



Town of Berwick

BOARD OF SELECTMEN/BOARD OF ASSESSORS MINUTES

Monday, July 2, 2018

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, and Selectman Kenneth Manning, Jr.

Board Members Absent: Selectman Mark Pendergast

Staff Members Present: Town Manager Stephen Eldridge, Chief Tim Towne, Captain Jerry Locke, and Town Clerk Patricia Murray.

3. Pledge of Allegiance

Chair Wright led the Pledge of Allegiance.

4. Approval of Meeting Minutes

- June 19, 2018

Motion: Vice Chair Ganiere moved to table the approval of the June 19, 2018 minutes. Selectman England seconded the motion.

The motion carried: 4:0

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

No report.

- **Envision Berwick**

No report.

8. Appointments/Presentations/Other Guests

- Mark Kehaya, Fund of Jupiter

Mr. Kehaya reported that he is starting to move forward with plans. The DEP Certificate of Completion should be obtained soon. At that stage the first lot can be transferred back to the Fund of Jupiter from the Town. In the meantime, construction bids have been received and work with a local developer has commenced. Development is very dependent on lessees and will dictate the speed of the development of the property. Plans include commercial use for the L-shaped building and mixed use for the new building.

Mr. Rick Vandenberg, Credere Associates, spoke. The next phase in the brownfields process is for DEP to issue a draft certificate of completion for review and comment. This has been received by Mr. Kehaya and the Town. It has been reviewed and comments have been returned to DEP for finalization.

9. Unfinished Business

- Schedule workshop for review of Town Hall Use Policy

Town Manager Eldridge will schedule a workshop at the August 7, 2018 BOS meeting for the Board of Selectmen to review the revised Town Hall Use Policy.

10. Town Manager Report

Town Manager Eldridge reported the following:

- Town Manager Eldridge suggested cancelling the July 17, 2018 BOS meeting. At least two Selectmen will not be present and the Town Clerk and Deputy Town Clerk are also unavailable. The Board approved cancelling the July 17, 2018 BOS meeting. They will meet on August 7, 2018 as regularly scheduled.
- Paving work is continuing. Crack sealing will be applied before the final coat. Diamond Hill, Pond, Beech Ridge and a portion of Wentworth roads will be worked on.
- Excavation of 71 Sullivan Street has commenced. It should be completed within a week or two.

11. Selectmen Communications

Chair Wright reported the following:

- Comcast notification of changes in billing. Customers will receive the notice with their bill.
- The Maine Historic Preservation Commission has entered the Memorial Chapel on Cemetery Road in the National Register of Historical Places on June 20, 2018. The Berwick Cemetery Association will hold a ceremony.

12. Approval of Warrants

06-21-2018	A/P Warrant #1851	\$ 109,040.68
06-21-2018	Water A/P Warrant #0851	\$ 5,443.07
06-28-2018	Payroll Warrant #1852	\$ 55,549.85
06-28-2018	A/P Warrant #1852	\$ 120,872.64

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

The motion carried unanimously: 4:0

13. New Business

- State of Maine, American Legion Police Officer of the Year

Members from the American Legion were present to speak to the Car Show and the Law Enforcement Officer of the Year award.

Mr. Andy Buckman reported on the 2018 Car Show. There were 130 cars and 29 motorcycles registered. The profit to date is \$4,800.00. This money goes to veterans and community work that the Legion does.

Mr. Tony Cincotta spoke about the Law Enforcement Officer of the year award. Nominations are received by the State from 178 American Legion Posts throughout the State of Maine. Captain Jerry Locke is this year's recipient. Mr. Cincotta, Chief Towne and Chair Wright all commended Captain Locke for this recognition. Captain Locke thanked all who nominated him.

- Comcast MOU: Diamond Hill and Little River Road

Town Manager Eldridge reported the MOU has not been received back from Comcast. This item will be tabled until the MOU is received.

- Transfer of Property/Fund of Jupiter

Town Manager Eldridge stated the following documents need Board acceptance for the transfer of property from the Town of Berwick to Fund of Jupiter:

- Supplement (Fourth) to Agreement for Rehabilitation and Sale of Real Estate
- Short Form Quitclaim Deed with Covenant

He also needs board approval for authorization to sign closing documents.

Motion: Vice Chair Ganiere made a motion to approve the Supplement (Fourth) to Agreement for Rehabilitation and Sale of Real Estate as prepared. Selectman England seconded the motion.

The motion carried unanimously: 4:0.

Motion: Vice Chair Ganiere made a motion to approve the Short Form Quitclaim Deed with Covenant as prepared. Chair Wright seconded the motion.

The motion carried unanimously: 4:0.

Motion: Chair Wright made a motion to authorize the Town Manager to sign any closing documents between the Town of Berwick and Fund of Jupiter. Vice Chair Ganiere seconded the motion.

The motion carried unanimously: 4:0.

14. Quitclaim Deeds and/or Installment Contracts

- Corrective Deed: Map R007 Lot 001-A-004

Motion: Vice Chair Ganiere made a motion to accept the Corrective Deed for Map R007 Lot 001-A-004 as presented. Selectman Manning seconded the motion.

The motion carried unanimously: 4:0.

- Quitclaim Deed: Map R005 Lot 001-00B-000

Motion: Vice Chair Ganiere made a motion to accept the Quitclaim Deed for Map R005 Lot 001-00B-000 as presented. Chair Wright seconded the motion.

The motion carried unanimously: 4:0.

- Quitclaim Deed: Map R006 Lot 012-00A-000

Motion: Vice Chair Ganiere made a motion to accept the Quitclaim Deed for Map R006 Lot 012-00A-000 as presented. Selectman Manning seconded the motion.

The motion carried unanimously: 4:0.

15. Abatements/Supplements

None.

16. Second Public Comment

Chair Wright opened the second public comment.

Ms. Ruth Bleau, 64 Pine Hill MPH, spoke. She asked about improvements or progress to make the road safer on Route 4 after the latest fatal car accident. Town Manager Eldridge has spoken to the Region 1 MDOT Engineer. MDOT is looking into ways to calm traffic with passing prevention methods in no passing zones and other means to slow traffic. Unfortunately, many of the accidents are due to poor driver decisions but that does not negate the need for a safer roadway. Ms. Bleau asked if a petition from the Town mandating pylons in no passing zones would be helpful since this is a State road. Chair Wright replied that any input from residents would be helpful. Town Manager Eldridge concurred and stated he will follow up continuously with MDOT.

Ms. Bleau also asked about 71 Sullivan Street and if the work is following the footprint supplied by Lasalle Architects. Town Manager Eldridge replied that the goal now is to level out the demolished area and what is now existing will be utilized as a parking lot until future plans are set. Once fundraising efforts for a community center proceed the public will be notified.

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

17. Executive Session

None.

18. Other Business/Non-Agenda Items

- **Abatement: Map/Lot R027/2E**

The BOS questioned whether a supplement was also warranted. Assessor McKenney should be available to attend the August 7, 2018 BOS meeting.

Motion: Vice Chair Ganiere moved to table the approval of the abatement request for Map/Lot R027/2E until the August 7, 2018 BOS Meeting. Chair Wright seconded the motion.

The motion carried: 4:0

19. Adjournment

The meeting adjourned at 7:25pm.

Respectfully submitted,

**Patricia Murray
Town Clerk**

The July 2, 2018 BOS Meeting Minutes – Signed as approved at the Board of Selectmen’s August 7, 2018 Meeting.

On behalf of the Board
