

Board of Selectmen
Chuck Cunningham - Chairman
Michael Tomacelli – Vice Chairman
Dale Harmon
Steven Lewis
Russell Pinkham

Town Manager
Daniel Bryer Jr.



**Town of Boothbay
Board of Selectmen Meeting
Wednesday, September 14, 2022
6:00 PM
MINUTES**

Present: Chuck Cunningham, Russell Pinkham, Steve Lewis, Mike Tomacelli, Dale Harmon and Town Manager, Dan Bryer Jr.

Chuck called the meeting to order at 6:00

Pledge of Allegiance

Public Hearings:

1. Fluoridation warrant article: Open for public comment on the topic of public water supply fluoridation. Stevie Hail and Anna Cristina, both from Boothbay Harbor stood and spoke about the safety concerns and side effects that are caused by adding Sodium Fluoride to the public water supply. Sodium Fluoride is a byproduct in the manufacturing of phosphate fertilizer. It has been found the topical use of fluoride (toothpaste with fluoride) is the most beneficial to teeth and that ingested fluoride causes many side effects. They both feel that people should have the choice to fluoridate how they see fit. With fluoride in the water it takes the choice away from the people. Lucian Laurie Jr. is in support of public water fluoridation and thinks everyone should do their research. It has served us well for a long time. It has been shown that for every dollar spent there is \$1.15 received back in health and dental costs, mostly in children. "If it ain't broke, don't fix it."

Public Comment: None

Approve Minutes: May 25, 2022, August 10, 2022, August 24, 2022:

May 25, 2022, Russ made a motion to approve the May 25, 2022 meeting minutes as written. Mike seconded the motion. Vote: 3-0 in favor by Chuck, Russ and Mike who were the members in attendance at this meeting.

August 10, 2022, Steve made a motion to approve the August 10, 2022 meeting minutes as written. Russ seconded the motion. Vote: 3-0 in favor by Chuck, Russ and Steve who were the members in attendance at this meeting.

August 24, 2022, Steve made a motion to approve the August 24, 2022 meeting minutes as written. Russ seconded the motion. Vote: 3-0 in favor by Chuck, Russ and Steve who were the members in attendance at this meeting.

Reports:

Dan – Clifford Park playground is open. It includes several ADA compliant pieces.

So far we have received 80 requests for absentee ballots and expect many more. We plan to start sending them out around October 5, 2022.

Public Works plans on starting paving on Hardwick and Pension Ridge roads the end of this month or the beginning of October.

Chuck asked if the sensory board is the only ADA compliant piece. Dan answered no, there are 3 pieces currently and he hopes to add an additional piece each year.

Steve asked if the parking lot will be paved and when will the fields be finished. Dan answered that the parking lot will remain dirt and they are hoping for October for the completion of the fields.

Dan is going to reach out to the school Athletic Director (Allan Crocker) to encourage him to use the new fields for future tournaments.

Old Business: None

New Business:

1. Stanley "Swing" Lewis retirement from the Cemetery District – The board discussed all that Swing has done for the community and thank him for his many years of service.
Steve made a motion to regretfully accept the resignation for Stanley "Swing" Lewis from the Cemetery District. Dale seconded the motion. Vote: 5-0 in favor.
Steve – what do we do with the open seat until May? Dan – will have to check the admin code and/or State law to see how to proceed with an elected position. Steve – if its allowed they should advertise to see who is interested in filling the seat and take it from there with a planned election to officially fill the seat in May.
2. American Rescue Plan Act (ARPA) funds request for housing – Boothbay Regional Development Corporation (BRDC), represented by Erin Cooperrider, Vice President and Treasurer, is at the meeting tonight asking for \$50,000 of the Town of Boothbay's ARPA Funds and a letter of support.
Please see **EXHIBIT A**, a letter from the BRDC, introducing the non-profit and an overview of the project. During the meeting a PowerPoint presentation was shown and talked about the basics of which are laid out in **EXHIBIT A**. There is a conceptual site plan presented with a total of 162 units. This is a concept only but they wanted to show the hope of the project.
After the presentation there were a number of questions from the board such as: Are there ways to prevent seasonal housing and short term rentals? Erin assures the board there are legal routes to eliminate these unwanted uses. Most of the units will be for sale with land leases which will allow for the control of the property uses.
The board asked besides the ARPA funds and the letter of support, what else can we do to help this much needed project along?
Erin says there are a number of grant programs that are available, but need to be applied for by the town and the town will pass the funds along to the project. Erin asked that the board give Dan the authority to work with them on these grants.
Steve makes a motion to allow the \$50,000 in ARPA funds, the letter of support and the authority for Dan to work with them on additional grants. Russ seconded the motion. Vote: 5-0 in favor.
Desiree Scorcia, Boothbay resident and audience member, asked if there was a way to get a list of other projects to see how they have gone and how they stand now. Erin pointed her to chomhousing.org for past and present projects.

Public Comment: None

Review Warrants and Sign:

Mike made a motion to review and sign warrants. Dale seconded the motion. Vote: 5-0 in favor

Adjourn Meeting:

Dale made a motion at 7:00 PM to adjourn the meeting. Mike seconded the motion. Vote: 5-0 in favor.

EXHIBIT A

Boothbay Regional Development Corporation

September 1, 2022

**Dan Breyer, Town Manager
Town of Boothbay
7 Corey Lane
Boothbay, ME 04537**

Dear Dan:

The Boothbay Regional Development Corporation (BRDC) was formed to help tackle the housing crisis in the Boothbay region through the development of newly constructed homes. Adding to the available and affordable housing stock in the Boothbay region is the initial focus of the organization.

BRDC is governed by a Board of Directors who are year-round residents actively involved in real estate development, supportive housing, community organizations, and local government. All activities of the non-profit will be directed by the board and executed by qualified third-party professionals hired by the board.

BRDC has sought and found a site large enough to make a significant contribution to the local housing stock that is affordable and available to the local workforce. The 36-acre site on Butler Road in Boothbay was not previously for sale, and the owner strongly supports housing our workforce.

The concept plan for this site takes a phased approach to development of the parcel and was informed by a design development team selected by BRDC. Phase 1 includes land acquisition and extension of water and sewer to the site. Phase 2 is a proof of concept for affordable home ownership targeted to households between 80% and 100% of Area Median Income (household income between \$64,400 and \$80,700 for a family of four). It will create 8 for-sale homes with prices capped at \$287,000. Future phases may include multi-family apartment buildings, single-family homes, and condominiums. The goal is to create a range of housing choice, both for-sale and for-rent, and affordable to our workforce at a range of income levels.

To inform the concept plan, BRDC reached out to local employers to help determine both the magnitude of the housing need, and more specifically to identify the demographic that needs housing in order to determine which housing finance programs will be available to the effort. While the available data set is small, it is evenly divided across a broad range of household incomes, which informed the goal of providing a range of housing choice.

Seed capital of \$500,000 for Phase 1 of the project has been secured from private donors, and BRDC is seeking an additional \$2.1 million in private capital and \$800,000 in local and state funds for Phase 1 of the project.

**Boothbay Regional Development Corporation, c/o NewHeight Group LLC,
97A Exchange Street, Suite 204, Portland, ME 04101**

Boothbay Regional Development Corporation

Dan Breyer, Town Manager
Town of Boothbay
September 1, 2022
Page 2

The second phase will require an additional \$540,000 in private capital and \$1.3 million in public funds, yielding a 40/60% split of public funds to private financing for the first two phases. The follow-on phases will be self-funding or use public financing sources exclusively.

BRDC is requesting \$50,000 from the Town of Boothbay's American Rescue Plan Act (ARPA) funds to support the extension of water and sewer infrastructure to the site. The total cost of this work is estimated at \$2.5 million. The requested ARPA funding from the town will evidence community support for the project, and will be leveraged to help raise the balance of necessary funds from a combination of private donations and public resources.

We would welcome the opportunity to present the full plan along with financial projections to the Board of Selectman, and we hope to be placed on the agenda for this important discussion as soon as possible.

Sincerely,



Erin Cooper
Vice President and Treasurer

Cc: Stephen Malcom, President BRDC
Susan Witt, Secretary BRDC