she's not sure if signing onto this letter is the best approach. Jo noted the bill goes into effect next week. Nathan said the town ordinances regulate things fairly well and the town is able to move forward with slow growth. He said the demand on the school could be challenging. Larissa asked if the board should run this by the town attorney.

Jo said she has no problem with signing onto the petition. Kathleen noted that Maine Municipal Association opposed the bill and was able to get some changes to the original legislative before it passed. Jo moved to sign the petition. Nathan 2nd. **Vote in favor was 4-0 and the Board signed the petition's signature page.**

[Property Tax Stabilization Program](#) – Stu noted the town has received a lot of applications for this new state program. There was a question of what the impact would be if the property tax rate goes down. Stu reported there are a lot of questions about the program, and he's studying how the town's computer software will have to be adapted to accommodate the program.

[Board of Assessors – Referendum](#) – Stu reported the Assessors may present a question for the town meeting to vote on in November on whether to eliminate the Board and replace it with a hired tax assessor following the revaluation. He said that would accomplish a couple of things – it would occur 90-days prior to the annual town meeting and it would guarantee the required turnout as the Gubernatorial Election is the same day. He said the Select Board could expect that question soon.

[Comprehensive Plan Review](#) – Larissa reported that the Conservation Commission developed a document reporting on what actions the latest Comprehensive Plan

expected from the Commission and where things stand. Jo said the Select Board probably should do a similar thing. Larissa said there is no statutory requirement to adhere to the plan in the future. A brief discussion followed. Kathleen suggested the Planning Board should probably take a look at its requested activities too. A brief discussion followed.

Code Enforcement – Campgrounds – Stu reported that several complaints about non-permitted camping setups have come in from around town. He said the Building and Land Use Ordinance defines even a single tent or RV generating a fee as a campground, and requires a Planning Board permit. He said the Campground Ordinance requires a minimum of 30-sites in order to get a permit.

Kathleen said she's received a complaint call as well. Nathan said there are companies that will build a tent platform and market the site. Stu reported there are four active investigations at the moment, and the Code Enforcement Officer will follow through. Larissa said this is important, especially with fire danger. She asked if the investigation is solely based on receiving complaints. Stu said the CEO also plans to search advertised rentals for possible violations. Jo said she's amazed this is happening.

Board of Appeals – The Select Board received an e-mailed request to allow the Board of Appeals to consult with the town attorney about the proposed Appeals Board Ordinance. Nathan moved to allow the Appeals Board to do so. Jo 2nd. Larissa said she hoped that the session will not get drawn into unnecessary discussion. Kathleen suggested amending the motion to limit the discussion to no more than 2-hours total. Larissa said she feared the Appeals Board questions could be more philosophical without possible satisfaction. She said she did not want this to be an endless loop. Without objection the 2-hour time limit was added to the motion. **Vote in favor was 4-0.**

Ambulance Response – Stu reported that the Town of Bar Harbor has requested that their ambulance be lowered in the priority order of responding to Lamoine due to distance and the amount of time the ambulance is out of town to respond to Lamoine. He said the issue is not with Bar Harbor, but with Northern Light Medical Transport with whom the town has a contract, frequently not having adequate staff and ambulances to handle all the calls in towns in the area. He noted that Sullivan responded to a call in Lamoine this week. There was a brief discussion about mutual aid. Stu asked if the Board wished to discuss staffing with Northern Light. Nathan suggested that would be a good idea. Nathan asked how the town would know if Northern Light's ambulances are regularly unavailable. Without objection the Board agreed to have Stu write to the ambulance service.

Address Change Request – Stu reported a resident of Birchlawn Drive has requested their address number be changed as the mail is often mis-delivered to a mailbox on South Birchlawn drive with the same number. He said he could measure and suggest an alternate number that does not show up on South Birchlawn. There was no objection.

Resignation – Recreation Committee – Stu reported that Recreation Committee Chair Nikki Chan has requested that a vacancy be declared for Diana Novella’s seat on the committee as she has never shown up for a meeting since being appointed. Jo moved to declare the seat vacated. Larissa 2nd. **Vote in favor was 4-0, the Board signed a letter to Mrs. Novella.**

Other Matters – Community Resilience Grant – Larissa reported she has submitted the grant application to the state and has received acknowledgement that they’ve received it.

Shoreline Cleanup – Larissa reported that The Conservation Commission and Parks Commission are teaming up for a shore cleanup on September 17th.

Maine Municipal Legislative Policy Committee – Kathleen reported that another person was elected in her place on the LPC, but she remains an alternate and would attend the meetings and get the e-mails.

Website – Stu reported the new website is being very well received. He said he is slowly learning how to maintain the site.

Future Meetings – Kathleen reported she’s not able to attend the September 1st meeting as she will be out of town. The board indicated they would like to meet at the fire station apparatus bay floor that evening. The board will also meet on September 15th, October 6, October 20, November 3 and November 17. Jo said she’s unable to attend the October 6th meeting and Nathan can chair that one.

There being no further business, the meeting adjourned at 8:17 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board