



Town of Berwick

BOARD OF SELECTMEN/BOARD OF ASSESSORS MINUTES

Tuesday, December 5, 2017

6:30pm

Selectmen's Room
11 Sullivan Street
Berwick, ME 03901

1. Call to Order

Chair Wright called the meeting to order at 6:30pm.

2. Roll Call

Board Members Present: Chair Thomas Wright, Vice Chair Edward Ganiere, Selectman Rebecca England, Selectman Mark Pendergast and Selectman Joshua Plante.

Board Members Absent:

Staff Members Present: Town Manager Stephen Eldridge, Assessor Paul McKenney and Town Clerk Patricia Murray.

3. Pledge of Allegiance

Chair Wright led the Pledge of Allegiance.

4. Approval of Meeting Minutes

- November 21, 2017

Motion: Chair Wright moved to accept the November 21, 2017 minutes as written. Selectman England seconded the motion.

The motion carried: 3:0 with Selectmen Ganiere and Pendergast abstaining.

5. First Public Comment

Chair Wright opened the first public comment. There being no comments, Chair Wright closed the first public comment.

6. Public Hearing

None.

7. Reports of Committees

- **BCTV Committee**

The Franchise Agreement with Comcast is still forthcoming.

- **Envision Berwick**

Update submitted by James Bellissimo.

- Most of the Prime chimney bricks have been sorted through and stacked. Envision Berwick is working on cleaning the bricks to have them ready to be engraved. The engraved bricks will be incorporated in a memorial project. Details on prices and more will be posted on the Envision Berwick Facebook page.
- An ad-hoc “PSNH Parcel” also known as “Great Falls Park” subcommittee is currently being formed. They will be figuring out how a park can be designed on the property. The committee may be coming to the next Selectmen meeting to discuss next steps for a proposal for the park design.
- Envision Berwick is looking for someone to take the lead on the ice-rink project. We have and can supply the needed materials, we just need someone to set the rink up and coordinate uses and maintenance for the season.

8. Appointments/Presentations/Other Guests

None.

9. Unfinished Business

- 71 Sullivan Street Demolition Bid Update

Revised bids were received from Cross Excavation and Renaud Excavation

Sober Home Demolition				
<u>Updated Proposals</u>				
Cross Excavation				\$ 44,500
Renaud Excavation				\$ 41,500
Remaining Budget				\$ 42,700
No Performance Bond				
Use of material on site				
	Crush Concrete Pad			use as fill
	Grade driveway			use as fill
Other material -hailed in				

Town Manager Eldridge explained the costs were cut by eliminating the performance bond and by re-using the existing concrete and gravel as fill. Both companies estimated a December 2017 project start date.

Motion: Vice Chair Ganiere made a motion to accept the demolition bid from Renaud Excavation in the amount of \$41,500.00 as presented. Selectman Pendergast seconded the motion.

The motion carried: 4:1 with Selectman Plante opposing.

10. Town Manager Report

- EPA has approved the oil spill clean up at the Prime site.
- Mark Kehaya, Fund of Jupiter, will be in Berwick Monday, December 11 for two or three days. He will be meeting with contractors.
- Chief Towne, Berwick Police Department and James Bellissimo, EBC, spoke with the Town Manager about organizing a senior hotline. The hotline will be for people who want well checks or other assistance. More information to follow.

11. Selectmen Communications

The Board received the Workers' Compensation reimbursement/savings check from MMA. The total value of benefits for 2017 was \$6,797.00. The reimbursement check is in the amount of \$4,458.00.

12. Approval of Warrants

11-30-2017	A/P Warrant #1822	\$153,872.98
11-30-2017	Water A/P Warrant #0822	\$ 2,560.15
11-30-2017	Payroll Warrant #1822	\$ 51,807.87
12-07-2017	Payroll Warrant #1823	\$ 80,709.19

Motion: Chair Wright made a motion to accept the Accounts Payable Warrants as presented. Vice Chair Ganiere seconded the motion.

The motion carried unanimously: 5:0

13. New Business

- 2018 Town Meeting Date

The choices for the 2018 Town Meeting are May 8, 2018 or June 5, 2018. Town Manager Eldridge and Town Clerk Murray recommend setting the date for June 5, 2018 to allow ample time for budget preparation. There is a School Budget Referendum Election on May 8 and a State Primary Election on June 5.

Motion: Vice Chair Ganiere made a motion to set the 2018 Town Meeting Date for June 5, 2018 as recommended. Selectman Pendergast seconded the motion.

The motion carried unanimously: 5:0

- Estabrook Appraisal Funding from Contingency Fund

Town Manager Eldridge has contracted with an appraisal company but has not heard back from them. He will bring the dollar amount to the Board once he receives it and ask for funding from the contingency fund. The Board asked Assessor McKenney to look at the Estabrook property and assess the value.

- FY19 Budget Recommendations and Goals

Town Manager Eldridge is expecting a lean year for CIP requests. Union personnel will receive a 2% increase per contracts and Mr. Eldridge would like to extend the same increase for non-union personnel.

Selectman Pendergast requested that the clock tower work be completed. Town Manager Eldridge also stated the Town Hall heating system needs an upgrade.

Discussion ensued regarding the school budget and the possibility of housing development at the Prime site.

14. Quitclaim Deeds and/or Installment Contracts

None.

15. Abatements/Supplements

Assessor Paul McKenney presented the abatements/supplements.

- Abatement: Map R037 Lot 2, 115 Cemetery Road

Motion: Vice Chair Ganiere made a motion to accept the Abatement for Map R037 Lot 2, 115 Cemetery Road. Selectman Pendergast seconded the motion.

The motion carried unanimously: 5:0

- Abatement: Map R045 Lot 10-B, 168 Rochester Street

Motion: Vice Chair Ganiere made a motion to accept the Abatement for Map R045 Lot 10-B, 168 Rochester Street. Chair Wright seconded the motion.

The motion carried: 4:1 with Selectman Pendergast opposing.

- Abatement: Map R035 Lot 09, 43 Hubbard Road

Motion: Vice Chair Ganiere made a motion to accept the Abatement for Map R035 Lot 09, 43 Hubbard Road. Selectman Pendergast seconded the motion.

The motion carried unanimously: 5:0

- Abatement: Map R018 Lot 14, 507 Diamond Hill Road

Motion: Chair Wright made a motion to accept the Abatement for Map R018 Lot 14, 507 Diamond Hill Road. Vice Chair Ganiere seconded the motion.

The motion carried unanimously: 5:0

- Abatement: Map R031 Lot 2-3, Cranberry Meadow Road

Motion: Chair Wright made a motion to accept the Abatement for Map R031 Lot 2-3, Cranberry Meadow Road. Selectman England seconded the motion.

The motion carried: 4:0 with Vice Chair Ganiere recused.

- Abatement: Map U003 Lot 9, Sullivan Street

Motion: Vice Chair Ganiere made a motion to accept the Abatement for Map U003 Lot 9, Sullivan Street. Selectman Pendergast seconded the motion.

The motion carried unanimously: 5:0

- Abatement: Map R015 Lot 1-2, Long Swamp Road

Motion: Vice Chair Ganiere made a motion to accept the Abatement for Map R015 Lot 1-2, Long Swamp Road. Selectman England seconded the motion.

The motion carried unanimously: 5:0

- Supplement: Map R015 Lot 1-1, Long Swamp Road

Motion: Vice Chair Ganiere made a motion to accept the Supplement for Map R015 Lot 1-1, Long Swamp Road. Chair Wright seconded the motion.

The motion carried unanimously: 5:0

16. Second Public Comment

Chair Wright opened the second public comment.

Town Manager Eldridge acknowledged Jarret Richard who was present to meet requirements for his Eagle Badge. Mr. Richard is a freshman and the grandson of Judi and Andy Buckman.

Selectman Joshua Plante, 39 Old Route 4, Apartment 6, spoke. He stated it's been three years and there is no plan from the developer for the Prime Tanning site nor any consistent commitment. He feels there is a purposeful willingness on Mr. Kehaya's part to be obscure which is his strategy and strength. This led to Selectman Plante's hesitation and decision to not vote in favor of the Prime parcel sale three years ago. He stated that commercial development was consistently talked about at the polls and in previous discussions. He stated there was no comment about mixed use and the only mention of apartments was studio apartments above businesses mimicking South Berwick. The potential option at Prime is nothing like South Berwick. He stated we don't have the infrastructure to handle the increase to traffic, we don't have the funds considering the cuts to education and revenue sharing to deal with all necessary educational costs increasing. There will be police force issues and public services issues. He stated there is a continued gutting of funds which has been happening for years. He said it's a major concern to move forward without a plan. He said nothing was known except that buildings would be demolished and the site would be cleaned up. Three years later nothing is known. Selectman Plante stated many people didn't understand how the project would be paid for. All escrow funding has been put in by the developer; all those funds are dollars the Town is still owed because the funds are taxes and water and sewer services that the Town has not been paid. The escrow account is used to pay matching funds for grant money. The developer has paid the bill he has owed for years only to have that money pay for matching funds. He said the developer hasn't invested a dime in the creation or clean-up of the property. The Town is using the Town's tax money to fund the development. Selectman Plante noted that the developer will have to pay about \$40,000 in January when the Town releases the property to the developer. Selectmen Pendergast and England also expressed concerns regarding the housing plans for the Prime site. More discussion regarding housing ensued.

There being no further comments, Chair Wright closed the second public comment.

17. Executive Session

None.

18. Other Business/Non-Agenda Items

None.

19. Adjournment

The meeting adjourned at 7:25pm.

Respectfully submitted,

**Patricia Murray
Town Clerk**

**The December 5, 2017 BOS Meeting Minutes – Signed as approved at the Board of Selectmen’s
December 19, 2017 Meeting.**

On behalf of the Board
