

Board of Selectmen

Dale Harmon, Chairman
Douglas Burnham, Vice Chair
Charles R. Cunningham
Stephen W. Ham
Steven Lewis

Town Manager

Daniel Bryer Jr.



**Town of Boothbay
Board of Selectmen Meeting
Wednesday May 11, 2016
7:00 PM
MINUTES**

Present: Dale Harmon, Stephen Ham, Steven Lewis, Douglas Burnham, Charles Cunningham, and Town Manager Dan Bryer

6:00PM Executive Session: The Selectmen went into Executive Session at the Town Office for Personnel matters at 6:00PM and at 7:00PM they adjourned the Executive Session and went to the YMCA to open the regular meeting.

7:00PM Regular Selectmen's meeting:

Pledge of Allegiance:

Public Hearings:

Boothbay Craft Brewery, Inc. Lori and Win Mitchell, Map R4 lot 165, located at 301 Adams Pond Road, renewal of Class I, II, III, IV, Liquor license and renewal Restaurant license.

Doug Burnham made a motion to approve this application as presented and Chuck Cunningham seconded the motion. Vote: 5-0 in favor

Cabbage Island Clambakes, D. Wayne Moore, map R9 lot 15 located on Cabbage Island, renewal of Innkeepers license and liquor license Class I, II, III, and IV, Malt spirituous, and Vinous, and renewal of Special Amusement Permit Class C.

Doug Burnham made a motion to approve this application as presented and Chuck Cunningham seconded the motion. Vote: 5-0 in favor.

Coastal Maine Botanical Gardens, Inc. William Cullina, Executive Director, map r lot 109 located at 132 Botanical Gardens Drive, Boothbay, renewing liquor license – restaurant Class I, II, III, IV and renewal of Special Amusement Permit Class C.

Chuck Cunningham made a motion to approve this application as presented and Steve Lewis seconded the motion. Vote: 5-0 in favor.

Five Gables Inn, Steve and Susan Plausteiner, map U15 lot 20 located at 107 Murray Hill Road, renewal of Innkeepers license.

Chuck Cunningham made a motion to approve this application as presented and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Ocean Point Inn and Restaurant, Anthony Krason owner Map U3 lot 23 located at 191 Ocean Point Road renewal of liquor license Class I-A Malt, Spirituous, and Vinous, and Innkeepers license and Special Amusement Permit Class C.

Chuck Cunningham made a motion to approve this application as presented and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Minutes:

Steve Lewis made a motion to approve the minutes of the March 23rd meeting as presented and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Reports:

Dan Bryer reported that the Public Works is almost done with the floats, this week they have been working at Ocean Point and are getting everything ready for the summer season. In the Business Office it is business as usual, the CEO has several permits pending and the Joint Economic Development Committee has hired an event planner.

New proposed Traffic pattern:

Dan Bryer talked about the TIF and explained briefly what it is and how the funds work. He said it is an economic development opportunity; it protects the value from the County and State. The funds can be used for economic development in the district. This TIF district is earning approximately \$105,000 annually.

Mr. Bryer said he looked into a bond when the Selectmen were talking about working on many roads at one time. He said a bond for a million or a million and half would cost about \$67,000 – 73,000 a year for a 20 year bond. The TIF is earning more than enough to pay for such a bond.

Mr. Bryer briefly spoke about the other TIF districts in the town and how some of them have credit enhancements but there are none in this district.

Doug Goldhirch asked what the town would use the money for if not for this project, what would they be giving up to do this project? Dan Bryer said they could possible work on the roads in the Industrial Park and the Park and Ride.

Tim Utley said he thinks this is a benefit to small businesses. That if the value of any property in the district goes up, the more the value increases then the more value there is to be captured. Dan Bryer said there is a new business going into the Industrial Park as well which will increase money for the TIF district.

Pam Reed asked if the TIF money could be used to put Water and Sewer into the Industrial Park and was told yes.

Frank Fasset asked how much debt the town currently has and was told none.

A member of the audience asked if the town did not fund this project, could someone else fund it. Dale Harmon said he did not think so; the project would have to have town approval. It said it might be possible for the town to approve without funding it.

It was asked by a member of the audience why doesn't CMBG help to pay for this project. If they want it they should have to help pay.

Bill Cullina said that CMBG is not prepared to pay, they do not need this but the think it is a good idea and support it.

Bruce McDonald said he is an optimistic skeptic, he feels this may be being done for conscience more than safety and is not sure this will work. Mr. McDonald suggested that Mr. Coloumbe could be asked to fund a new traffic analysis done independently and through the town.

Pete Ripley said he thought this meeting was supposed to be about the TIF.

Steve Landry said the State did the analysis that the consultant used, he does not think another study is needed.

A member of the audience seen Economic development before that the citizens didn't have to pay in some way, she does not trust the State, she thinks a lot of fancy footwork and talking is taking place. This could make the tax base go up and people displaced.

Fred Kaplan wanted to know the exact date the proposal was brought to the State's attention. Steve Landry said he did not know the exact date but this has been talked about since 2002.

Mr. Kaplan said the town voted against this several years ago and believe it was again brought to the attention of the State by someone else closer to one year ago.

Mr. Kaplan next asked who specifically brought this plan to the State. Mr. Landry said it was brought by the Knickerbocker Group and Mr. Kaplan wanted to know who specifically and was told Danielle Betts.

Mr. Kaplan next asked if Mr. Landry had a discussion those higher up than him about this and was told now. Mr. Kaplan alluded that this could be motivated by the Governor and is political; Mr. Landry said no, this was not politically motivated by those higher up.

Mr. Kaplan said he felt the consultant only said what he was paid to say and that he was paid by Mr. Coloumbe to say it was needed.

Mr. Kaplan said there was no data specifically related to the traffic in Boothbay, no traffic flow information from Boothbay used. Mr. Landry said the information (data) by the consultant was given him by MDOT and it was data collected in Boothbay and he would be happy to provide that raw data to Mr. Kaplan if he wanted it.

Tim Utley asked if MDOT makes appointments with citizens to talk about things like this. Mr. Landry said No, this was not a MDOT project.

Tim Utley said he appreciated Dale Harmon trying to keep the group focused as many people came to get TIF information. He felt it was insulting to the speakers for members of the audience to be disrespectful.

Dale Harmon had to remind people that this was still a Selectmen's meeting, to not have conversations among themselves and to put their respectful faces on.

Elsie Freeman asked if there was going to be a presentation about the BPI? She said she tried to research it and information was hard to find. She asked if all the research could be put on the Town's website.

Ms. Freeman asked if the Town is the one managing the project, what does that mean? Dale Harmon explained the town's role in the project.

Ms. Freeman said she is vague on just they would be voting on and would like more information. She would like all the information available on the Town's website and in one location to make it easier to find.

A member of the audience talked about the Sidewalk project that has been previously approved and how the information on traffic was gathered to apply for a grant for that project. She said the information is out there and is factual, it can be found on MDOT's website.

Pete Ripley said the intersection has been a problem for a long time not just for the past year. There is a traffic problem and this is a good opportunity for the whole region, an opportunity to benefit future generations. People need to buy local and build local.

Bruce Bowler said he has driven this intersection up to 4 times a day for the past ten years and has never had a problem, the County Club exit is the problem.

Laura Honey said she strongly feels the need to move forward and progress is needed. She feels the region has a 17 mile long drive way from Route 1 to Boothbay. To survive this area needs quality, friendship, service, hospitality, this is what the tourist want. She said change is good and can be positive.

Helen Meserve asked if there were other roundabouts in the state with 4 crosswalks. She feels that may be a problem. She would like to go see another one if there is one. Steve Landry said he would have to look at files to see, he thought the one in South Portland by the Town Office might have four.

Chuck Cunningham said once there is municipal parking on the back side of the Common the crosswalks might not need to be used as much.

Allison a student going to school out of state currently said she wants to move back here and does not want business. She also asked if someone could describe exactly where the TIF district is. Dan Bryer described the boundaries of this TIF district.

Mark Stover asked if the parking on the back side of the Common wouldn't be taken up by Businesses that Coloumbe might build and Chuck Cunningham said no, it will be a municipal lot.

Mr. Stover said he does not think this will make things go more smoothly, it will slow traffic down to a crawl. He feels an independent person is needed to say this is what is needed. He suggested Mr. Coloumbe could pay anyone to say what he wants them to say.

Chuck Cunningham asked if funds could come out of the TIF district to pay for another reviewer and Dan said yes that was possible.

Steve Landry said some towns have a peer reviewer go over the study and independent traffic consultant to give a second opinion.

Mr. Stover said is thinks the whole idea is ridiculous, there is not that much traffic.

Chip Swain a teacher at the High School said he is trying to keep an open mind as it might be easier to get out of Cory Lane. He has concerns that this will back up traffic and wants to know how far it could be backed up worst case scenario. He said he rides his bike a lot and is not sure this would be better for bikes. He also asked how a roundabout could increase economic development.

Rhoda Weyr said she is against the roundabout not anti-development; she does not understand the logic of where it is being proposed, she thinks turning out of Back River would be worse than it is now, she does not think the project was well thought out. She says where the roundabout is placed is the worst of all possible places and did not think the municipal lot on the back of the Common was on the plans. She asked if it was possible for the town to do an independent study.

Ms. Weyr said at the last meeting someone said this was good for Boothbay Harbor, if so why are they not a part of it if it is to their benefit.

Ms. Weyr asked if the new ambulance station was tied into this project and was told no that is separate.

Steve Lewis said the exact plans have not been set in stone yet; there is still time to tweak them.

Dale Harmon said he thought having a peer review was a good idea.

Dale Harmon said to lock in the money with the State, the Selectmen would need to enter into a BPI agreement now, with it known that it would be pending approval by Town vote and the earliest a vote could happen would be November.

Rhoda Weyr asked if the final plans could be on the website before everyone has to vote on it.

Jean Reese Gibson said she had questions and concerns about a peer review. She would like to see not just a peer review but someone to do a whole new study and come up with other ideas and examples.

It was suggested that before this goes to vote, there should be a good vision of everything around the roundabout area. To know what Mr. Coloumbe is going to do on his properties. Dale Harmon said it is private property; the town cannot make anyone reveal what they plan to do on private property.

Steve Lewis suggested that at the next Selectmen's meeting they have a draft BPI to look at so they can secure the money. Many audience members said that if this project is going to be discussed they would like the opportunity to be there. Dale Harmon asked if it would be possible to meet at the YMCA again and was told yes. The Selectmen's meeting on May 25 will take place at the YMCA.

A member of the audience suggested that because we are on a peninsular the traffic north and south should be considered and what would happen in an emergency.

Steve Lewis said that there had been a meeting with the local Fire Chiefs and Ambulance to discuss this and they did not have a problem with it.

Marcia Soler said at the next Selectmen's meeting she would like each of the Selectmen to speak on how this would increase enrollment in the school and increase job opportunities. She does not feel the roundabout has anything to do with either.

Animal Control Officer:

Chuck Cunningham made a motion to appoint Betsy Pratt as Animal Control Officer and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Interlocal Shellfish Agreement:

Steve Lewis made a motion to ratify the signing of the Interlocal Shellfish Agreement and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Public comment:

Marcia Soler said at the last meeting there was talk about a company who charges admission wanting to use the Common again this year and wanted to know where that was at. Dale Harmon said the Company would be invited to a future meeting to plead their case.

Review warrants and sign them:

Chuck Cunningham made a motion to review the warrants and sign them and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Adjourn:

Chuck Cunningham made a motion to adjourn the meeting at 8:45PM and Doug Burnham seconded the motion. Vote: 5-0 in favor.

Minutes submitted by
Sherry Tibbetts