



# Lamoine Select Board

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## Minutes – May 2, 2024

Chair Nathan Mason 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, members of the public Karen Davis and Thea Embers.

**Agenda Review / Addendum** – Larissa asked that the possible Planning Board appointment on the addendum be moved to after the Treasurer's Reports.

**Minutes – April 18, 2024** – Larissa said she sent Stu one minor correction to the minutes. Kathleen moved to approve the minutes as corrected. Jo 2<sup>nd</sup>. **Vote in favor was 4-0.**

**Expenditure Warrant 25** – The Board signed the warrant in the amount of \$191,463.92. Stu noted that in addition to the school warrants which make up the bulk of the warrant, there is also the expenditure for the new CTV equipment which has started to arrive. He reported that he transferred \$300,000 from the investment management account to cover this warrant and the next warrant in May.

**Cash & Budget Reports** – Nathan noted that excise tax collections continue to do well with just under 2-months left in the fiscal year.

**Checking Account Reconciliation** – The Board signed the statement expressing satisfaction with the April 2024 reconciliation which had been e-mailed the previous day.

**Possible Planning Board Appointment** – Nathan noted there are four candidates for the Alternate Planning Board Appointment. He noted that one of the candidates, Karen Davis, was present. He said the Planning Board is a board in which the Select Board gives special scrutiny to appointees, as it takes a lot of commitment.

Mrs. Davis said she moved here three years ago and would like to serve the town. She said she got involved with the Growing Lamoine Responsibly group during the glamping discussion. She said she cares about the future of Lamoine and is concerned with the way things are going in the towns around Lamoine. She said she is willing to learn, and has read through the town's ordinances and has a decent understanding of them. She said there should be more women on the board. She said she owns a massage therapy business and has owned businesses in other states.

Kathleen asked if Mrs. Davis had attended Planning Board meetings. Mrs. Davis said she has. Nathan asked what her opinion was of how the Planning Board is functioning. Mrs. Davis said it seems frustrating as there is not a lot of discussion or questions asked during the meeting. Jo asked if Mrs. Davis had attended meetings when John Holt was chair. Mrs. Davis said she did. A brief discussion on the board's process followed.

Larissa said the Planning Board has to be careful to follow what the ordinances say when processing permit applications. Mrs. Davis said she thinks the Building and Land Use Ordinance tables need work to line up with the Comprehensive Plan, and that includes the upcoming LD 2003 requirements.

Jo said she was impressed by the amount of citizen involvement, especially with the glamping issue. She noted that when she was elected to the Select Board, it was an all male board and a very different world. She said she came into the position determined to “change the world” and quickly discovered that was not the role for a Select Board member. She asked if Mrs. Davis has an agenda. Mrs. Davis said she does not have an agenda. She said after seeing the glamping process unfold last year there is a need to watch what happens. A brief discussion followed.

Larissa noted that Mrs. Davis already serves on the Parks Commission and thanked her for that service. Gary asked if Mrs. Davis felt it's the Planning Board's job to help someone obtain a permit. Mrs. Davis answered that within the guidelines of the ordinance that would be correct. Gary asked if Mrs. Davis would be supportive of commercial expansion in town. Mrs. Davis said she would where it is allowed.

Nathan said the Planning Board interprets the ordinances at the behest of the Select Board, and it's not their job to look to fix things. He said he would tell all of applicants that. Larissa said the opening is for an alternate member, which is ideal for someone just starting to serve on the board. Mrs. Davis asked for an explanation of the alternate's role. The Board explained that while the alternate does not automatically vote on applications, they could if a member is absent or has a conflict. The Board said it's important for the alternate to attend meetings and hear applications just like full voting members.

Kathleen said the Planning Board can suggest fixes to the ordinances for the Select Board to place before the town.

Stu said he had not invited the candidates to attend this meeting, but would be glad to invite the other three applicants to the next meeting. The Board agreed that would be appropriate and agreed to postpone making an appointment until at least May 16, 2024

**Update – Towne v. Code Enforcement Officer** – Stu reported that Patrick Lyons has agreed to represent the Town of Lamoine as a party of interest in this matter.

**Special Town Meeting – May 21, 2024** – Stu reported the Budget Committee had swiftly recommended the school budget as presented and it's one of the lower increases in the county. Gary said Superintendent Rob Liebow was very thorough in his presentation. Nathan said the town will miss Mr. Liebow when he retires in June. Jo moved to sign the town meeting warrant for May 21, 2024. Gary 2<sup>nd</sup>. **Vote in favor was 5-0, the board signed the warrant.**

**Special Town Meeting – June 2024** – Kathleen asked if the meeting could be moved to November to coincide with the Presidential election and attract more voters. Stu said

that would not work as the state requires the LD2003 compliance by July 1<sup>st</sup>. Larissa said the Hancock County Planning Commission (HCPC) is willing to mail out informational meeting reminder flyers. There was a brief discussion on timing.

Kathleen said she's concerned about how auxiliary dwelling units (ADUs) are handled in the Shoreland zone. A brief discussion followed. Thea Embers said she attended the Planning Board workshop this past Monday, and HCPC representatives said the town could reject the amendments, but it would likely open up the town to lawsuits.

The Board agreed to schedule an informational meeting on May 13, 2024 and the required Planning Board public hearing on May 20, 2024 and the special town meeting would be scheduled for Thursday, June 20, 2024 at 6PM at the school. The Select Board meeting would follow the special town meeting.

The Board also agreed to hold a public hearing on the proposed MacQuinn Road discontinuance on June 6, 2024 at 7:00 PM.

**Resignation** – The Board accepted with regret and sympathy the resignation of Jane Fowler from the Facilities & Infrastructure Committee following a motion from Jo, a 2<sup>nd</sup> from Nathan, and a **5-0 vote in favor**.

**Expiring Appointments** – Stu said with the Board's permission he would contact those whose appointments expire on June 30, 2024 to see if they're willing to be appointed. There was no objection.

**Employee Reviews** – Stu said he has scheduled the Code Enforcement Officer to meet with the Board on May 16<sup>th</sup> and the Clerk/Tax Collector on June 6<sup>th</sup>. He said that he would try to squeeze in the Facilities Maintenance Director on May 16<sup>th</sup> as well.

**Conservation Commission** – Larissa said there was nothing to report on the Community Action Grant application. She said the Conservation Commission meets next Wednesday and a draft will be ready for the next meeting.

**Waste Disposal Options** – Stu said he'd included a flyer from Eagle Point Energy (formerly PERC) and an e-mail from the Municipal Review Committee in the packet. He said he plans to contact Eastern Maine Recycling for a recycling option as well.

**Salt Sand Shed Roof** – Stu noted more shingles blew off the building in winter storms. He said Nathan Dandurand has recommended replacing the entire roof prior to the solar panels going up. He said he'd not received an estimate for doing that. Gary moved to authorize D&S Builders to replace the roof. Kathleen 2<sup>nd</sup>. Jo asked if this should go out to bid. Stu said there is some urgency to replacing the roof due to the solar project and bidding would put that in jeopardy. Larissa asked that Revision Energy be consulted to make sure the roof replacement would fit in the solar project schedule. Stu said he would do that. **Vote in favor was 5-0.**

**Maine Municipal Association Legislative Policy Committee** – Kathleen said she was willing to be nominated to the LPC. Nathan so moved, Gary 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Other** – Keys – Stu reported that apparently no one on the Planning Board had a door key and the meeting start was delayed Monday until he could reach the town hall. There was a brief discussion on who has keys to the building.

MacQuinn Road Discontinuance – Nathan noted he was absent from the previous meeting and a brief discussion about the proposed resubmission to town meeting. It was agreed to add the proposed road name change to the June town meeting warrant.

**Next Meetings** – Larissa said she might be late for the May 16<sup>th</sup> meeting. The Board will meet as follows:

- a. May – 16<sup>th</sup> regular meeting, 21<sup>st</sup> special town meeting
- b. June 6 (6PM, Hodgkins Scholarship) & 20 (6:00 PM special town meeting followed by regular meeting at the school).
- c. July 11<sup>th</sup> or 18<sup>th</sup>?
- d. August 8<sup>th</sup>
- e. September 5<sup>th</sup> & 19<sup>th</sup>

There being no further business, the meeting adjourned at 7:57 PM.

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board