



Town of Berwick

BOARD OF SELECTMEN/BOARD OF ASSESSORS MINUTES

Tuesday, April 9, 2019

6:30pm

Selectmen's Room
11 Sullivan Street
Berwick, ME 03901

1. Call to Order

Town Manager Eldridge called the meeting to order at 6:30pm. In the absence of the Chair and Vice Chair, he asked for a motion to elect a Chair Pro Tem.

Motion: Selectman Pendergast moved to appoint Selectman Manning as Chair Pro Tem. Selectman England seconded the motion.

The motion carried: 3:0

2. Roll Call

Board Members Present: Vice Chair Ed Ganiere (6:48pm), Selectman Rebecca England, Selectman Mark Pendergast and Selectman Kenneth Manning, Jr.

Board Members Absent: Chair Thomas Wright

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

3. Pledge of Allegiance

Chair Pro Tem Manning led the Pledge of Allegiance.

4. Approval of Meeting Minutes

- March 26, 2019

Tabled.

5. First Public Comment

Chair Pro Tem Manning opened the first public comment.

Mr. Neil Hokinson, Berwick Transfer Station Supervisor, spoke. The Transfer Station will be closed on Sunday, April 21, 2019 in observance of Easter.

Ms. Terry Collins announced that a benefit in Captain Barnes' name will be held on April 14, 2019 at the Rollinsford Legion hall. There is a \$10.00 cover charge and all proceeds will go to the Berwick Fire Association.

Mr. Rick Vandenberg gave an update on the Recreation Master Plan. The committee is working on a draft funding piece and would like a meeting with the Town Manager and Finance Director.

There being no further comments, Chair Pro Tem Manning closed the first public comment.

6. Public Hearing

None.

7. Reports of Committees

• BCTV Committee

Ms. Terri Wright, Coordinator, gave an update on the construction of the new control room for BCTV in the Board room. The window space has been cut and will be installed. Light hookup continues. The room should be ready sometime in April. Ms. Wright will be in August on Wednesday, April 10th for the CTV Association Maine bill. Her new staff; Bobbi Jo Hutchins and Liz McGranaghan are adjusting well.

• Envision Berwick

Mr. James Bellissimo, Chair, reported with members of the Summer Concert Committee; Terry Collins, Ruth Bleau. The concerts are fiscally possible with EBC funding, beer sales, licensing and sponsorships. The Police Department was instrumental in the planning in assisting with street closure plans. Ms. Collins will be performing with her band and Ms. Bleau stated the energy Ms. Collins brings to the committee is exciting.

Department Reports

8. Appointments/Presentations/Other Guests

- Appointment:
 - Ernie Wood, ZBA – 3-year term

Rescheduled to April 23, 2019.

- Presentation:
 - Rick Vandenberg; Brownfields Update

Ms. Samantha Foote, Credere Associates, LLC, presented the following update:

Prime Tanning, Lots 130 and 133 (35 and 34 Sullivan Street), Berwick
Updates on Cleanup Work
April 9, 2019

Previously Approved Remedial Alternative	What Changed?	Newly Proposed Remedial Alternative
The Analysis of Brownfields Cleanup Alternatives/Remedial Action Plan (ABCA/RAP) approved on October 31, 2018 outlined the following remedial alternatives:	Credere Associates conducted supplemental sampling at the Site in December 2018. Results of the sampling revealed the following:	Based on the results of the December 2018 sampling, Credere has proposed the following changes to the ABCA/RAP:
Consolidation of contaminated soils and reuse under an engineered barrier system (parking lot)	Less than anticipated soil contamination requiring consolidation	Complete removal of contaminated soil instead of consolidating under an engineered barrier system
Asbestos abatement and Site building demolition	More than anticipated asbestos-containing building materials requiring abatement	Asbestos abatement and no Site building demolition
Institutional controls (deed restrictions)	Lack of evidence of significant sub-slab volatile organic compound (VOC) source below the Site building	Repair and refinishing of the Site building floor to prevent migration of VOCs to indoor air

- Don Young, The Berwick Historical Society
- Mr. Don Young presented the following:

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Two People, A Foreign City and Its Floral Namesake

Because of their proximity, both on opposite sides of the Salmon Falls River, Berwick and Somersworth have history that is intertwined. Take the case of Eleanor Lord and Frederick Pray. Born in 1868 she grew up in Berwick. Her home was the stately Lord house on Saw Mill Hill. He was a Somersworth lad and lived at what is now known as the Malley Farm. He was a year older. They married in 1894. His sister, Sarah, was married to Charles Smith who ran the American Store in the Far Eastern Russian city of Vladivostok. The newly wedded Prays were persuaded to join the Smiths and went to their new home later that year. Eleanor remained there until 1930 and over the course of those years sent over 2,100 letters home to family and friends. They also had a daughter, Dorothy, who attended UNH and graduated in 1928.

The collected letters were eventually housed in the Library of Congress. Birgitta Ingemanson, Professor Emerita of Russian Language and Culture at Washington State University, has labored for nearly two decades to bring to light and to a larger audience the amazing stories and information in these letters. The publication of *Letters from Vladivostok* in 2008 in Russia has led the citizens of the modern city of Vladivostok-- a city of 600,000—to a much better understanding of their own history and heritage, some of which had been lost to them. In fact, a major exhibition was opened with great acclaim at the Arseniev State Museum when the book was published. Ms Ingemanson wrote another book, *The Sunny Neighborhood, A Vladivostok Tale*, in 2011. This is in both Russian and English. She is currently working on another volume.

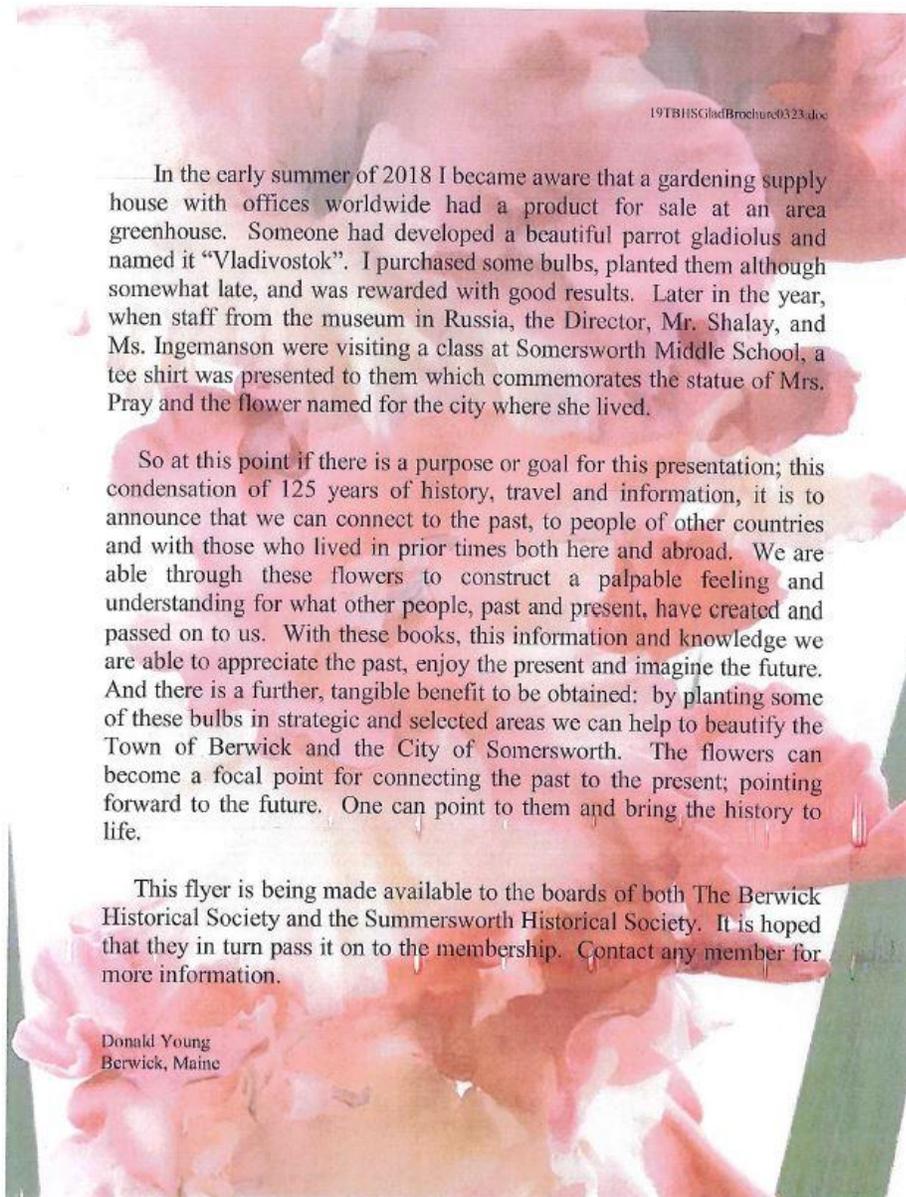


The Pray family in their home
Courtesy Photo



Statue of Eleanor Lord Pray
in Vladivostok
Courtesy Photo

To show their appreciation for Eleanor's work and the insight into their history which had become newly available to them, a statue of her was erected and dedicated on 4 July, 2014, by the city of Vladivostok. It shows her on the way to the post office with a letter to be mailed. The scholar, Ms Ingemanson, journeyed east to visit Berwick and Somersworth and made a few contacts. She returned later in the year with Viktor Shalay, Director of the Arseniev Museum, and a Russian film crew from Moscow. Then, we, in the Seacoast area, began to appreciate the lives of these people from our "neck of the woods" who had lived and worked far away. Birgitta has continued to visit us every year to further her research and to help us understand our connection to history. It comes as a revelation to us. Mr. Shalay has returned also with museum colleagues to further his understanding of our culture and history. There are plans to make the house, *Dom Smith*, where the Prays lived in Vladivostok, into a museum itself.



9. Unfinished Business

None.

10. Town Manager Report

Town Manager Eldridge reported the following:

- The American Legion Citizenship Awards dinner will be held on May 18th. The Board has been invited and should RSVP to Lisa Huestis or the Legion.
- Posted signs on roads will be removed next Monday. The crew is working on ditching to improve drainage on Ridlon Road and Love Brook Road.

- Budget Update: The Board received an updated budget report. The salt budget is over; which is typical.
- Recreation Department summer staff interviews are complete. Work is being done on the fields for preparation of baseball opening day which is April 27th. New dugouts are needed; the material has been ordered. All sports committees are drafting an MOU for field use.
- Preparation for the June 11th Election is underway.

11. Selectmen Communications

None.

12. Approval of Warrants

03-28-2019	A/P Warrant #1939	\$ 44,015.57
03-28-2019	Water A/P Warrant #0939	\$ 1,558.88
04-04-2019	A/P Warrant #1940	\$ 204,666.19
04-04-2019	Water A/P Warrant #0940	\$ 6,053.45
04-04-2019	Payroll Warrant #1940	\$ 51,097.95
04-11-2019	Payroll Warrant #1941	\$ 57,124.08

Motion: Selectman Manning made a motion to accept the Accounts Payable Warrants as presented. Selectman Pendergast seconded the motion.

The motion carried: 4:0

13. New Business

- June 11, 2019 Town Election; Board to sign finalized warrant

The Board of Selectmen signed the final warrant for the June 11, 2019 election which they voted on and approved at the March 26, 2019 BOS meeting.

- Foreclosed Properties

Town Manager Eldridge reported that he and Finance Director Jack MacLeod have been working with the former owners to arrange repurchase agreements.

There are currently 7 properties that the Town foreclosed on for unpaid 2017 taxes.

Three of the properties are under current repurchase agreements and are making their required monthly payments.

The remaining four include 2 vacant land parcels, a commercial child care facility, and a single-family dwelling.

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest	Refund Abate		
*	1937 BEST, ROBERT D. MOORE, LYNDA A.						In repurchase agreement	
2017-1	3,941.10	2,229.28	-380.08	2,091.90	2,093.10	0.00		
	Address :	17 B CRANBERRY MEADOW RD PO BOX 18 BERWICK ME 03901						
	Location :	17 CRANBERRY MEADOW RD						
	Map Lot :	R050-010						
	17148 COUGHLIN, SCOTT M.						vacant land	
2017-1	622.61	0.00	0.00	622.61	686.64	0.00		
	Address :	10 HIDDEN VALLEY DR DOVER NH 03820						
	Location :	0 ROUTE 236						
	Map Lot :	R058-003-002						
	17149 COUGHLIN, SCOTT M.						vacant land	
2017-1	646.64	0.00	0.00	646.64	713.40	0.00		
	Address :	10 HIDDEN VALLEY DR DOVER NH 03820						
	Location :	0 ROUTE 236						
	Map Lot :	R058-003-003						
	2630 ELLIOTT THOMAS C/O THOMAS						commercial - child care	
2017-1	3,878.23	0.00	0.00	3,878.23	4,304.53	0.00		
	Address :	428 PORTLAND ST BERWICK ME 03901						
	Location :	430 PORTLAND ST						
	Map Lot :	R071-009						
	1027 LIBBY, RITA & BROOKS, LOUIS						single family dwelling	
2017-1	2,046.11	540.00	-206.91	1,713.02	1,723.86	0.00		
	Address :	7 DAISY LN BERWICK ME 03901						
	Location :	7 DAISY LN						
	Map Lot :	R034-007						
*	385 TANGUAY, LUC U. & HOLLY A.						In repurchase agreement	
2017-1	2,057.17	1,834.94	-167.04	389.27	391.73	0.00		
	Address :	166 LONG SWAMP RD BERWICK ME 03901						
	Location :	166 LONG SWAMP RD						
	Map Lot :	R015-002-003						
*	1728 WILLEY EMILY						In repurchase agreement	
2017-1	1,097.74	1,107.94	-87.31	77.11	77.88	0.00		
	Address :	9 TIFFANY LN BERWICK ME 03901						
	Location :	9 TIFFANY LN						
	Map Lot :	R045-024						

Motion: Vice Chair Ganiere moved to direct the Town Manager and Finance Director to continue to pursue repurchase agreements with the former owners of the foreclosed properties. Selectman England seconded the motion.

The motion carried: 4:0

- Cost Recovery Fee revision

The Code Enforcement Officer is requesting an addition to the Cost Recovery Fee schedule; demolition at a \$100.00 flat fee. This item is currently included in the "All Other Land Use Permits" category at a \$25.00 flat fee.

Motion: Selectman Manning moved to accept the revision to the Cost Recovery Fee Schedule as requested by the CEO. Selectman England seconded the motion.

The motion carried: 4:0

14. Quitclaim Deeds and/or Installment Contracts

None.

15. Abatements/Supplements

- Tree Growth Penalty rescind and re-vote; 270 Little River Road, Map R016 Lot 14

The Tree Growth Penalty amount of \$1,347.05 that was granted at the March 26, 2019 Board of Selectmen meeting should have been \$1,218.00. The Assessor is requesting the BOS rescind that motion and motion to grant the Tree Growth Penalty in the amount of \$1,218.00.

RESCIND Motion: Vice Chair Ganiere made a motion to rescind the approval of the Tree Growth Penalty for 270 Little River Road, Map R016 Lot 14 in the amount of \$1,347.05 presented at the March 26, 2019 Board of Selectmen Meeting. Selectman Manning seconded the motion to rescind.

The motion carried: 4:0.

Motion: Selectman Pendergast made a motion to accept the Tree Growth Penalty for 270 Little River Road, Map R016 Lot 14 in the amount of \$1,218.00 as recommended by the Assessor. Selectman England seconded the motion.

The motion carried: 4:0.

16. Second Public Comment

Vice Chair Ganiere opened the second public comment. There being no comments, Vice Chair Ganiere closed the second public comment.

17. Executive Session

None.

18. Other Business/Non-Agenda Items

The Board discussed a thank you ad to the community for the support during the Bell Street fire and Captain Barnes' death. Town Manager Eldridge will follow up with Foster's and Portland Press.

Prime Tanning Update: Two contractors have interest and will contact Mr. Kehaya.

Mr. Rick Vandenberg noted that the contractors asked about the environmental clean up and asked for a meeting with Credere. The meeting is scheduled for Friday. Mr. Vandenberg will update the Town Manager and the Board after the meeting.

19. Adjournment

The meeting adjourned at 7:27pm.

Respectfully submitted,

Patricia Murray
Town Clerk

The April 9, 2019 BOS Meeting Minutes – Signed as approved at the Board of Selectmen's, April 23, 2019 Meeting.

On behalf of the Board
