

ST. GEORGE SELECT BOARD & ASSESSORS

St. George Town Office

MEETING MINUTES

March 18, 2019 – 7 p.m.

The Select Board meeting was called to order at 7 p.m. Members present were: Richard Bates, Chair; Randy Elwell, Jerry Hall, Wayne Sawyer, and Tammy Willey. Also present: Tim Polky and Terri-Lynn Baines.

PUBLIC COMMENTS: None.

REGULAR SESSION:

- Adjustments to Agenda: None.

- Minutes: The minutes of March 11, 2019 were amended as follows:

Page 1, third bullet, paragraph 2, correct to read: Earl Ludman's letter offered a few...

Page 2, under Performance Reviews, line 3, change to read: ... then the Town Manager and...

Page 2, last paragraph, line 6, correct word to higher

Page 4, under Summary of Additional Warrant Articles, remove numbering and bullet each article, delete the article number and change to read for each: ...to approve this Article in the town...

Page 5, under Communications, paragraph 2, line one, change to read: ...Ann Matlack hoped she would...

On a motion by Selectperson Sawyer, seconded by Willey, it was voted 5-0 to approve the minutes of March 11, 2019, as amended.

- Communications: The following communication was received.

An email from Joss Coggeshall stating he was appreciative of the help Selectperson Willey had given to help resolve the issue about the float found drifting in the harbor a few weeks ago.

- Warrant: The warrant for the week of March 18, 2019 was reviewed and signed. The total expenses were \$21,955.68 and included one week of payroll. Chair Bates asked what the Department of Environmental Protection license expense was. Mr. Polky said the town pays two licenses – one for the transfer station, one for the compost and the fee for both is paid yearly.

TOWN MANAGER'S REPORT:

Mr. Polky said the office had been busy working on the annual town report and it was close to being completed.

Mr. Polky said he had been receiving many complaints about roads. Selectperson Sawyer noted Wallston Road started getting potholes. Mr. Polky said there had been a lot of rain, the ground was saturated and the freeze/thaw had not allowed water to run off. Mr. Polky said if a town road had a pothole, he wanted to know about it. He said he had also received a lot of calls about subdivision roads but said the town had no jurisdiction over subdivision roads.

Mr. Polky said on Friday, March 22, the town office would close at noontime to honor David Schmanska who will be retiring at the end of March after 19 years as the town Harbormaster.

COMMITTEE REPORTS:

- Planning Board: The Planning Board met on March 12, 2019 at 7 p.m. Chair Bates gave the following report.

The proposal to reconstruct the wharf at 10 Cold Storage Road was assessed for its compliance with the performance standards of the Site Plan Review ordinance (Section V), the Shoreland Zoning ordinance (Section 15C) and, the Floodplain ordinance (Section VI); satisfying these ordinances, the project was approved, subject to receiving all the relevant State and Federal permits.

The building permit application to build a bait freezer at 13 Rein Road accepted as complete; the project was then assessed for its compliance with the performance standards of the Site Plan Review ordinance and, satisfying this, it was approved, contingent on the applicant purchasing the land.

- Shellfish Committee: Selectperson Sawyer reported the clam committee met on Thursday, March 14th. He said the committee received a \$14,000 grant to test the water quality of the river, and to identify, if possible, the sources of pollution. He said otters had begun to appear in the river. Selectperson Elwell said otters were showing up in Ripley Creek.

- Harbor Committee: Selectperson Hall asked if the Harbor Committee had started to pre-qualify contractors for the 10 Cold Storage Road project. Town Manager Polky said no but they did have a list of contractors. Polky said the committee would be talking with Noel Musson to start the process.

- Cemetery Committee: Chair Bates asked about the status of the cemetery ordinance. Town Manager Polky said he may need to send the draft cemetery ordinance to Attorney Bill Kelly for review. Selectperson Hall noted the committee had cancelled two meetings because they were waiting for feedback on the draft ordinance from the lawyer at Bernstein, Shur.

- Reports for Committees, Boards and Commissions: Chair Bates reminded the Select Board to get Committee, Board and Commission reports from respective committees and send those to him by Friday, March 29th.

OLD BUSINESS:

- Overview of Proposed Municipal Expense Budget: The Select Board reviewed the Overview of Proposed Municipal Expense Budget which Selectperson Hall had re-drafted. Chair Bates said the overview was to help some people understand the changes in this year's warrant compared to last year's warrant. Selectperson Hall thought a simple introduction to the financial portion of the warrant articles would be more appropriate, so he incorporated some elements of what had been discussed in the previous draft. He felt the revised version was really an overview and a lead-in to the financial aspects of the warrant articles. Selectperson Hall noted that other than the increase for the debt payment on 10 CSR, town expenses went down significantly this year and he felt that warranted emphasis.

Mr. Polky suggested rewording the comment regarding reimbursement by MSU and revenue as the ambulance service and J.K. Kalloch also used the fuel at the transfer station. Selectperson Hall said he would revise the comment. Consensus of the Select Board was to include the Overview of Proposed Municipal Expense Budget in the town warrant.

Mr. Polky said budget appropriation amounts would be double checked before the warrant was sent to the printers. If any of the amounts changed, Polky said he would notify the Select Board.

NEW BUSINESS:

- Budget Committee's Recommendations for Town Budget: Chair Bates said he received a copy of the Budget Committee's Recommendations for the town budget. Town Manager Polky said since the Budget Committee came up with a number of different recommendations than the Select Board, two columns were created – Recommended by the Select Board and Recommended by Budget Committee.

Mr. Polky said the Budget Committee recommended a 3% wage increase rather than 3.5% wage increase. Polky said going from 3.5% down to 3% represented a \$4,500 difference. The Budget Committee recommended a decrease in the Town Manager line by approximately \$10,000. This would represent a decrease in the overlap and allow for a consultant, if needed.

- Schedule the Public Hearing for Georges River Regional Shellfish Management Ordinance: Chair Bates said administrative staff scheduled a GRRSMO Public Hearing on April 1, 2019, at 7 p.m. Scheduling was necessary as the staff was working with deadline dates for the newspaper, absentee ballots, and warrant articles for the town report.

- MMA's Regulating Vacation Rentals Workshop: Town Manager Polky forwarded MMA's Regulating Vacation Rentals workshop information to Chair Bates. Bates said a bill, An Act to Prohibit Municipalities from Prohibiting Short Term Rentals, was being considered by the Legislature. Chair Bates said South Portland's new regulations prevents owners from providing non-hosted short-term rentals; the owners of a property have to be present during the visit or stay.

Mr. Polky said there are a number of regulations surrounding rental property. For example, are the doors wide enough, do they open the right way, are the windows big enough, can the septic system handle the additional use. He said the NFPA 101 is the life safety code, adopted by the State of Maine. Polky said the town does not have an obligation to enforce it, but if we see violations, we need to let someone know. Polky said there is a state-wide building code that includes the life safety code, but the State says any municipality under the population of 4,000 does not have to enforce the code. Mr. Polky added if the town office gets complaints about short term rentals, i.e. Airbnb's, the complaints will be forwarded to the State Fire Marshal's office.

- Quitclaim Deed: Town Manager Polky presented a Quitclaim deed to the Select Board. The deed is to Brian and Marshall Field, as the property taxes have been paid. The deed was reviewed and signed by the Select Board.

At 7:50 p.m., on a motion by Selectperson Hall, seconded by Willey, it was voted to adjourn the meeting.

Respectfully Submitted,

Marguerite R. Wilson
Select Board Recording Secretary