



Lamoine Select Board

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Minutes – April 5, 2024

Chair Nathan Mason called the meeting to order at 3:02 PM. The meeting had been postponed from the previous evening due to weather.

Present were: Select Board members Larissa Thomas, Nathan Mason, Gary McFarland, S. Josephine Cooper, Kathleen Rybarz; Administrative Assistant Stu Marckoon, Code Enforcement Officer Rebecca Albright and Erin Witham of Frenchman Bay Conservancy

Agenda Review / Addendum - The board agreed to move the request from Frenchman Bay Conservancy up the agenda to after the Treasurer Reports.

Minutes – March 21, 2024 – Larissa moved to approve the minutes with one very minor correction. Jo 2nd. **Vote in favor was 5-0.**

Expenditure Warrant 23 - The Board signed the warrant in the amount of \$133,248.78. Stu noted the school expenditures were roughly \$121,000 of that and the fire department has ordered four more stop/slow paddles so that they're on all the trucks.

Cash & Budget Reports – Stu reported that the investment interest came in today and was not included on the report, and that interest has done very well this fiscal year.

Checking Account Reconciliation – The Board signed the form expressing satisfaction with the checking account reconciliation that had been e-mailed earlier in the week.

Quarterly Excise Tax Report – The report was included in materials distributed today. Stu said collections remain very strong. There was a brief discussion about whether that could be attributed to inflation or population growth.

Frenchman Bay Conservancy – Erin Witham of the Frenchman Bay Conservancy (FBC) introduced herself and said the organization has closed on the purchase of 228 acres that had been the site of a proposed glampground/resort. She said they were aware of the citizen initiative but they were not a part of that. She said the town's **Comprehensive Plan** supports land preservation.

Ms. Witham said the FBC closed on the property purchase in March. She said the purchase and sale agreement required that the transaction remain confidential until the closing, so that's why it seemed like a surprise.

Ms. Witham said the FBC is applying for a grant through Land for Maine's Future. She said they get points for the grant with town support, and they are asking for a support letter. She said there are extra points when a town commits to stewardship or funding. Larissa asked what the grant would be for. Ms. Witham said half of the acquisition cost and half for a stewardship endowment fund. Jo asked if anyone from Lamoine is working with the FBC on this. Ms. Witham said that's the plan and they will meet with the Conservation Commission in May. Larissa said there is a Lamoine resident on the

FBC Board. Jo asked if a public meeting is possible. Ms. Witham said they would like to do that. She said they plan to do something similar with the former golf course in Trenton.

Nathan asked if the grant from Land for Maine's Future (LMF) is site specific. Ms. Witham said it is; money could not go to other projects. She said the LMF has requested to do a site visit and the Select Board is welcome to attend. Nathan asked how much money they're requesting. Ms. Witham said \$146,000 is for stewardship. She said the road has a washed out culvert that needs to be replaced, and they would like to build a small parking lot and a possible foot path for canoe access to waterfront areas. Nathan asked if road maintenance would be accomplished from an endowment. Ms. Witham said that was correct. She said FBC must protect the site forever. Stu noted that FBC sent a proposed letter for signature in the materials for today. Ms. Witham said if FBC builds trails, they would send trail crews to do that. She said the LMF would only fund 50% of the land conservation fund.

Larissa asked if FBC plans to attend the Conservation Commission meeting in May. Ms. Witham said that was correct. **Larissa moved to sign the support letter. Jo 2nd.**

Nathan said the purchase has been completed and asked how much more land would likely be purchased and removed from the tax rolls. Ms. Witham said they are working with many towns to find a balance between land conservation and tax base losses. Nathan said this is a big piece of land, and expressed concern about taxable land being eliminated from property taxation. Gary said he's concerned that people want to move to Lamoine and removing available land limits that choice. Jo said she has mixed feelings and asked what kind of solutions there are to balance land protection and tax value. Ms. Witham said some projects do come with a payment in lieu of taxes (PILOT). She said the FBC does enroll parcels in open space, so there would be some tax paid. She said a statewide land trust organization has advocated for changes to increase town revenues and there are more conversations about what FBC has envisioned for preservation.

Kathleen said she supports the purchase, as it makes the town a better place to live. Nathan said the removal of property taxes means a potential revenue loss for generations. He said there has to be smart decisions on what to preserve. Larissa said she agrees that it's important to think of long range land uses. She said she thinks this is a great acquisition. Gary said he thinks the town was kind of blindsided on this purchase. Kathleen said FBC had contacted the landowner prior to the resort application. Ms. Witham said land trusts could try to better understand the revenue impact, and towns should try to better understand the perspective of land trusts. She said she would be happy to put together some type of public education. She noted this was the first property purchase in Lamoine for FBC.

Vote in favor was 5-0.

TV System Recommendation – Stu reported that the [Technology Committee](#) has recommended proceeding with the proposed upgrade of the TV system from Unique

Video. He provided highlights offered by the new system which includes a modern scheduling system, upgraded camera switching, multi-platform telecasting and tech support. Gary asked if there was plenty of funding for that in the CTV fund. Stu said there is. Gary moved to accept the proposals as presented. Larissa 2nd. **Vote in favor was 5-0.**

Town Meeting Warrant – May 21, 2024 – Stu said the board should decide how it wants to present the fund usage from the proceeds of the sale of a portion of Map 3 Lot 2. After a brief discussion, Gary moved to allocate \$15,000 to the Community Center Fund and the remainder to be used to make a principal payment on the purchase loan. Larissa 2nd. **Vote in favor was 5-0.**

FEMA – Stu reported a gentleman from FEMA met with him earlier in the week about the December 18th storm, and he was just informed this morning that a different person will take over as Lamoine’s project manager, and he will meet with her next week. He said the whole process is very confusing and complex.

Brownfields Grant – Stu said he has a couple of locations in mind that could qualify for the grant that Eastern Maine Development Corporation is promoting. Larissa said she would like to see the recent land purchase and the adjoining lots combined to get baseline information. Stu suggested this be assigned to the Conservation Commission. Larissa said if the Conservation Commission endorses proceeding, she would be happy to take the lead. There was no objection. Larissa noted the next Conservation Commission meeting is in May.

Roads – Sweeping – Gary moved to accept the offer from TGP Enterprises of \$3,600 to do the road sweeping this spring. Kathleen 2nd. **Vote in favor was 5-0.**

Paving – Stu said he was contacted by the company that did the paving last year which offered to maintain the same price. After a brief discussion the Board asked to prepare an RFP for paving for the 24/25 budget as soon as possible.

Board Chairs/Department Heads Meeting – After a brief discussion, the Board set June 20, 2024 as a meeting with the chairs of the various boards and committees as well as department heads.

Thank You Letter – The Board signed a letter to the Town of Hampden thanking them for the recent purchase of portable voting booths. Stu noted he’s asked the facilities maintenance director if he could sand and paint the storage container which is quite rusty.

Memorial Day – Jo and Gary agreed to get together to get things rolling. They asked Nathan if his son might once again participate.

Other Matters – Kathleen said the Joint Municipal Board has agreed to hire a new Shellfish Warden to replace Michael Hall who is retiring. She said she didn’t recall the person’s name, but they will start June first. She said there have been some poaching

issues. She said the board has also accepted a rule to adjust the number of non-resident commercial licenses.

Larissa said the Conservation Commission has a guest speaker planned for Wednesday at 7PM at the Lamoine School to talk about gardening and pollinators.

Jo said she recently met the Animal Control Officer when she dropped by the town office and was very impressed with him, and the vehicle the county has provided.

Executive Session – Kathleen moved to enter executive session pursuant to [1 MRSA §405\(6\)\(a\)](#) to discuss a personnel matter at 4:02 PM. Larissa 2nd. **Vote in favor was 5-0.** Out at 4:14 PM.

Court Filing – Stu reported the Code Enforcement Officer was served with a court filing from resident Terry Towne. He said he has referred that to Maine Municipal Association Risk Management. He said they were not sure if the town's insurance covers it and would get back to us next week. Jo moved to authorize the town attorney to represent the CEO should MMA not cover the matter. Gary 2nd. **Vote in favor was 5-0.**

Next meetings – Stu said there had been a request to have paperwork from a matter that Harold MacQuinn, Inc. wants to propose to be handled by the town attorney because it is apparently confidential in nature. He said that matter was planned for 6:30 PM on April 18, 2024. Kathleen moved to approve that request and to request that Dan Pileggi attend that meeting. Jo 2nd. **Vote in favor was 5-0.** Nathan said he would not be able to attend that meeting.

Future meetings are scheduled as follows:

- a. May 2 & 16, 2024
- b. June 6 & 20, 2024
- c. July 11, 2024 (sign expenditure warrants July 1 & 25)
- d. August 14, 2024 (sign expenditure warrants August 7 & 28)

There being no further business, the meeting adjourned at 4:15 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board