



# Lamoine Select Board

606 Douglas Hwy  
Lamoine, ME 04605  
(207) 667-2242  
town@lamoine-me.gov

## Minutes – September 21, 2023

Chair Larissa Thomas called the meeting to order at 7:00 PM.

Present were: Select Board Members Larissa Thomas, Nathan Mason, Gary McFarland, Kathleen Rybarz, S. Josephine Cooper, Administrative Assistant Stu Marckoon, Amy Morley, Robert Baker, Valerie Sprague and School Committee Chair Brett Jones

**Agenda Review** – Larissa asked to move the item that Amy Morley was present for to after the Treasurer's Reports. There was no objection.

**Minutes – September 7, 2023** – Larissa said she sent some minor corrections to the minutes to Stu. Gary moved to approve as edited. Kathleen 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Expenditure Warrant 9** – The Select Board signed the warrant in the amount of \$344,492.92. Stu noted the county tax payment for \$162,641.20 was on the warrant as well as school expenditures totaling \$141,982.44 which account for \$304,623.64 of the warrant.

**Cash & Budget Reports** – Jo asked about the current waste disposal budget and whether there is enough in the budget for the fiscal year given the state of waste disposal costs. Stu said it runs fairly evenly through the year and is on pace with the percent of the year passed so far. He said he has serious concerns about waste disposal costs in general.

**Presentation by Amy Morley** – Ms. Morley read the following prepared statement:

*I'm Amy Morley, a member of the nonprofit group Growing Lamoine Responsibly. Thank you for giving us a little time at the Select Board meeting this evening.*

*Growing Lamoine Responsibly was formed in June 2023 in response to the CPEX development. However, when we formed our group, we anticipated this moment and chose to shape our purpose more broadly than just opposition to CPEX. We shaped our mission around the vision expressed in our Town's Comprehensive Plan, which values open fields and woodlots, ocean shorefront, and wildlife and flora.*

*Our mission statement:*

*Growing Lamoine Responsibly is dedicated to ensuring that Lamoine, Maine will continue to be recognized as a place defined by its rural character and natural beauty and will facilitate the flourishing of small and home-based businesses as its economic base.*

*Our first project was to coordinate a citizen's petition for a moratorium on hotels/motels, resorts and glampgrounds, in alignment with our comprehensive plan. We are now interested in preserving the parcel of land previously under contract by CPEX.*

*Frenchman Bay Conservancy (FBC) and Growing Lamoine Responsibly (GLR) are teaming up with the aspiration to acquire the 228-acre parcel of land located on the western side of Seal Point, protruding into Partridge Cove to protect habitat and ecosystems and develop trails for outdoor recreation. This project would create permanent access to land and water for Lamoine residents, including our students and teachers at our school, as well as Hancock County residents and Statewide Maine residents.*

*Frenchman Bay Conservancy has a successful history of helping to conserve natural resources in Lamoine including the Simon Trail and Marlboro Beach.*

*This project will substantially increase recreational activity in Lamoine, which currently includes Lamoine Beach, Marlboro Beach, Blunt's Pond, the State Park, and Simon's Trail. What this project contributes that does not already exist in Lamoine is a large parcel that can accommodate lengthy trails for significant recreational activity.*

*Conserving land is one of the best resources in our tool kit for combating climate change, and a place such as this would be a place for all to enjoy nature and recreation while protecting our natural resources, such as water, and precious ecosystems.*

*Frenchman Bay Conservancy has been in touch with the sellers, Brenda and David Power of Dedham, to express FBC's interest in conserving their land. The landowners are supportive of conservation options if an agreement can be reached. FBC is also in the process of commissioning an appraisal to determine fair market value. Both FBC and GLR are currently exploring funding options.*

*We just wanted to bring this aspiration to the attention of the Select Board of the Town at this time and will continue to discuss this as we make progress. We welcome any comments or questions.*

*Thank you!*

*-From Growing Lamoine Responsibly's Advisory Committee: Mark Harris, Kathie Gaianguest, Amy Morley, Valerie Sprague, Kevin Strange, Nisha Swinton*

Larissa asked if the group is applying for a grant. Ms. Morley answered they have sought one from the Maine Community Foundation and are looking at others. Larissa asked is the objective is to have Frenchman Bay Conservancy maintain the land as this is not an easy feat. Ms. Morley said that was correct. Jo thanked Ms. Morley for keeping the Select Board informed.

Nathan said if the effort succeeds it will negatively affect people's property taxes as the tax money from the conserved land would be lost and the rest of the town would pay more for services. Larissa said there could be a payment in lieu of taxes, and a brief discussion followed. Ms. Morley said she would try to get data in regard to that concern.

Larissa said she is sensitive to removing property from the tax rolls. She said it's probably smart to have concern for recreation and water access. Brett Jones asked if

this is a private party endeavor. Ms. Morley said her group has not yet fleshed out the funding. She said they are not coming to the town to ask for anything.

Mr. Jones said he was curious to see what the potential use is for the parcel. He said sometimes there are restrictions, so the actual benefit is difficult to ascertain. Ms. Morley said she would ask Frenchman Bay Conservancy for details. A brief discussion followed. Larissa said the town does not have any fully accessible trails. Nathan said this could lead to more town maintenance needs for conserved land. Valerie Sprague said it could be very useful for school education efforts.

Jo said the property has a lot of wetlands and the DEP was supposed to give feedback during the recent resort application. She said taxes are a consideration. Ms. Morley said Frenchman Bay Conservancy feels it is valuable to preserve the parcel. Jo said it could positively affect quality of life and attract population. Kathleen said development on a portion of the parcel is a possibility. Nathan noted that 238 acres is a big chunk of land. Kathleen noted it is adjacent to Coleman Woods. Ms. Morley said town concerns could shape the project a bit.

**General Assistance Ordinance Update** – Larissa opened the public hearing at 7:26 PM. Jo asked if this is just the annual update. Stu said it only makes the annual changes in figures. Kathleen said the mileage rate has increased. Jo said people need to meet an income requirement. Stu said there are not lot a lot of cases. The hearing closed at 7:29 PM

Kathleen moved to approve the annual ordinance update. Nathan 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Request from CPEX for application refund** – Larissa said there was a draft letter in the packet for tonight. Jo thanked Stu for the notes from the Planning Board. Gary said the ordinance state that the application fees are nonrefundable. Larissa said the draft letter was very clearly stated.

Gary moved to sign the letter to Mr. Feinberg of CPEX. Jo 2<sup>nd</sup>. **Vote in favor was 5-0.**

Brett Jones asked if there is ever any finality on withdrawn applications. Stu said the e-mail from Mr. Feinberg was fairly clear that they are withdrawing.

**Returnables Policy** – Larissa said she sent edits removing some extraneous apostrophes. Stu said the signature version is updated with those changes. Jo moved to approve the updated policy. Gary 2<sup>nd</sup>. **Vote in favor was 5-0. The Board signed the updated policy.** Stu noted that Loaves & Fishes Food Pantry e-mailed to say they understood and requesting an application for annual town meeting funding. He said those applications were mailed this week.

**Planning Board Update** – The Planning Board had requested the town seek funding from the State of Maine for consultation help with revising the Building & Land Use Ordinance in regard to affordable housing Jo moved to approve the request and to

authorize sending an invoice to the state as instructed. Gary 2<sup>nd</sup>. **Vote in favor was 5-0.**

Stu said the Planning Board meets on Monday the 25<sup>th</sup> and saw no need to meet yet with the Select Board on further support. Kathleen asked if use of the town attorney needs to be reauthorized. Stu said he believes the previous authorization still applies.

**Waste Disposal** – Jo thanked Stu for laying out the waste disposal costs. Gary asked when the various contracts run out. He noted that recycling costs are up a lot. Larissa said while she is concerned that costs have skyrocketed, she would like ecomaine to continue in operation. Jo said we knew when we went to zero-sort, we couldn't go back. She said an increase from \$13,000 a year to more than \$50,000 a year to recycle is unsustainable. She said there's got to be a solution.

Stu noted the MDI League of Towns has written to the Governor's Office encouraging a statewide approach to waste disposal issues. A brief discussion followed on operations at PERC, Juniper Ridge Landfill, ecomaine and the former Fiberight plant.

Nathan noted the carbon footprint for hauling recycling to Portland is likely greater than the reduction of the town's recycling loads. He said the cost is excessively high. Kathleen asked what would happen if we reduce the transportation to one container a week. Stu said that would reduce the recycling capacity. Larissa said it's hard to change behavior such as buying habits when it comes to packaging. Nathan noted that packaging waste increased during the pandemic when Amazon ordering peaked. A brief discussion followed.

Jo said we could ask the Maine DEP what options are available. She said the town could look to amplify its voice in a regional approach. She said she would be reluctant to hire a consultant at this point. Stu said he could start with the DEP and maybe contact our State Representative Lynne Williams and Senator Nicole Grohoski. Larissa asked what PERC's status is. Jo said this should remain on the agenda.

**Appointments** – Larissa reported the [Conservation Commission](#) has recommended appointing Jonny Brown and Sabrina Jordan to share the vacancy created by John Robichaud's resignation. Stu noted that Ms. Brown is not a registered voter in Lamoine. After a substantial discussion regarding whether appointees should be town voters, Jo moved to appoint Sabrina Jordan to serve as a full Conservation Commission member. Nathan 2<sup>nd</sup>. Ms. Brown can serve as a non-voting associate member, and there are two alternate members on the commission already. **Vote in favor was 5-0.**

Stu said the [Recreation Committee](#) has not suggested anyone for the alternate position, but Brian Devisme might be a good choice as he's been working with the committee for a while. The Board suggested contacting Mr. Devisme to see if he's interested.

Jo moved to appoint Jane McMullen and Nancy Pochan to the [Lamoine Committee on Aging](#). Nathan 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Budget Goals** – There was further discussion of ways to lower waste disposal costs. Stu said he should be able to lower the road paving budget from the current year. Larissa noted that there is over \$7,000.00 left in the grant used to purchase the heat pumps. She said Stu suggested that it be applied to the fund to purchase the solar panels when it comes time to do that. She said she would ask the Governor's office if that's possible. There was a discussion about possible other future projects to apply for under the community resilience grant.

**Cistern Projects** – Mr. Jones said the school tanks are in, and they're big, a pair of 2,000 gallon tanks. He said the building to house them is under construction and the sprinkler company will start piping things in. He said the hold up was the tank delivery. He said paving planned between the portable classrooms should be done soon. He said he would recommend at some point in the future that the new portable become the Superintendent's office for Hancock & Lamoine.

**Paving** – Stu reported he's had no update from B&B Paving and that late September or early October is the target date.

**Heat Pumps** – Larissa noted that all the Efficiency Maine rebates have been received.

**Solar** – Stu reported Revision Energy asked for the roof designs for the salt/sand shed and school, and he took pictures of the large plans and sent them.

**Outstanding Service Certificate** – The Board signed a certificate recognizing Jennifer Kovacs-Lord for 20 years of service to the town. Stu said he would invite her to the next meeting to present the certificate and other appropriate honors. There was a brief discussion about how fortunate the town is to have long standing employees.

**Lamoine Quarterly** – Stu said he would continue working on the next edition, but it won't be ready by October 1<sup>st</sup>.

**Hurricane Lee** – There was a brief discussion of the storm's impact. Stu reported the Fire Department was outstanding, actively patrolling the roads for problems and cutting up a lot of trees. Several parts of town lost power for a while, and Versant brought in crews from Canada to help with restoration. Stu noted that the deadbolt on the front door of the town office got stuck in the locked position on Sunday and had to be repaired on Monday.

**Map 3 Lot 2** – Gary moved to approve the offer from Herrick & Salsbury to survey a lot with the residences on them at \$3,600. Nathan 2<sup>nd</sup>. **Vote in favor was 5-0.**

Stu said a resident had inquired about a charcoal grill on the lot. There was no objection to selling the grill.

**Berry Cove Road** – Stu said he's contacted Perry Fowler to grade Berry Cove and Gully Brook Road. The latter road is in very rough shape after the storm.

**Needles Eye Road** – Nathan reported Needles Eye has severe shoulder erosion on the Route 204 end. Stu said that would be addressed after paving.

**Boat Ramp** – The town received communication from the Bureau of Parks and Lands saying the municipality owns the boat ramp and it was funded by the Land and Water Conservation Fund. There was a discussion about the town's obligation to maintain it. Larissa said it's not clear whether it can be removed using Land and Water Conservation Funding. Stu said the Parks Commission meets on October 9<sup>th</sup>. There was a discussion about who actually owns the land where the ramp is located. Stu said he would contact the Land and Water Conservation Fund and the Parks Commission.

**Other** – Stu noted he will be out of town next Tuesday, Thursday and Friday.

**Next Meeting Dates** – The Board will hold regular meetings on October 5 & 19, November 2 & 16, December 7 & 21, and January 4 & 18.

There being no further business, the meeting adjourned at 8:37 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board