

## ST. GEORGE SELECT BOARD & ASSESSORS

St. George Town Office

### MEETING MINUTES

June 6, 2022 - 7p.m.

The Select Board meeting was called to order at 7 p.m. Present were Richard Bates (Chair), Select Persons: Randy Elwell, Van Thompson, Steve Cartright, Town Manager, Richard Erb and Finance Director, Irene Ames. Members of Public: Loreen Meyer and Present by Zoom: Stephanie Smith, Betsy Speranza, Betsy Welsh, Peter Dyer, and Kristin Saunders-Falla

#### PUBLIC COMMENTS:

None.

#### REGULAR SESSION

#### NEW BUSINESS ADJUSTMENTS:

1. Notice of Public Hearing and Referendum for school construction: \$1.425 million of a \$1.5 million goal was raised in donations for the school. A public hearing and referendum are required by State law. The public hearing may be limited to four consecutive hours. June 29, 2022 is the requested date for a public hearing; referendum requested to be scheduled for July 19th 4 - 8 pm. A motion was made by Selectperson Elwell and seconded by Selectperson Cartwright to approve a public hearing and referendum and issue the required warrants.
2. Street light on Watts Ave: Town Manager Erb discussed Susan Luzius of 91 Watts Ave who requested the Town remove the street light across the street from her home as she finds it intrusive and does not find any safety issues evident. There is a policy in the Town regarding this issue and the Select Board must approve all street lights to be added or removed. There are three criteria to eliminate a street light but those do not apply in this situation. This is a judgment call for the Select Board. Town Manager Erb wrote to approximately six neighborhood residents to notify them of the request and to give notice of the agenda item for tonight's Select Board meeting. John Bergland of 69 Watts Ave. discussed the lack of light as causing a safety issue for foot traffic. The Select Board discussed directional lighting, the possibility of moving the light and other solutions that have worked in the community previously.

Selectperson Cartwright mentioned that turning off street lights saves money in situations such as this if there are no safety concerns. Stephanie Smith of Watts Ave. stated that she believes that the area is too dark to go without a street light. Selectperson Thompson wanted more data before moving forward. Chair Bates asked Town Manager Erb to investigate controlled downlighting, other illumination methods and pedestrian lighting. The matter will be back on the agenda for a future board meeting.

### 3. Outback Saloon

Town Manager Erb took sound measurements at the concert last Sunday afternoon, May 29th. Erb and Chair Bates both took measurements for approximately three hours. Erb has been trying to find comparative ordinances in other towns. The average decibel level, from where the measurements were taken, was a little above seventy decibels. Sound level ordinances are challenging in general as there are many things to take into consideration such as: peak versus sustained sound levels, time of day, reasonable levels, etc. Several vehicles and a lawn mower were much louder than the music on the sound meter per Chair Bates. Peter Dyer believed the music was still too loud at the May 29, 2022 concert. Another resident also believed the music level could be lowered but did think the sound level was lower than last year. Selectperson Thompson sampled the noise on May 29th but wanted more data. Town Manager Erb would like to establish noise guidelines for businesses but also thinks we need more research. Selectperson Elwell suggested working with the Outback to see if they will lower the sound levels just a little bit more, rather than going through the effort to put a sound ordinance in place, which would take quite a while. The ordinance would be a back-up if the negotiations were not successful. Parking was crowded around the concert area on May 29th but less crowded than last year. An ordinance is required to temporarily block parking on the state highway.

Regular Session:

A motion was made to approve the minutes, after corrections are made, by Selectperson Thompson and Selectperson Cartright seconded the motion.  
A vote was made to approve the minutes, 4-0.

COMMUNICATIONS: None:

WARRANT:

Finance Director Irene Ames stated there was nothing out of the ordinary this period.

Selectperson Elwell asked about property tax default rates and Ames replied that the rate has remained stable. The warrant was signed. Finance Director Ames also advised licenses must be renewed for Innkeepers. On the list of Innkeepers are: East Wind Inn, Ocean House, Seaside Inn, Craignair Inn, Long Cove Cottages and Millpond House. Selectperson Cartwright made a motion to approve the licenses and Selectperson Thompson seconded the motion. A vote was made to approve, 4-0.

Approval of Daniel Bates as an alternate plumbing inspector: This approval is part of an arrangement with South Thomaston to cover issues when Terry Brackett is out. A motion was made by Selectperson Elwell to approve Daniel Bates as an alternate plumbing inspector and the motion was seconded by Selectperson Cartwright.

#### TOWN MANAGER'S REPORT:

Town Manager Erb spoke to the Town auditor. The school department needs a full audit report to turn into the state. Their audit was completed but the state also wants the Town's audit. The deadline is Jun 16, 2022 and the town auditor committed to completion by then. If not, the State will not make payments to the school department. The auditor could not offer explanations for the delays or see ways the Town might assist to speed up the process.

The application for the grant for the replacement generator was submitted. The State will take about two weeks to review. The Federal Government will also need to review and that could take several months.

Town Manager Erb has been contacted by a group looking to bring back the dance associated with Saint George Days. They asked about using the Town Office parking lot. Town Manager Erb approves and the Select Board approves.

#### COMMITTEE REPORTS

Selectperson Cartwright advised there will be a Conservation Committee meeting on Thursday and he will have an update then.

Chair Bates attended the Planning Board meeting and reported as follows:

#### **Planning Board 7:00pm May 24 Meeting**

- An application was considered to update the zoning designation for the area around Jones Brook (Town Maps 232 & 236) from Resource Protection to Marine Residential, to be in accord with the new State map designation. The

board decided to have the Conservation Commission review this issue.

- An application to renew a commercial building permit for a 20'x42' Picnic Table Shelter at 75 Marina Road (Hurricane Island Outward Bound School) was reviewed and approved.
- An application to install a temporary freezer to replace a worn-out unit at 6 Boatyard Road was accepted as complete. The Board determined that it satisfied all the Performance Standards in the Site Plan Review, so the application was approved, conditional on its removal within one year.
- An application at 65 Main Street (St George MSU) to rotate an already approved modular classroom by 90°, as required by the State Fire Marshal, was accepted as complete. As this change did not significantly affect the original approval, this new application was approved.
- An application was considered for a commercial building permit to install a food prep trailer, a mobile storage trailer, an open deck, and storage & sales building at 13 River Road (The Happy Clam); the board gave a list of items required to make it a complete application.
- An application was considered for a commercial building permit to create a 0.5 acre public parking area at 24 River Road (opposite The Happy Clam); the board gave a list of items required to make it a complete application.

The next Planning Board meeting is scheduled for Jun 16, 2022 .

## OTHER BUSINESS

Treasury disbursement warrants for utilities and local vendors are the method the Town uses to pay people and companies on weeks the board does not meet. Selectperson Elwell made a motion to approve the policy and Selectperson Thompson seconded the motion. By a 4 - 0 vote, the policy was approved.

Nomination for Town Manager Erb to be our Maine Municipal Association Legislative Policy Committee representative: Selectperson Elwell made a motion to approve and Selectperson Cartwright seconded the motion. By a 4 - 0 vote, the nomination was approved.

## EXECUTIVE SESSION:

Present: Richard Bates, Randall Elwell, Van Thompson, Steve Cartwright, and Rick Erb.

Motion: To go into executive session pursuant to Title 1 M.R.S.A. § 405(6)(C) – Acquisition of real property or economic development.

- Prop: Cartwright
- Sec: Elwell
- Vote: 4-0
- Time: 8:48 pm

Returned to Regular Session at 9:22 pm

Motion: To support the Town Manager's continued negotiations for the next solid waste contract

- Prop: Thompson
- Sec: Cartwright
- Vote: 4-0
- Time: 9:23 pm

Motion: To adjourn

- Prop: Cartwright
- Sec: Elwell
- Vote: 4-0
- Time: 9:24 pm

Respectfully Submitted,

Tammy Taylor  
Select Board Recording Secretary