

**Board of Selectmen**

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

**Town Manager**

James D. Chaousis II



**Town of Boothbay  
Board of Selectmen Meeting  
Wednesday September 11, 2013  
7:00 PM  
MINUTES**

**Present:** Steve Lewis, Dale Harmon, Douglas Burnham, Charles Cunningham, Stephen Ham, James Chaousis II

1. **Executive Session** pursuant to Title 1 MRSA § 405 (6)(C) discussion of an economic development proposal.
2. **Pledge of Allegiance:** After the Pledge of Allegiance, Chairman Steve Lewis asked for a moment of silence in remembrance of 09/11/01 and all of the victims.
3. **Public Comment:**
4. **Approve minutes:** Chuck Cunningham made a motion to approve the minutes of the 08/28/2013 meeting with several corrections and Dale Harmon seconded the motion. **Vote: 5-0 in favor.**
5. **Reports:**
  - a. **Special Town Meeting Schedule** – Mr. Chaousis gave all of the Selectmen a revised schedule of deadlines for the Special Town Meeting and emphasized that they must adhere to it in order for everything to get done.
  - b. **Goals & Objectives** – The workshop for this that was scheduled for earlier this evening was cancelled to allow time for the Executive Session.
  - c. **Comprehensive Planning Committee** – With information based on the public forum that was held, they are still working on redefining and reworking the vision and working on inventory.
  - d. **Department Head Report** – Public Works: Shoulder work is being done on the East Side Road and the aprons should be done in the next couple of weeks on that road. Mr. Chaousis thanks all of the Barter's Island residents for how patient they have been through this whole process dealing with the traffic problems. There was a stranded boat on Murray Hill that the Public Works had to take up and the owner has been contacted. Code Enforcement: They have been busy with the ordinance review plus they have 7 permits in review right now as well as 5 plumbing permits. Assessing: is in the final stages of finishing up work, when this is done, they will start the mapping project. The Business Office: Tax Collections

are starting to slow down, moorings are done, the staff is starting to get ready for November and training for/on the new machine.

6. **Old Business:**

7. **New Business:**

- a. **Standing Committee Vacancies** – Four candidates were interviewed yesterday for the Planning Board positions and there are three more to do. Nell Tharpe has turned in her resignation from the Planning Board, although she says she will continue to serve until a replacement has been appointed. Chuck Cunningham made a motion to accept Nell Tharpe's resignation as stated and with thanks for her service and Dale Harmon seconded the motion. **Vote: 5-0 in favor.** As they do interviews the committee is asking applicants if they are willing to serve on other boards as well.
- b. **MMA Annual Meeting Voting Credentials** – Dale Harmon made a motion to give James Chaousis the right to cast the vote for the Town of Boothbay this year at the annual meeting and Chuck Cunningham seconded the motion. **Vote: 5-0** during the discussion, Steve Lewis mentioned that in the future the board might want to consider that since Mr. Chaousis is now on the MMA Executive Committee, they may want another member of the town who attends the annual meeting to cast their vote so there is no conflict of interest.
- c. **Special Town Meeting Warrant** – (copies of the warrant, may be seen at the Town Office) There will be 5 articles on the warrant, #1 is to choose a Moderator, #2 is to approve a TIF, #3 is to approve a 2.5 million dollar bond, #4 is misc. Zoning Ordinance changes, #5 is a Citizens initiative Petition to change Maritime Activity.

Mr. Chaousis Talked about the Tax Increment Financing (TIF) and presented a Power Point Presentation (attached to these minutes). This is what the Selectmen have been working on in Executive Session. A TIF is created in part to shelter the town against county taxes/valuation as businesses in certain areas are encouraged to grow. This district will be called the Boothbay Village Improvement Plan and will consist of the Country Club Area and the Industrial Park.

Articles #2 and #3 go hand and hand. Article #3 is approving a 2.5 million dollar bond that will allow this to happen. Approving this will allow the Town to borrow up to this amount, the town may not need it all. The Town is hoping to work with MDOT, get matching grants, etc. for a lot of the work that they would like to do. The bond would be for a 20 year term and the TIF revenues will cover the cost of the bond 100% plus so there will be no cost to the tax payers of Boothbay.

This plan includes a lot of road improvements, improvements to the common, water and sewer to the Industrial Park and much more, Maps, Programs, and information is available on the Website and in the Town Office. There will be Public Meetings held to explain it. Everyone is encouraged to become educated on this. Making the road around Boothbay Center safer has been a priority for Boothbay and MDOT for some time.

Fran McBrearty asked what if the boundary lines of the Industrial Park change. Mr. Chaousis stated that the TIF can always be amended. The TIF is only allowed 2% of the town's acreage, but the Selectmen would have the authority to change those boundary's, they could, take a piece away somewhere else to put in a piece here.

Ryan from the Register asked if this plan was contingent on The C3 District Zoning change passing and Mr. Chaousis said no, this plan runs through four different districts.

Dale Harmon and Steve Lewis both said they knew this was last minute but they were trying to get it in before the State votes on the Transportation Bond issue in November. They are hoping to piggy back on the State bond money and maybe get some matching funds there.

The Selectmen wanted to make it plain that this plan was not driven by Mr. Coloumbe. He will only be getting what he wants by paying taxes. This plan works to his advantage, it works to the Towns advantage and it works to MDOT's advantage.

Chuck Cunningham said if it will not increase the mill rate and will improve the flow of traffic he is for it.

There will be another Public Hearing on September 26 about Articles # 4 & 5.

Chuck Cunningham made a motion that the Selectmen recommend a Yes vote on Article#4 and a NO vote on Article # 5 and Steve Ham seconded the motion. **Vote: 5-0 in favor.**

Chuck Cunningham made a motion to sign the Special Town Meeting Warrant and Dale Harmon seconded the motion. **Vote: 5-0 in favor.**

Dale Harmon thanked all the Planning Board members both present and past for all the work they have done on proposed ordinance changes. He wanted to recognize all the hard work they have put in.

8. **Public Comment:** Douglas Burnham said that Mr. McLellan has abandoned the boat. Steve Lewis said he has talked with members of Mr. McLellan's family and been assured there are no liquids left that can drain out. Mr. Chaousis said Pete Ripley has been talking with Chuck Fuller and they are still discussing how to deal with the boat.

Mike Tomco for Boothbay Harbor asked if there was anything Boothbay Harbor could do to help with the TIF initiative. Mr. Chaousis said he would like to present the plan to the Selectmen there as it will affect them.

9. **Review Warrants and Sign:** Chuck Cunningham made a motion to review the warrants and sign them and Dale Harmon seconded the motion. **Vote: 5-0 in favor.**

10. **Adjourn the meeting:** Chuck Cunningham made a motion to adjourn the meeting and Dale Harmon seconded the motion. **Vote: 5-0 in favor.**