



# Lamoine Select Board

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

## Minutes – June 6, 2024

Chair Nathan Mason called the meeting to order at 6:00 PM.

Present were: Select Board members Nathan Mason, Gary McFarland, S. Josephine Cooper, Larissa Thomas, Kathleen Rybarz; Administrative Assistant Stu Marckoon, Town Clerk/Tax Collector Jennifer Kovacs-Lord

**Executive Session** – Jo moved to enter executive session pursuant to [1 MRSA §405\(6\)\(a\)](#) for the purpose of conducting an employee review. Nathan 2<sup>nd</sup>. **Vote in favor was 5-0. Out at 6:16 PM.** Jennifer Kovacs-Lord left the meeting.

**Executive Session** – Gary moved to enter executive session pursuant to [1 MRSA §405\(6\)\(E\)](#) for the purpose of awarding scholarships for the Hodgkins Scholarship Fund. Larissa 2<sup>nd</sup>. **Vote in favor was 5-0 at 6:17 PM. Out at 6:52 PM**

**Regular Meeting** – Chair Nathan Mason called the regular meeting to order at 7:00 PM.

Present in addition to the Select Board members and Administrative Assistant were Tim Pease (Attorney-Harold MacQuinn, Inc.), Brett Jones (School Committee Chair, Appeals Board Member), and Thea Embers.

**Agenda Review** – No changes to the printed agenda were proposed.

**Minutes – May 16, 2024** – Larissa said she had sent one minor correction to Stu and moved to approve the minutes as corrected. Kathleen 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Expenditure Warrant 27** – There were no questions regarding the warrant in the amount of \$58,797.89 which was signed on May 30, 2024.

**Expenditure Warrant 28** – The Board signed the warrant in the amount of \$146,271.73.

**Cash & Budget Reports** – Stu noted that a bill for a new generator at the fire department arrived earlier in the day and that will likely use up the fire budget. There was a brief discussion about the amount of excise tax collected for current fiscal year and whether that will set a record.

**Checking Account Reconciliation** – The Board signed the statement expressing satisfaction with the review of the May 31, 2024 checking account reconciliation which was sent to the board via e-mail prior to the meeting.

**Unpaid 2023/24 property taxes** – Stu said he put the list of unpaid taxes in the materials on the table tonight. He said 30-day notices will go out next week. He said letters to folks who owe less than \$50 went out earlier in the day.

**Public Hearing – MacQuinn Road Discontinuance** – Nathan opened the public hearing at 7:07 PM. Attorney Tim Pease said he was present to answer any questions.

Jo said at the town meeting in March when this matter was not approved there were concerns regarding discontinuing a right-of-way versus discontinuing a public way, and asked what the difference might be. Mr. Pease said the language overlaps, and explained that a year ago, the Town of Hancock approved discontinuing MacQuinn Road as a through road. He said motorists will not be able to travel from Route 184 to Route 1. He said members of the public have the right to use the road up to the Hancock Town Line. He said the MacQuinn Company owns both sides of the road and is asking to discontinue the public portion of the road to the proposed discontinuance area.

Nathan asked when traffic will be stopped at the Hancock side. Mr. Pease said that depends on various things. Nathan said placing a gate on the Lamoine side seems to make the most sense.

Brett Jones asked if the town would have any law enforcement responsibility. Mr. Pease said MacQuinn would make any trespassing complaints to the Sheriff's Department or State Police. A very brief discussion followed. Nathan closed the hearing at 7:12 PM.

**Special Town Meeting** – Stu reported that the Planning Board met on Monday and discussed further amending the Building and Land Use Ordinance, but tabled action. He said he spoke with the chair who said the Planning Board is OK with the proposal from the Hancock County Planning Commission after legal review as far as it goes. He said the Planning Board will likely work further on the ordinance, but the deadline for compliance with LD 2003 is July 1<sup>st</sup>, so they're putting forth the ordinance to the Select Board to send to town meeting.

Nathan asked what would happen if the town doesn't meet the deadline. He asked what the penalty would be. Stu said there is a possibility that because the ordinance doesn't currently comply with LD 2003, proposals denied because of non-compliance could be affected. Mr. Jones said the state is not jumping down anyone's throats to instantly comply. He said there was conflicting language in the proposal put forth by the Planning Commission.

Stu said he received an e-mail earlier today from Terry Towne asking when the Planning Board public hearing had been advertised in the Ellsworth American. He said to his knowledge it was not advertised, and he had not remembered to request a notice in the newspaper. He noted that was all taking place around the time of the previous board chair's passing. Kathleen said that there was a mass mailing about the public hearing and informational meeting sent by the Planning Commission.

Kathleen moved to approve sending the Building & Land Use Ordinance amendments to town meeting. Gary 2<sup>nd</sup>. **Vote in favor was 5-0, the board signed the ordinance.**

Gary moved to sign the town meeting warrant for June 20, 2024. Larissa 2<sup>nd</sup>. **Vote in favor was 5-0.** The board signed several copies of the warrant.

**Paving Bids** – The board read the two bids for Asa's Lane and the Transfer Station received as follows:

Bidder	Total Amount
B&B Paving Inc.	\$147,000
Northeast Paving	\$177,600

It was noted the B&B bid was within the town’s 2024/25 budget, and Northeast Paving was not. There was a brief discussion about the paving work in the current fiscal year Kathleen moved to award the bid to B&B Paving. Jo 2<sup>nd</sup>. **Vote in favor was 5-0.**

**Planning Board Alternate** – Nathan noted that Karen Davis had withdrawn from consideration. Stu said that Ian Heyse had e-mailed prior to the meeting that he was unable to attend this evening.

Gary nominated Brett Jones to serve as an alternate Planning Board member. Nathan asked Mr. Jones if he would no longer serve on the Board of Appeals. Mr. Jones said he would not if selected, as that would create a potential conflict of interest. Jo asked if Mr. Jones planned to continue on the School Committee. Mr. Jones said he would and a brief discussion followed.

It was noted that candidate Amy Richards is the sister of Steve Gabel-Richards who currently on the Planning Board. There was a discussion about getting younger people involved in municipal government, and how experience is helpful to boards. Larissa noted the appointment is for an alternate position.

Nathan 2<sup>nd</sup> the nomination of Mr. Jones said he is often a consumer of Planning Board services as he renovates and rents homes. He said he’s concerned that the Board is imposing conditions on things that probably ought to be codified. He mentioned a right of way in a recent subdivision and required signage for gravel pits. Jo said she admires and appreciates the service Mr. Jones gives to the community and her upcoming vote is nothing personal. **Vote in favor was 3-2 (Cooper, Rybarz opposed).**

**Appointments** – Gary moved to approve the following appointments. Larissa 2<sup>nd</sup>. **Vote in favor was 5-0.**

Office	Term	Proposed
Road Commissioner	1 Year	Stuart Marckoon
Code Enforcement Officer	1 Year	Rebecca Albright
Local Plumbing Inspector	1 Year	Rebecca Albright
Health Officer	3 Years	Cece Ohmart
Fire Chief	1 Year	George Smith
Fire Warden	1 Year	George Smith
Deputy Fire Warden	1 Year	Stuart Marckoon
Harbor Master	1 Year	David Herrick
Deputy Harbor Master	1 Year	Kevin Murphy
Budget Committee	3 years	Tiffany McMullen
Budget Committee	3 Years	Gregory Hiltz

Conservation Commission	3 Years	Linda Penkalski
Conservation Commission	3 Years	Larissa Thomas
Conservation Commission Alternate	3 Years	Joanna Sands
Parks Commission	3 Years	Emerson Whitney
Parks Commission	3 Years	Karen Davis
Technology Advisory Committee	1 Years	Bob LaChance
Technology Advisory Committee	3 Years	Justin Zinke
Technology Advisory Committee Alternate	3 Years	Kristy Overlock
Committee on Aging	3 Years	Mary Jude
Committee on Aging	3 Years	Nancy Pochan
Recreation Committee	3 Years	Jake Leyendecker

The Select Board signed the appropriate appointment papers.

**Employee Contracts** – Jo moved to sign the acknowledgement of the contract terms in the final year of the contract with Jennifer Kovacs-Lord, Tax Collector/Town Clerk. Nathan 2<sup>nd</sup>. **Vote in favor was 5-0.**

Gary moved to sign a 1-year contract with the Code Enforcement Officer. Larissa 2<sup>nd</sup>. **Vote in favor was 5-0.**

Jo moved to sign a 1-year contract with the Facilities Maintenance Director. Gary 2<sup>nd</sup>. Stu noted that he built in a raise. **Vote in favor was 5-0.**

Jo moved to increase the hourly rate for the Cable TV Operations manager to \$25. Kathleen 2<sup>nd</sup>. **Vote in favor was 5-0.** Stu noted this is not a contracted position.

**Vacation Request** – Stu had requested to take a vacation week from July 28 through August 2. There was no objection.

**Honor Graduates** – The Board signed certificates of commendation for the following high school honor graduates:

Student	School
Betta Cahn	John Bapst
Violet Davis	John Bapst
Paige Johnson	Ellsworth
Bailey Baldrige	MDI
Gage Graham	MDI
Cayla Swanberg	MDI
Alexander Yeadon	MDI

**Solar Panel Installation** – Stu said Revision Energy will be installing solar panels on the salt/sand shed and school in the next few weeks. Larissa noted that once the power purchase agreement is in place, the town’s electricity rates will be lower.

**CTV System Upgrade** – Stu reported that e-mail hosting has been migrated from Spectrum to Gmail. He said that's taken some getting used to. He said the upgraded internet service is supposed to be installed on Monday. He said the upgraded phone system is also expected soon.

**Board Chairs Meeting** – Nathan said he would prefer to have this after the summer. Kathleen suggested the 2<sup>nd</sup> meeting in September (September 19, 2024). Mr. Jones suggested having it at the school. There was a brief discussion about the new Superintendent of Schools, and scheduling a facilities and infrastructure committee meeting. There was no objection to the 9/19/24 date.

**Heat Pumps Update** – Stu said a quick analysis of energy use at the town hall and fire station is in the packets.

**Conservation Commission Grants** – Larissa reported the Conservation Commission took the lead on looking into a Brownfields grant through Eastern Maine Development Corporation. She said someone was in town on Tuesday to look over the salt/sand shed and transfer station area and they will give a report. She said she looks forward to the findings.

She said the Conservation Commission is also working on a 2<sup>nd</sup> Community Action Grant, and they have it drafted up. She said the agency that administers the grants has not yet issued a new application. She said the commission would present it to the Select Board when it's ready.

**Aging Grants** – Jo said the Committee on Aging has received a \$2,500 grant from AARP for a walking audit. She said they hope to install signage on Shore Road, and hope to complete it by the end of the year. She said they would also buy more reflective walking kits.

Jo reported the Committee on Aging is also working on a grant for a garden project to be located at the Lamoine Baptist Church. She said they are waiting for answers about insurance, and they hope to submit the application next week. She said the deadline is June 30<sup>th</sup>. She said the grant is for \$4,000 and there is a lot of potential in the community garden idea.

**Aquaculture Project Renewal** – Stu said the town got notice from the Department of Marine Resources in regard to an aquaculture company renewing its lease. He said he has supplied that to the Harbor Master for comment. Kathleen said there is not much visible equipment and the company leasing the site has been there for a long time.

**Other** – Larissa said she plans to write 3-to-4 articles for the Lamoine Quarterly.

**Next Meetings** – The Select Board will meet on the following dates:  
June 20, 2024 at the school following the special town meeting  
July 18, 2024  
August 8, 2024

September 5, 2024  
September 19, 2024  
October 3, 2024  
October 17, 2024

There being no further business, the meeting adjourned at 8:13 PM

Respectfully submitted,

Stu Marckoon, Adm. Asst. to the Select Board