

**TOWN OF SANGERVILLE
BOARD OF SELECTMEN
MEETING MINUTES
Beginning @ 5:00 p.m.
Wednesday, September 20, 2017**

Item 1. Open Meeting: (Pledge). Chairman Mike Wark called meeting to order at 5:04 PM, followed by the Pledge of Allegiance.

- a. **Selectmen Present:** Mike Wark, Jody Cabot, Dale Gray
- b. **Employees Present:** Lois Jones
- c. **Residents Present:** Terri Wark, Brydie Armstrong, Tom Carone, Pam Smith, Gerald Peters, Toby Hall, Cynthia Hall
- d. **Non Residents Present:** Christopher Winstead – PCEDC, Denise Buzzelli – Piscataquis Chamber of Commerce.

Item 2. Approval of Minutes:

- A. **September 13, 2017.** Selectman Gray made a motion and Selectman Cabot 2nd to approve the September 13, 2017 minutes, as read. All in favor.

Item 3. Review of the Treasurer's Warrants:

- A. **Payroll #147, 151.**
- B. **Accounts Payable #148, 149, 150.**
Selectman Cabot made a motion and Selectman Gray 2nd to approve all warrants. All in favor.

At this time, due to non-resident visitors attending the meeting, the Board moved to Item 6A, and then to Item7A, then back to missed items, moving forward in order of remaining agenda.

Item 4. Open Session: Limited to 2 Minutes – Extension per Chairman. None.

Item 5: Selectmen Concerns:

- A. **Chairman Wark.** Chairman Wark is concerned that the Town has paid for legal services that included incorrect information. Town Manager was directed to present Eaton & Peabody with a dispute regarding the particular charge in question (March 27, 2017 – 3.2 hours - \$624). Town Manager will research and pursue a dispute for the charge in question.

Item 6. Committee Reports:

- A. **Abbie Fowler Committee.** The Abbie Fowler committee was present to present their recommendation on type of businesses they would like to see and not see, and also covenants they would like to put in a deed. Chris Winstead from PCEDC was present to give his thought, opinions, and offered future guidance to the committee and the Board for obtaining a buyer. Minutes of Abbie Fowler Committee attached. Town Manager is encouraged to set up a meeting with the Committee, Board and Brian Howard to discuss a possible future purchase. Chris W. has offered to moderate such a meeting. It was also recommended that we have our Town lawyer prepare the deed, combining all three lots that make up the Abbie Fowler facility

- B. Road Committee concerns.** Town Manager received a list of concerns from the Road Committee (attached). There were several questions about the contract work that was completed and Town Manager was able to answer most of the questions directly to the Committee. As noted on the list of concerns: French's Mill Road – The first concern was the deep culvert repair, that should have been repaired using large boulder riprap. The riprap that was used is small and the poplar log is still in place. Town Manager informed that she had a discussion with the contractor and he stated the Town doesn't have to pay for it. There was a concern about some of the shoulder work not being completed – by Alden Smith's place. Town Manager stated that he did not want the shoulder removed as he mows to the edge of the pavement and the feeling was that it should be ok because the new pavement shoulder will need to be filled and some of the shoulder that is left can be used for that purpose. Lastly, the berm near the Spaulding driveway should probably be larger and longer, but it was agreed to take a "wait and see what happens in the spring" approach. Concerns on the Silver's Mills Road – There was some ditching that wasn't completed, near Wilson Nuite's pine tree and Blaine Nuite's sawmill. These were addressed previously with the contractor. The most concerning seemed to be the compacting of the 800 foot section of road rebuild. It is suggested we either wait and pave next year, or ask the contractor to come back, remove 6 inches of gravel, compact, put the six inches back and compact again. General consensus was to put the paving off til next year, of the 800 foot section. The third culvert south of Brockway Mills, on Silver's Mills, is failing and needs to be replaced. And there is an unused culvert at the mouth of the old discontinued Illesboro Road that needs to be removed. And for other road issues – the mouth of Knowlton Mills and Douty Hill, needs a load of gravel. This has been done. And it was suggested to put up wheelchair crossing signs near Charlie Cleaves' on Flanders Hill, to help slow traffic in the farm area where Charlie may be out an about. It was suggested to first ask Charlie if he was ok with that. There are old wheelchair signs on another street that no longer need to be there, so we could reuse those signs.
- C. Road Commissioner.** Covered with Road Committee concerns, Item 6B.

Item 7. New Business:

- A. Denise Buzzelli from Piscataquis Chamber of Commerce.** Denise Buzzelli from the Piscataquis Chamber of Commerce spoke about the benefits of the Town being a member of the Chamber of Commerce. Some of the benefits include: free e-blasts – if the Town has an event, she will spread it to all email contacts to spread the word; Town is included in informational guide that is given to tourists and potential landowners looking to settle in the Piscataquis County area. This information is also included for businesses that may be looking to expand in the area. Board felt maintaining the membership could be beneficial to the Town. Selectman Cabot made a motion and Selectman Gray 2nd to continue the membership with the Piscataquis Chamber of Commerce. All in favor.
- B. Christmas/end of year office schedule.** Town Manager will discuss with office staff if it would be possible to be open Friday morning.
- C. Postpone Oct 18 meeting. (training).** Due to Town Manager attending training in Augusta, the meeting start time will move to 6PM. If Manager is not present, Board will start meeting without her.
- D. General Assistance Ordinance update.** Selectman Gray made a motion and Chairman Wark 2nd to approve the State's new General Assistance Ordinance appendices. All in favor.
- E. Wheelchair crossing sign.** Covered under Road Committee, Item 6B.
- F. Nomination for PCEDC Award.** Received a recommendation from a resident to nominate a committee member for this award. Board agreed to the nomination suggestion - Town Manager will complete the nomination and send it in.

Item 8. Old Business.

- A. **Herbicide spraying.** Board feels they should have a warrant article on the next town meeting for the Town to approve the spraying of herbicides to keep roadside brush to a minimum, after cutting and chipping. Discussion with the State DEP informed Manager that if anyone sprays the herbicide, they must be a state licensed applicator, not required to get landowner permission, but it is recommended, and landowners must be notified.
- B. **Verbal Judo Class.** Only Selectman Gray has not committed to the training – will keep Town Manager informed if he is able to attend.
- C. **Town Funds.** Reviewed Town accounts, interest rates, fees, etc. Directed Town Manager to ask if bank can offer better interest rates.

Item 9. Correspondence.

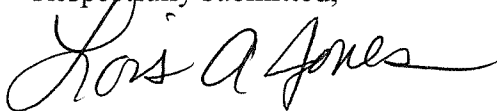
- A. **Ken & Jane Brooks – Scholarship request.** Acknowledged with a brief discussion – this is a request for Washington County students – not Piscataquis County students.

Item 10. Request for Additional Agenda Items. None.

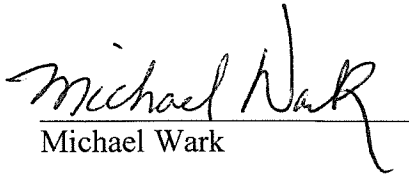
Item 11. Executive Session. None.

Item 12: Adjourn. (NEXT MEETING OCTOBER 4, 2017, 5PM). Chairman Wark made a motion and Selectman Gray 2nd to adjourn at 7:10PM. All in favor.

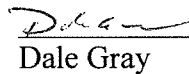
Respectfully submitted,



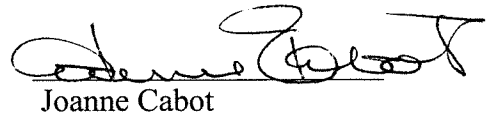
Lois A. Jones



Michael Wark



Dale Gray



Joanne Cabot

The Select Board charged this committee with “finding an entity that is willing to financially invest in the (Abbie Fowler) building/property to make it a tax generating, economic developed location.” In order to follow that charge, this committee discussed the town’s previous voting record regarding the property, looked at the deed and 1967 survey, and did a walk-through of the building. With this information, we decided that any sale of the property would need to first be a benefit to this community, and secondly the sale should not devalue the surrounding residential properties. To ensure a positive outcome, we made a list of possible businesses that would benefit the community and prioritized them in categories as follows: (1) health care, (2) education, (3) retail/office, (4) entertainment/service, and (5) residential.

Health Care:

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| <ol style="list-style-type: none"> 1. 24 hr Walk In Medical Clinic 2. Assisted Living 3. Rehabilitation Center (after surgery etc) 4. Adult Day Care 5. 24 hour Veterinary Emergency Clinic 6. Doctors’ Office | <ol style="list-style-type: none"> 8. Computer sales/service 9. Private Event Center 10. Secondhand Shop 11. Mini-mall 12. Storage Units 13. Warehouse |
|--|--|

Education:

1. Specialty school e.g. STEM
2. Charter/Private School
3. Community College Satellite
4. Preschool

Entertainment/Service:

1. Bowling Alley
2. Arcade
3. Pool Hall
4. Roller Rink
5. Pub/restaurant
6. Fitness Center
7. Movie Theater
8. Food Cupboard Distribution Center

Retail/Office:

1. Office Space
2. Insurance company
3. Telemarketing
4. Call Center
5. Billing Center
6. Retail show room
7. Bookstore

Residential:

1. Apartments
2. Building lots (This would require the building to be torn down.)
3. Green Space

We next made a list of uses that would be unacceptable as they would devalue the surrounding property:

1. Noisy manufacturing
2. Hazardous material manufacturing
3. Marijuana Growing/Processing/Distributing
4. Methadone clinic
5. Homeless Shelter
6. Trucking Garage

Unacceptable Usages Cont.:

7. Industry producing consistent or offensive odors
8. Unlimited outside storage of raw materials or manufactured goods
9. Junkyard

And then we made a list of covenants and contract restrictions we felt necessary, as well, to protect the town as a whole and the residential neighborhood:

1. Can't subdivide property
2. No tax exempt nonprofits
3. No exterior signs in excess of 32 square feet, sign no higher than the roofline of the building, no lighted signs between the hours of 9:00 p.m. & 8:00 a.m., lighted signs may not blink or flash
4. Shielded down lighting, no canopy lights (example-gas stations), outside lights off between the hours of 9:00 p.m. and 8:00 a.m.
5. No deliveries between the hours of 9:00 p.m. and 8:00 a.m.
6. Activities under 50 decibels between the hours of 9:00 p.m. and 8:00 a.m., 55 decibels from 8:00 a.m. to 9:00 p.m.
7. No chemical processing industries or industries where emissions exceed state residential limits
8. Business' main entrance must be on School Street, keeping as much traffic as possible off Church Street.
9. Limited to a one story structure
10. If town sells for a low price, there will be a guarantee of so much investment in a specified amount of time (i.e. buy the building for \$1 and invest \$100,000 in the property in 2 yrs).
11. Must hold property for at least 2 yrs (or the same number of years that the buyer has to upgrade property—Two years is only an example not a recommendation)
12. No tax abatements as that goes against the charge given this committee by the Select Board

Upon finishing these lists, we have some further recommendations for the Select Board, as we have neither the authority to act on behalf of the town nor the expertise needed to make well informed decisions without advice from certain professionals.

1. Get a commercial realtor's opinion on the property's worth and consider hiring said realtor. The building appears to be assessed for much more than it is worth. This may impact the price you set on the property.
2. Consider advertising with MMA, and the Chamber of Commerce, as well as other places.
3. Hire a real estate lawyer to establish clear title to the property so you can sell it with a Warranty Deed. Also put the land into one parcel instead of three before selling.
4. Consider keeping the parcel that adjoins the fire department.
5. Consider keeping a piece for a green space.

Finally, we don't believe we have the contacts necessary to find a buyer for the property. If a buyer can be found, we would be happy to evaluate a proposal with some outside expert advice.

Contract road jobs

French's Mills job

- A Deep culvert repair
- B shoulder work
- C bump on crossover culvert on Wells hill

Silver's Mills road

- A ditching by Blair Pointes saw mill
- B ditching across from Wilson Whites by Pine tree
- C compacting of gravel put in roadway
- D 3rd culvert south of Brockway Mills Rd.
- E culvert mouth of illbrow road (remove)

Other road issues

- A mouth of Knowltons mill Rd where connects to Dotts Hill
- B wheelbarrow crossing (Flanders Hill Rd) Cleavis farm
make offer to Charlie, first
Silver's Mills Rd-