

**Town of Chelsea  
Board of Selectmen Meeting Minutes  
June 12, 2013**

**Regular Meeting:**

**Call to order:**

Chairperson Ben Smith called the meeting to order at 6:32 PM.

Selectboard members present included Michael Pushard and Benjamin Smith. Scott Tilton, Town Manager and Gary Quintal, C.E.O. were present along with about eight (8) residents and members of the public.

**Consent Agenda:**

- A. Approve Accounts Payable Warrant #53 for \$6,664.59.
- B. Approve Payroll Warrant #54 for \$6,090.63.
- C. Approve Accounts Payable Warrant #55 for \$216,705.06.
- D. Approve Board of Selectmen Meeting Minutes of May 01, 2013.
- E. Approve Board of Selectmen Public Hearing Meeting Minutes of May 22, 2013.
- F. Approve Board of Selectmen Meeting Minutes of May 22, 2013.

- Motion made by Mike Pushard seconded by Ben Smith to approve Consent Agenda items A., B., C., D., E., and F. as read. Vote was two (2) in the affirmative. Motion carried.

**III. Public Comment on Items not part of the Agenda:**

Skip Skehan asked when the polls would be open for the RSU 12 budget validation vote on June 28. The polls are open from 12:00 (noon) to 6:00 PM at the Chelsea Elementary School. Absentee ballots will be available.

**Scheduled Items:**

**A. New Business:**

- 1. P.A.C.E. brochures paid for by Efficiency Maine will be sent with the Tax Bills. This is a good time to inform owners about Chelsea Ordinances that have been approved. It costs approximately \$214 for two-sided inserts to be sent with Tax Bills.

The Board will review Ordinances to summarize and include. Passed to a future meeting.

**The Board agreed to take Legal Issues C. Land Use Violations out of order so that Gary Quintal would not have to stay longer.**

**Legal Issues: (out of order)**

**C. Land Use Violations**

- 1. J. Doyle – Map 16 Lot 55. Gary Quintal reported that approximately 90% of the roof shingles have been removed. The consent agreement has expired but the cleanup continues. The owner was informed of tonight's meeting and is not present. Gary recommended that the Board continue the consent agreement for 30 additional days and put it on the agenda for the next Board of Selectmen Meeting.

- Motion made by Ben Smith seconded by Mike Pushard to continue to table any further action on this item for 30 additional days for discussion at the next Board of Selectmen Meeting. Vote was two (2) in the affirmative. Motion carried.

- 2. J. Rogers – Map 16 Lot 22. A fine of \$137 was levied. A few items remain on the property but the owner is in compliance with the Chelsea Solid Waste Ordinance at this time.

No action from the Board is necessary at this time.

**Legal Issues: (out of order) C. Land Use Violations continued,**

3. J. Jellison – Map 1 Lot 117. Gary Quintal has visited the property four (4) times and has not been able to speak with the owner. There was a previous compliance order in the past. The Town of Chelsea cleaned up the property in the past. The owner is not maintaining the property or residence and is creating health hazards. The Board of Selectmen recommended that Gary continue to document the violations and pursue litigation if necessary. The property owner will incur the legal costs. This is a health and safety issue and any additional costs to the Town to help clean the property will be attached to the property tax bill. Gary will prepare the necessary paperwork and bring updates to the Board of Selectmen.

No action from the Board is necessary at this time.

**The Board continued with Scheduled Items: A. New Business:**

2. The Board of Selectmen will continue to discuss recommendations for a memorial for Linda Leotsakos. Scott Tilton will look into the cost for a granite bench with an inscription. Methods to collect donations will also be considered.

No action from the Board at this time. This item will be discussed at a July Board of Selectmen Meeting.

3. Jane Oberton, Chair of the Old Hallowell Days Committee attended the meeting to get an agreement from Chelsea to allow fireworks displays for Hallowell on July 20, 2013 and in December 2013. A contribution of \$1,500.00 for both displays would be made to Chelsea for coverage, road posting and closures from the volunteer Fire Department on those days. The committee has law enforcement arranged through the Kennebec County Sheriff's Office and maintains insurance to cover the displays. Central Maine Pyrotechnics is putting on the displays. Scott Tilton will review the request and amount of the contribution.

- Motion made by Ben Smith seconded by Mike Pushard that, subject to the approval of the Chelsea Fire Department Chief, to authorize the Old Hallowell Days Committee, based on the agreement that was in place last year, to have
- two (2) fireworks displays in July and December 2013 for a donation of \$1,500.00. Vote was two (2) in the affirmative.
- Motion carried.

4. Bob Drisko contacted Ben Smith about the Chelsea Spirit of America recipient this year. It was felt that Linda Leotsakos would be the candidate to honor her dedication to the Town of Chelsea and Chelsea Elementary School.

- Motion made by Ben Smith seconded by Mike Pushard to recommend Linda Leotsakos as recipient of the Spirit of
- America Award. Vote was two (2) in the affirmative. Motion carried.

**Scheduled Items:**

**B. Old Business:**

1. Scott Tilton, Town Manager and each of the Selectboard members received a flyer for the Backpacks for Chelsea Program. It was put on the agenda for discussion but program members were not at tonight's meeting. There is a policy and application in place for nonprofit organizations requesting donations from the Town.

No action from the Board is necessary at this time.

2. Tax Assessing

- a. Beatrice Lewis Tax Abatement – Map 6 Lot 106. Ben Smith will review the deeds with Mike Pushard. This would need to be a Board of Selectmen corrective abatement.

No Board action at this time.

**Scheduled Items: B. Old Business: continued,**

b. Maine Central Railroad Tax Abatement – Map 1 Lot 150. Maine Central Railroad is listed as the property owner on the Chelsea Real Estate Property Tax list. The property is valued at \$5,600.00. A corrective abatement from the Board of Selectmen is needed for this property. Map 1 Lot 150 will remain on the books with owner unknown to maintain a record of the account.

- Motion made by Mike Pushard seconded by Ben Smith to grant a corrective abatement for Real Estate value of
- \$5,600.00 for Maine Central Railroad for Map 1 Lot 150 thereby reducing taxes owed for tax years 2010-2011 in the
- amount of \$84.00, 2011-2012 in the amount of \$91.28 and 2012-2013 in the amount of \$95.09. Vote was two (2) in
- the affirmative. Motion carried.

**Legal Issues: continued,**

A. On Premises Liquor License Renewal for June's Restaurant. There was no public comment at the Public Hearing on this item.

- Motion made by Ben Smith seconded by Mike Pushard that the Board of Selectmen approve the On Premises Liquor
- License renewal by June's Restaurant. Vote was two (2) in the affirmative. Motion carried.

B. Mitchell Boynton expressed interest in filling the vacancy as the alternate position on the Budget Committee. He is present at tonight's meeting and understands that this particular position is until July 1, 2013. He has filled out the application for Boards, Committees & Commissions.

- Motion made by Ben Smith seconded by Mike Pushard that the Board of Selectmen appoint Mitchell Boynton to the
- alternate Budget Committee vacancy for the remainder of the term. Vote was two (2) in the affirmative. Motion
- carried.

C. Addressed earlier.

D. The Town of Chelsea Regional School Unit Budget Validation Referendum Warrant and Notice of Election for June 28, 2013 at Chelsea Elementary School from 12:00 noon to 6:00 PM needs to be signed.

- Motion made by Ben Smith seconded by Mike Pushard that the Board of Selectmen hold a special town meeting for
- the RSU #12 Budget Referendum on June 28, 2013. Vote was two (2) in the affirmative. Motion carried.

E. Quit Claim Deed – D & D Parker – Map 2 Lot 58.

Scott Tilton requested this item be passed to the next meeting. Board of Selectmen agreed.

F. The Memorandum of Understanding between Town of Chelsea and Summit Natural Gas of Maine, Inc. is to allow Summit Gas to 'open' the portion of roads in Chelsea necessary to lay pipeline for Natural Gas. Questions came up as to the willingness of Summit Natural Gas of Maine, Inc. to provide service to potential customers in town, for example Chelsea Fire Department, businesses, and residential properties. The document states Rte 27 and needs to be corrected. Scott Tilton will follow up with the company and will update the Board of Selectmen.

No action from the Board is necessary at this time.

**Written Communication:**

A. An email from Summit Natural Gas of Maine dated May 28, 2013 was received to inform the Town that construction of the pipeline began the week of May 20, 2013.

B. The Cemetery Clean Up Report was received showing the work that was completed by volunteers on May 18, 2013.

**Written Communication: continued,**

- C. Letter from Time Warner Cable about free Business Class Upgrade will be available beginning June 23, 2013. Scott Tilton and Shawn Ramage will be getting product and service information and the costs.
- D. Monthly letter from Time Warner Cable dated May 29, 2013 about Switched Digital Video "SDV" that will be used. This will mean programming may change for a small group of customers. The majority of customers will not be impacted.
- E. A MDOT Scoping Meeting Announcement dated May 16, 2013 was received. The announcement is routine for notifying adjoining towns regarding projects and estimated traffic generated.

**Verbal Communication:**

A. Town Manager written report.

The Treasurer's Report is included in the packet for the Board of Selectmen to review for questions or discussion at the next Board of Selectmen Meeting.

**Town Woodlots** – Harold Burnett, a State of Maine recommended Forester, is reviewing the two wooded parcels owned by the Town. He still has not reported back to me with his recommendations.

**Kennebec River Rail Trail Group** – I have contacted the Rail Trail group. They were not completely helpful. I will be contacting the Randolph Trail Group and the Portland Narrow Gauge Group to find out how they were successful.

**Salt** – A total of 127 tons of salt was stockpiled and mixed at 125 lbs / cubic yard of sand. There was 2000 yards of sand purchased.

**Town Report** – The reports have been placed around town for distribution. There was an issue with the Selectmen's Report. Instead of the current report being included, the report from last year was printed. It would appear to be an error on the Town's end.

**Traffic Counts** – The Roads Advisory Committee met and discussed where to place the traffic counters that were borrowed from the MDOT. Six counters were obtained. It was felt that the counters should be placed at Ferry Road, Beech Street, Cony Road and Hallowell Road. The counts would be used to assist the committee in determining road improvement priorities.

**High School Busing** – I have asked the RSU 12 Transportation Director to come up with alternative bussing budgets. One would include only afternoon bus transportation to student's homes. The other includes creating larger groups and fewer stops. This issue will be placed on the agenda for July 10. I will invite the new Superintendent to attend this meeting.

**Tank 2 Breakdown** – As was reported earlier, Tank 2 was out of service for a short time. The unit was repaired and is back in service. The cost for parts was in the \$250 range. Condons did the work and have not sent a bill.

**Sweeping** – Sweeping was completed last weekend. Concerns were expressed while the work was being done regarding why certain roads were being swept. I explained my reasons for sweeping roads like Searles Mills, Dondero, Williams, Sulya and other less traveled roads.

**Striping** – I am getting ready to have roads in Chelsea striped. Before I obtained pricing, I wanted to make sure the Selectmen were still in favor of this program. I also wanted to get the Selectmen's input on priority roads. I would like to double centerline stripe the Nelson Road, Wellman Road, Windsor, Hankerson, Hallowell, Town House, Collins and Davenport Road. I would like to white single edge stripe the Windsor, Hankerson and Hallowell Roads.

**Verbal Communication:** A. Town Manager written report continued,

**State Budget** – Voting on the budget may occur as early as this Friday. It is very likely that revenues to municipalities will be decreased by some amount. My recommendation is to continue with the budget as being recommended and when the amounts of the decreases are known, we will cut operating expenses in the areas we are able to decrease.

**Summer Use of Chelsea School** – I am exploring the possibility of using the Chelsea School over the summer for Selectmen meetings. Initially my request to the principal has been positive. He is considering giving us a key card so that we can unlock and lock the building. Do the Selectmen want to use the school or move to another location for the summer?

**Possible Reduction in URIP (LRAP) Funds** – It would appear that another loss to Towns beginning in 2015 will be a 10% reduction in State Aid Roads money. We currently have budgeted to receive \$29,000. A 10% reduction would be \$2,900.

**Budget Committee** – I was wondering if there is any interest in having members of the Budget Committee sit upfront at the Town Meeting. Having them up front would show some semblance of cooperation. It seemed like last year there was a little bit of competition between the Selectboard and the Budget Committee as to who would make the first motion.

B. Chelsea's RSU #12 Representative – next meeting June 20, 2013 at Wiscasset Middle School at 6:30 PM. The District Budget Vote budget passed. Referendum Ballot Vote June 28, 2013 at Chelsea Elementary School from 12:00 Noon TO 6:00 PM. Absentee ballots are available at the Town Office.

C. Board of Selectmen/Assessors – Nothing additional.

**Executive Session:** None.

**Next Board of Selectmen Meeting is June 26, 2013 at 6:30 PM at Chelsea Elementary School.**

**Adjournment:**

➤ Motion made by Mike Pushard seconded by Ben Smith to adjourn. Motion carried.

Ben Smith declared the meeting adjourned at 8:20 PM.

**Approved by the Chelsea Board of Selectmen on June 27, 2013.**

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Benjamin Smith – Chair

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Michael Pushard