



BOARD OF SELECTMEN

Minutes

January 12, 2016
7:00pm

Broadcast Studio
423 Webbs Mills Road

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Selectmen in attendance: Mike Reynolds, Joe Bruno, Teresa Sadak, and Samuel Gifford

Selectmen absent: Lawrence Taylor

Town Staff in attendance:

Chris Hansen – Code Enforcement Officer
Owens McCullough – Town Engineer
Sue Carr – Tax Collector
Sue Look – Town Clerk

1) **Called to order** at 7:00pm by Chairman Reynolds. Happy New Year!

2) **Minutes of previous meetings**

a) December 8, 2015

Motion to approve as presented by Selectman Gifford. Seconded by Selectman Sadak.
Unanimously approved.

3) **New Business**

a) **Private Land Owner Offer of Recreational Land Concept Presentation** – Town Engineer Owens McCullough and Town Manager Don Willard

Town Engineer Owens McCullough and Town Manager Don Willard will provide information related to an offer of privately owned land located off the North Raymond Road for the possible use as a future town recreational area.

- Land Owner – Timothy Davison
- Land Location – North Raymond Road, Map 017 Lot 020
- Land is 13 acres of rolling field with small wooded islands

Town Manager Willard gave a brief history – we have looked at Egypt Rd which was too wet, and then Patricia Ave which had only 1 access point. I recently attended a meeting of volunteer recreation groups and was asked to give a brief update on the town's investigation of a new recreation area on town owned land. I explained the issues and limitations on the Farwell Dr and Patricia Ave sites. and Brenda Cowette asked if we had given thought to the proposal that Mr Davison offered a few years ago of 13 acres (originally for a skate park). After consulting with BOS Chairman Reynolds, CEO Chris Hansen and I contacted Mr Davison to see if he still had interest in making this land available for public recreation. Mr Davison gave us permission to look at the land for this use under a long term, "no cost" lease. I then got our Town Engineer, Owens McCullough, involved to begin looking at the possibilities. Mr Davison's property has several advantages – it has access to other

conservation lands, it has very little wet areas, it is accessible – and it is being brought forth tonight to see if the BOS has interest in studying this further.

Town Engineer McCullough showed a powerpoint presentation which included 2 options for design. The soils are shallow to bedrock. We would need to check the wet area in the Spring for vernal pools, but it probably is not due to the fact that the wooded area is small and in the center of an agricultural site. We used the elements from the Patricia Ave site to project what could happen with the 13 acres. The elements are: multi-use field (soccer size), little league baseball diamond, 1 volleyball pit, 2 basketball courts, 2 tennis courts, and a playground. We will need a storm water permit due to the runoff from the hot-topped areas. We would need to fill the land due to the slope and ledge. The cost would be approximately \$1,665,078 with the intent of tapping into the IRT program (the National Guard would provide the equipment and the labor while the town would provide the materials and permits). The cost could be reduced by using rented port-a-potties instead of a septic system and bathrooms. We would need to talk with the IRT very soon since they are planning out next year's activities now. We could be all designed and permitted by October 2016. We may not want to acquire the land until we have all of the permits. We would be ready to do the construction between May and October of 2017.

Selectman Bruno – The one question that has not been answered is whether or not the town wants this.

Chairman Reynolds – That would be decided at a Town Meeting.

Town Engineer McCullough – That timing would still be fine. We would need to be sure that the IRT would allow us to substitute this project for the Patricia Ave project that was approved by the IRT.

Selectman Bruno – I think we need a decision sooner than next June due to the amount of Engineering that needs to be done.

Town Engineer McCullough – I would only need to check with the IRT and check the vernal pools. I would not put a lot into design until I was sure that the Town wanted to go forward.

Town Manager Willard – The proposal with Mr Davison is a 25 year lease. It is not an ownership. The lease agreement would probably include that Mr Davison would not be paying taxes on the property during the lease process. We have 1 neighbor who is enthusiastic, 1 who is quite enthusiastic, and 1 who we could not contact as yet.

Greg Mayer lives on lot 20A – abutter on NW side of property – we would be the most impacted by the project. The presentation is more elaborate than I anticipated. I am not prepared fully to say that I would want to see this project go forth, it is a large use area and if there was lighting and there may need to be additional police. The amount of fill would be a concern. I would be thinking about berms and I definitely have concerns about this project as I see it tonight.

Town Manger Willard – This plan did not exist when we spoke to you. I apologize. We reached out to the abutters so they would have the ability to have input from the very beginning of this potential project.

CEO Hansen – This is the first time I am seeing the whole plan as well.

Mrs Mayer – I walk on that road and the traffic is growing now.

Brenda Cowette – I direct the U Can Race – This all started when we tried to add a basketball court to the Mill St site. We removed the castle at Mill St and are having a

phased project with a basketball court and then playground equipment. The lights at Mill St have never been on.

Chairman Reynolds – Town Engineer McCullough added all the amenities. We do not want to impact the mill rate, so lights and septic may need to go. We are retiring a \$1.2 million bond and I would be looking to do this for the same amount. I would expect this to be a daytime only site.

Town Manager Willard – I think this is a port-a-john town. Bathrooms are a nightmare for maintenance. Irrigation is nice, but not completely necessary.

Selectman Sadak – I would at least want security lights. Also, a permanent fence for the ballfield would stop snowmobile's and atv'ers from tearing up the fields.

Mr Mayer – I am not immediately opposed to it. I am a bit more opposed to the back section being used and would like to see 1 large field used instead of 2. We have a beach that we can't seem to keep clean, how do we think we could keep this new area clean. If we do not do this project the mill rate could go down once the bond is retired. It is a huge detriment to my property and it effects us greatly. I want to give it a bit more thought. It is currently open field abutting my house. I prefer that any plan be constructed approved and completed rather than a lingering construction period.

Mrs Mayer – There would be safety issue as so many people would be in my backyard.

Selectman Bruno – How could we buffer this for the abutters?

Town Engineer McCullough – There are so many contributing factors – wind direction, humidity levels, etc. Trees can break up the visual, but not the audible. We can produce some privacy for the abutters using a buffer of fir trees. Berming, we would have to look at the grading, but I have had mixed results with berms.

Selectman Bruno – Maintenance on this property.

Town Manager Willard – Maintenance on a property like this is a large undertaking and for other properties we have depended on volunteers doing some of the maintenance. We would want to take a look at having a more structured maintenance plan which we will need to develop a budget for. It is very typical of towns to have areas like this to maintain.

Selectman Bruno – So if IRT does not come through this effort will be ended.

Selectman Sadak – The IRT is looking for projects so I think they would be open to this change.

Chairman Reynolds – Town Manager Willard and I have been looking for a site for this purpose for the past 5 years and my goal has been to keep this cost neutral.

Town Manager Willard – I have been involved in project like this and in practice the surrounding citizens tend to use the property and the good news is that it is not in continuous use. It is not unusual for a town of our size to do this type of project. I have been an advocate, but the question is do the town people want this.

Sam Mayer – One concern I have is the lease agreement. It is a lot of money to spend if the land owner pulls the deal after a short period of time.

Mr Mayer – I would like to see a white vinyl fence and trees between my property and the facility. We are here with open minds at this time.

Chairman Reynolds – we need to talk with the groups who are working to get playgrounds, etc going to see what the needs are and what the support is for this type of project.

Next steps: Contact the IRT, get a lease agreement that is good for the town, determine whether there is support for this project.

Town Engineer McCullough – there may need to be some blasting.

b) Quit Claim Deeds – Sue Carr, Tax Collector

All back taxes, interest and lien costs have now been paid in full for these parcels through April 2016.

- Anthony Beattie – Map 042 Lot 080 – 11 Mass Ave
- Jane Parker – Map 023 Lot 021 – Peppercorn Way

Motion to approve Quit Claim Deed for Anthony Beattie by Selectman Gifford. Seconded by Selectman Sadak.

Unanimously approved.

Motion to approve Quit Claim Deed for Jane Parker by Selectman Sadak. Seconded by Selectman Bruno.

Unanimously approved.

c) Consideration of Tax Abatements/Supplemental Assessments – Curt Lebel, Assessors Agent

In the ePacket please find four abatement requests and three supplemental assessments which have been reviewed by Assessors Agent Curt Lebel and are recommended for approval.

Abatements:

- \$144.60 – Rodney Collard & Corey Perreault – Property assessed for incorrect acreage
- \$97.99 – Jeff & Susan Verrill – Camper trailer was found to be assessed inequitable with other similar trailers in the area
- \$720.59 – Nancy Reed – Property was assessed using the Commercial Zone methodology, but the property is in a residential zone
- \$308.31 – Walter O'Connor Jr – The value of the section enrolled in open space was overestimated

Motion to approve above Abatement for Rodney Collard & Corey Perreault by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved.

Motion to approve above Abatement for Jeff & Susan Verrill by Selectman Bruno. Seconded by Selectman Sadak.

Unanimously approved.

Motion to approve above Abatement for Nancy Reed by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved.

Motion to approve above Abatement for Walter O'Connor Jr by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved.

Supplemental Assessments:

- \$709.83 – Sylvia Lydick – Personal property assessment omitted from original commitment of taxes
- \$322.65 – Nathaniel Hurteau – Property was formerly Town owned and was exempted in error
- \$409.89 – Merrill & Robin Farnsworth – Property was formerly Town owned and was exempted in error

Motion to approve above Supplemental Assessments for Sylvia Lydick by Selectman Bruno. Seconded by Selectman Sadak.

Unanimously approved.

Motion to approve above Supplemental Assessments for Nathaniel Hurteau by Selectman Bruno. Seconded by Selectman Sadak.

Unanimously approved.

Motion to approve above Supplemental Assessments for Merrill & Robin Farnsworth by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved.

4) Public Comment

Kevin Fay – Spiller Hill Rd and Lower Raymond Cape – There is a public hearing for the Planning Board tomorrow night. I understand that any changes they consider are subsequently approved by the Select Board. There are some changes to the ordinances that I am concerned about. It gives the appearance that the ordinance modifications are for a failed project and paves the way for possible approval in the future. I would like the Selectmen to vote not to recommend these changes. I would suggest that the Select Board members at least listen to the Public Hearing tomorrow.

Peter Morgan – Bridges Ln – I would like to support to Mr Fay. The residents are happy with the outcome of this failed project (Frye Island).

Barb Lowell – End of Raymond Cape – I would reiterate Mr Fay and Mr Morgan's concerns. This revision would accommodate the applicant who failed and the residents would be detrimental now and in the future. I would like your deep thought about what is going to come before you.

5) Selectman Comment – none

Selectmen Sadak – please be careful driving home.

6) Town Manager's Report and Communications

a) Update on A La Mexicana's Fire Inspection

3 small issues were corrected and their license has been issued.

b) Confirm Dates for Upcoming Regular Meetings

- February 9, 2016
- March 8, 2016

- April 12, 2016

Chairman Reynolds – We may need to schedule a workshop to deal with the position classifications and salary analysis before the next regular meeting.

c) Upcoming Holiday Schedule

- Monday, January 18, 2016, in observance of Martin Luther King Jr Day

7) Treasurer's Warrant – January 12, 2016

Motion to approve the Treasurer's Warrant dated January 12, 2016, for a total of \$85,509.98 by Selectman Sadak. Seconded by Selectman Bruno.

Unanimously approved.

8) Executive Session(s)

- a) Pursuant to 1 MRSA §405 (6)(A) – discuss Town Manager's annual review

Motion to enter Executive Session listed above at 8:40pm by Selectman Bruno. Seconded by Selectman Sadak.

Unanimously approved.

Motion to leave Executive Session listed above at 8:59pm by Selectman Bruno. Seconded by Selectman Sadak.

Unanimously approved.

9) Adjournment

Motion to adjourn at 9:00pm by Selectman Sadak. Seconded by Selectman Gifford.

Unanimously approved.