

MINUTES
Board of Selectmen Meeting
Tuesday, June 2, 1998

ATTENDANCE: Stephanie Bubier, Chairman; Betty McDermott; Timothy Pomerleau; Ada Brown; Michael McClellan; Jack Cooper, Code Enforcement Officer; Nathan White, Road Commissioner; and Nathan Poore, Town Manager.

1. CALL TO ORDER: Stephanie Bubier called the meeting to order at 7:00 pm at the Town Hall.
2. Consideration of previous meeting minutes.
 - a. May 19, 1998

MOTION: Betty McDermott motioned to approve the Minutes as written.

VOTE: Unanimous.

3. Consideration of a request from Laurence and Sharon Andrew d/b/a Sundancer Restaurant for a renewed Class XI malt, spirituous, vinous restaurant/lounge liquor license.

MOTION: Tim Pomerleau motioned to approve. Seconded by Betty McDermott.

VOTE: Unanimous.

4. Consideration of a request from Richard Raymond d/b/a Raymond Lobster Pound to change conditions attached to a previously approved Class XI malt, spirituous, vinous restaurant/lounge liquor license.

WITHDRAWN by applicant.

5. Consideration of a citizen request to rename Conley Road.

MOTION: Michael McClellan motioned to rename Conley Road to Craggy Knoll Road. Seconded by Betty McDermott.

VOTE: Unanimous.

6. Consideration of a citizen petition to rename Bartlett Road.

MOTION: Betty McDermott motioned to rename Bartlett Road to Big Pine Road. Seconded by Ada Brown.

DISCUSSION: Mr. Osborne said that he didn't feel that the residents were forewarned about the public hearing and didn't realize the importance of the initial inquiry for a name choice. Most of the people replying to the questionnaire picked Dryad Woods Road not understanding that the name was not to be a choice therefore they didn't pick a second choice. He noted that 10 families live on the road with six in favor of the change and four against. Mr. Poore said that today new information came in which showed six signatures in favor of Bartlett Road however two signatures might be from the same household. Mr. Cooper reiterated that the survey went out in April/May 1997, the public hearing in June, with the final letter being sent in December, 1997.

VOTE: 3 in favor (Pomerleau, Brown, McClellan) 2 opposed (McDermott, Bubier)

7. Consideration of a citizen petition to rename Greenberg Lane.

MOTION: Michael McClellan motioned to rename Greenberg Lane to Grandview Lane. Seconded by Betty McDermott.

VOTE: Unanimous.

8. Consideration of bids for loose equipment to be attached to the new pumper-tanker fire truck.

DISCUSSION: Mr. Poore noted that they had received four bids, two of which were incomplete. The low bid was Conway Associates with a complete bid of \$9653.79.

MOTION: Michael McClellan motioned to accept the Conway bid of \$9653.79. Seconded by Betty McDermott.

VOTE: Unanimous.

DISCUSSION: Mr. Poore indicated that they had decided to put in a new radio at a cost of \$1500 and put the old one in the forestry truck. The total expense for the complete truck including travel and legal fees would be near \$220,000.

9. Consideration of whether to purchase a chipper for the Public Works Department.

DISCUSSION: Mr. Poore said that following his report to the Selectmen he felt that this purchase was the most cost effective solution. This would allow winter brush clearing when there isn't much the crew can do. Mr. White explained that he had investigated the bid process but found that if a company built a chipper from the frame up it would be much more expensive or the Town would not get as powerful a machine. He also said that the money investigated in the lease would be lost if another machine was purchased. The only machine available was gasoline instead of diesel and would not be a powerful. Mr. Pomerleau had a problem with not going with the usual purchasing policy and felt they should go to bid prior to this big a purchase. He said he was not happy with the way the new fire truck was purchased either. Mr. Poore said they were only offering options and that this chipper would be brought before the Budget/Finance Committee in the fall and it would go through the budget process leading to Town Meeting. The Town has paid for a year lease and that included an understanding that it would go through the budget process.

MOTION: Ada Brown motioned to purchase the chipper with the lease agreement. Seconded by Betty McDermott.

DISCUSSION: Mr. Pomerleau doubted that the company didn't expect a purchase and felt that they would hold the Selectmen to the support of the purchase through the budget process. Mr. McClellan asked for a legal opinion of the Selectmen's legal status with this deal. Mr. Pomerleau wanted to act in good faith with the company.

VOTE: 3 in favor (Brown, McDermott, McClellan) 2 opposed (Pomerleau, Bubier)

- 10.10. Presentation and discussion about establishing a Tax Increment Financing District along the proposed natural gas pipeline and other commercial and industrial areas. Presentation to be delivered by Karen Martin of GPCOG.

DISCUSSION: Karen Martin gave an overview of what a TIF is. She explained it was a way to use tax dollars to make community improvements. The district is established for a certain time to use the tax dollars from new improvements in that area to go into a special fund for specific purposes. This new valuation would be set aside from the total town valuation for the school tax reimbursement value. The tax money would be used for public improvements which will increase the town's total valuation. The possible PNGTS TIF district will incur about \$64,000 per year which could be used for economic development planning for Raymond. The commercial area could be studied and a plan formulated for its improvement. Geographic Information System mapping could also be done. Also possible environmental studies might tie in with future planning. This tax money might be used for lighting, traffic control, a loan program for commercial improvements, town festivals, joining a regional development council, public safety issues etc. The Town would have to: 1) file a plan with the State, 2) note the area to be used, 3) give tax values, and 4) give the purpose for the money. The State would want to know what would be done with the money for commercial development. The length of the TIF could be up to 30 years. Mrs. Bubier asked if there would be any penalty to be paid at the end of the TIF period. Mr. Poore replied no that the money could be used for projects already in the Town's plans. This could be a win-win situation if the TIF is planned and supported well. By the end of the TIF period the Town should be ready to include the added valuation to its tax base. Ms. Martin noted that Casco and Windham are already entertaining TIF's for the PNGTS right of way. Mr. Poore indicated that they could also include Dielectric's new improvements and probably the whole Commercial Zone. He asked for direction so that they could plan for their next meeting in July. Harold Burnham asked how the TIF areas were selected. Ms. Martin replied they are not by zone but must be a TIF area which must be contiguous to up to 5% of the whole town and up to a certain value. Phyllis Burnham felt that new improvements in the area would not help with the general tax base and therefore wouldn't help with keeping the mil rate down. Mr. Bubier explained that the current tax base and accrued tax money would go into the general fund but any new improvements would go to the TIF. She felt there would be flexibility in the TIF to designate funds between the general fund and the TIF. Ms. Martin noted that allocations can be made annually as long as the State is notified and said she would get more information about that for them. Mrs. Bubier thanked Ms. Martin for her help.

MOTION: Tim Pomerleau motioned to have Ms. Martin and Mr. Poore have a proposal and work plan for a Wednesday, July 29, 1998 meeting at 4:00 pm at the Town Hall. Seconded by Betty McDermott.

VOTE: Unanimous.

11. Consideration of several appointments to boards and committees.

NOMINATION: Betty McDermott nominated Lawrence Murch and Robert Fey to the **Appeals Board**. Seconded by Tim Pomerleau.

VOTE: Unanimous.

NOMINATION: Tim Pomerleau nominated Will Haskell and Mark Reed to the **Planning Board**. Seconded by Michael McClellan.

VOTE: Unanimous.

NOMINATION: Michael McClellan nominated Ben Levy, Jean Carter, Charles Turner, Michael Cline, Jim Stephenson to the **Comprehensive Plan Committee**. Seconded by Tim Pomerleau.

VOTE: Four in favor (McClellan, McDermott, Pomerleau, Bubier) 1 against (Brown)

12. Consideration to award local scholarships (requires executive session).

13. Consideration to approve the Homestead Exemption Certification.

NOTE: Tax ration is 102%. \$7140.00 per household as an exemption. 1072 exemptions were granted. The value will be \$7,654,080.00 with 13.9 mils used. 41 applications were denied.

MOTION: Betty McDermott motioned to approve the Homestead Certificate. Seconded by Tim Pomerleau.

VOTE: Unanimous.

14. Consideration of a property tax abatement application.

a. Map 40, Lot 3

MOTION: Tim Pomerleau motioned to grant the abatement for 40/3. Seconded by Michael McClellan.

VOTE: Unanimous.

15. Consideration to authorize the Town Manager to approve septic holding tank applications conditioned on the Plumbing Inspector's approval.

MOTION: Tim Pomerleau motioned to approve allowing the Town Manager to authorize septic holding tanks, replacement septic system applications, and septic variances applications. Seconded by Betty McDermott. Seconded by Betty McDermott.

VOTE: Unanimous.

16. Consideration to elect representative to the Maine Municipal Association's Legislative Policy Committee.

MOTION: Michael McClellan motioned to nominate Nathan Poore and Scott Seaver as representatives. Seconded by Betty McDermott.

VOTE: Unanimous.

17. Communications and other business.

a. Map 12, Lot 29 Quit Claim Deed.

MOTION: Tim Pomerleau motioned to sign the Quit Claim Deed for 12/29.
Seconded by Michael McClellan.

VOTE: Unanimous.

b. EMS Member. Dave Shepherd has been hired for the summer EMS position which will be part-time per diem. There were 10 applicants. He will work full time after July 1st.

c. Thank you notes for brush work done and from the Cape Elizabeth Fire Department for the Raymond FD help with their training.

d. Tassel Top Meeting June 24, 1998.

e. GPCOG plan.

f. Comprehensive Plan. Karen Martin and Rick Seeley will have a report ready by the end of July for the Committee to work from.

g. Cable Committee is working on an equipment list.

h. Storm brush removal is finished today.

i. Hazardous Waste Day will be July 18th from 9:00 am to 1:00 pm at Jordan Small School. Clean Harbors has gotten the bid at \$36.00/household.

j. Conservation Commission will meet June 16th on point source protection and on June 9th about the trail system in Morgan Meadows.

k. Referendum and Primary voting will be June 9, 1998 from 7:00 am to 8:00 pm at the Town Hall.

l. June paving schedule will wait until after July so that CMP and the Telephone company can finish their work. The Town will carry the funds forward to use after July 1st. the GPCOG price is \$3.00 less than last year with reclaiming expense 54 cents per yard.

18. Review and authorize the June 2, 1998 Treasurer's Warrant.

MOTION: Betty McDermott motioned to approve the Treasurer's Warrant in the amount of \$54,135.24. Seconded by Tim Pomerleau.

VOTE: Unanimous.

MOTION: Michael McClellan motioned to go into Executive Session with the Town Manager. Seconded by Tim Pomerleau.

VOTE: Unanimous.

RECESS: Stephanie Bubier recessed the meeting at 8:56 pm.

MOTION: Tim Pomerleau motioned to come out of Executive Session. Seconded by Betty McDermott.

VOTE: Unanimous.

RE-OPEN MEETING: Stephanie Bubier re-opened the meeting at 9:10 pm.

MOTION: Tim Pomerleau motioned to award the Carleton Edwards Scholarship to Sonja Pelletier and the Collins-Day Scholarship to Zach Swick. Seconded by Betty McDermott.

VOTE: 4 in favor (McClellan, McDermott, Brown, Pomerleau) 1 abstention (Bubier)

MOTION: There was a motion and second to adjourn.

VOTE: Unanimous.

ADJOURNMENT: Stephanie Bubier adjourned the meeting at 9:12 pm.

Respectfully submitted,

Louise H. Lester
Secretary