

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 September 28, 2016
7:00 PM
MINUTES**

Meeting was held at the YMCA in Boothbay Harbor.

Present: Dale Harmon, Steve Lewis, Chuck Cunningham, Doug Burnham and Town Manager Dan Bryer

Dale Harmon opened the meeting at 7:00PM.

Public Hearing: Special Town Meeting November 8, 2016 warrant review

Town Manager Dan Bryer reviewed the special town meeting warrant which contains 6 articles. He explained each of the articles. Mr. Bryer explained that articles 2, 3 & 4 all would need a yes vote to pass.

Marcia Soler asked questions about the interest rate on the proposed bond. She questioned if the interest rate goes up, if the TIF will still have enough money to cover the payments. Mr. Bryer said that yes, there would be enough money in the TIF.

Pam Reed asked how much was in the TIF now. Dan Bryer said that now there is approximately \$107,000 coming in each year.

Jim, a member of the audience asked what would happen if you voted yes on 2 but no on 3. Dan Bryer said for any of the articles to pass, articles 2, 3 & 4 would all need a yes vote.

Patti, a member of the audience asked if you could separate DMOT and PGC in article 3. Chuck Cunningham said if article 3 passes, the Town would be the administrator and have the control. Patti questioned if the plans could be changed after the vote.

Eric Carlson asked if it would be made obvious on the ballot that if you vote no on either article 2, 3 or 4 that they all would not pass. Dan Bryer said it was written in the verbiage and would be made plain.

Marcia Solar asked why the article says road improvement instead of roundabout. Dan Bryer said because the project is more than just the roundabout.

Fred Kaplan asked how much the TIF district could be expanded. Dan Bryer said it is almost maxed out. Legally it can be no more than 2% of the town.

Rhoda Weyr asked what was in the TIF district now. While Dan Bryer explained what is in the TIF district now Dale Harmon showed the map explaining the district boundaries.

A member of the audience asked why add to the district and Mr. Bryer explained that it would allow for future plans around the town office.

When asked it was explained that the ambulance project is separate from this project and not a part of it.

Pam Reed asked if another business was going into the Industrial Park without public water and sewer and the answer was yes.

There was a brief discussion about who owns the property that Article 4 would include in the TIF district. The Town owns two of the lots and PGC owns two lots. Dan explained that with Town votes, the lines of the TIF district can be changed or moved some.

Someone questioned if Corey Lane was included in the TIF and Dan Bryer said no because it is a State Road.

Leann Pander asked that since the sidewalks were already voted on would they still be built if this project does not go through. Dan Bryer said the side walk from the YMCA to Clifford Park had already been approved and would still be built.

A member of the audience asked if Article 3 does not pass, is this project off the table and Dan Bryer said yes, the project cannot be done without the Town.

Mike Pander questioned the financing, he said if he would correct 70% of the TIF would be tied up for 20 years. Dan Bryer said yes, but if there is more development in the TIF than the income would go up.

A member of the audience asked if this project is approved is the current plan set in stone. Dale Harmon said yes, what you see now is what is going to be built. With any project there are always change orders, but usually for small items and they would stick as close to the plans as possible.

Steve Sawyer of Sebago Technologies next gave an overview of the plans and changes that have been made in response to the public meetings and comments.

Mr. Sawyer said he has met with almost all the abutters about the changes proposed. He is trying to make sure that all abutters impacted are comfortable with the project.

Mr. Sawyer talked about the changes to the plans because of comments that have been made: the road changes would now be extended up to the end of Adam's Pond Road instead of ending at the funeral home. Bet's will get 9 parking spaces, set back further from the road than they currently are. The Church entrance will be changed and the entrance to Chapel Street will be built up and changed. The Church has agreed to an easement from Back River Road to Chapel Street. Common Drive would be two one to the parking lot and one way the rest of the way. Changes have been made to the Post Office parking lot, allowing entrance from both Corey Lane and Back River Road but traffic would not be allowed to go through the parking lot from one entrance to the other. A wider curb cut has been added for one of the abutters.

Mr. Sawyer presented maps showing the difference in bike lanes, sidewalks, public green space and parking with and without the project.

Pam Reed said she thinks making part of Common Drive one way and part two ways will be confusing for people.

Marcia Solar said she thought making part of Common Drive two ways was only to make it easier for Mr. Coloumbe's Village project. Mr. Sawyer said it would make it easier for that project but it would also make it easier for the parking lot.

Laura Honey talked about how difficult Chapel Street is to get out of now. Ms. Honey is pro-project. Mr. Sawyer said with the pumps down and less of a curve and the road built up with a wider entrance, getting out of Chapel Street should be a lot easier.

A member of the audience asked about the time table to complete the project. If this passes, a lot of the paper work has already been done and bids could go out in early 2017. If it is an easy winter than it could

possible start during the winter, if not early spring than stop mid-June until after Labor Day, then start up again and go to Thanksgiving and finish up in the Spring of 2018.

A member of the audience asked who would be responsible for maintaining the islands and the answer is that the Town would.

Someone asked what if after it is built it does not work, what happens then. Mr. Sawyer said there is a slim chance it won't work and it can't be any worse than it is now.

Fred Kaplan asked if this was the only plan considered and if the developer was the catalyst for it. Mr. Sawyer said the developer brought it forward but it was based on the 2002 plan. Mr. Sawyer explained that other options were looked at. Mr. Kaplan said the loop plan was not looked at and that Mr. Sawyer was only here as an advocate for the developer. This led to a lengthy discussion.

Skip McPhee asked if this did not pass was there any possibility of a committee set up to study alternatives.

Peter Branch said he has trouble getting to the dump and he feels this would be effective, he said it seems to be a simple design. Mr. Branch went on to say you should look at the virtues of the plan and not who. What we have now is unsafe.

Laura Honey said it is about time we realize this is a problem, take this opportunity to do something. It is the experts who have come up with the design. She feels the Selectmen have done the best they can and it is wrong to question the Selectmen.

Rhoda Weyr said the issue is the plan, it is not coming from the people and was rushed.

Steve Lewis said nothing has been rushed, this has been looked at for eight months. The people heard about it the same time as the Selectmen heard about it.

Dale Harmon said the "loop or Hellman" plan was sent to the architects to review, the Selectmen have not been sitting on their butts and not doing anything..

Fred Kaplan said the project was brought to the Selectmen. They should have been the ones to initiate any projects. He feels this is a no win situation for the town. He feels the vote should be called off.

Dale Harmon said the Hellman plan was brought forward at the 11th hour and some flaws can be seen in the plan.

A member of the audience asked if it was possible that if there is a no vote then the Village might not be able to happen.

Dan Bryer said this plan was based on the town's original plan.

One of the architects, Mark reviewed the Hellman plan complete with slides and explained why it was not a credible plan. It is not compatible with the goals set in the 2002 plan. He tried to answer most of the questions that had been asked about this plan. He explained the problems and drawbacks with the plan.

Adjourn: At 9:40PM Steve Lewis made a motion to adjourn the meeting and Chuck Cunningham seconded the motion. Vote: 4-0 in favor.