

**Town of Chelsea  
Board of Selectmen Minutes  
Wednesday June 22, 2016  
6:30PM, Chelsea Town Office**

**I. Call regular meeting to order:**

The meeting was called to order at 6:31PM by Chairman Danforth.

Selectmen present: Richard Danforth, Michael Pushard and Benjamin Smith

Others present: Scott Tilton, William Butler, Lee Burns, Raymond Vaillancourt, Angel Vaillancourt, Judy Williams, Marc Fecteau, Dawn Fecteau, Leon Beaulieu, Kathy Beaulieu, Ed West, Carol Belanger, Jason Ellis, Debbie Morang and Gilbert Morang

The Pledge of Allegiance was recited.

**II. Public Comment on items not part of the agenda: None**

**III. Adjustments to the agenda: None**

**IV. Consent Agenda:**

- A. Approval of Payroll Warrant # 53 in the amount of \$ 7,738.80
- B. Approval of Accounts Payable Warrant # 54 in the amount of \$ 17,733.38
- C. Approval of Board of Selectmen May 18, 2016 Meeting Minutes.
- D. Approval of Board of Selectmen May 25, 2016 Meeting Minutes.
- E. Approval of Board of Assessors May 25, 2016 Meeting Minutes.
- F. Approval of Board of Selectmen June 8, 2016 Meeting Minutes.

A motion was made by Mr. Pushard that was seconded by Mr. Danforth to approve Consent Agenda Items A, B, D and F as presented. The vote was 2 – 0 – 1 (Smith).

A motion was made by Mr. Smith that was seconded by Mr. Danforth to approve Consent Agenda Items C and E as presented. The vote was 2 – 0 – 1 (Pushard).

**V. Scheduled Items:**

**A. New Business:**

**1. Life Safety Code Ordinance**

The Town Manager presented the Selectmen with the first draft of a proposed Life Safety Ordinance. The ordinance if approved by vote of the town would give the Code Enforcement Officer the authority to enforce the regulations of NFPA 101 (Life Safety Code). NFPA 101 is a list of basic safety items. Mr. Butler (CEO) explained what the basic requirements are and what he would be looking for before issuing a Certificate of Occupancy. The Selectmen expressed support for moving the ordinance forward toward adoption by the voters. No formal action was taken at this time.

**IV. Scheduled Items:**

**B. Old Business:**

**1. Cell Tower Lease Sale**

The Town Manager presented the Selectmen with a Letter of Agreement from Tower Point Capital to acquire the lease that Chelsea has with U. S. Cellular for the cell tower. The offer is \$166,876.60 spread out over annual payments for 21 years. The Selectmen requested that the Manager get more information on certain aspects of the current lease from U.S. Cellular before making a decision. No formal action was taken at this time.

**V. Legal:**

**1. Sylvester Ave Noise Complaint**

The Town Manager updated the Selectmen and members of the public regarding what Chelsea could do to prosecute the noise complaint on Sylvester Avenue. The Manager explained that the Town's attorney advised the town that Chelsea had a case and could prosecute or that Chelsea has no legal obligation to prosecute. The Selectmen discussed the merits of the case, answered questions, listened to opinions but did not take a formal vote on the matter. The Selectmen requested the Manager to prepare a better written and more detailed Animal Control Ordinance for them to review at a later date.

**V. Legal:**

**2. Tax Acquired Property Sales**

**a. Albert Belanger - Map 5 Lot 16**

The Town Manager explained that the town has done its due diligence in determining if surviving family members have a legal interest or any abutters have an interest in purchasing the property. The Manager explained that there was an abutter at 16 Wisdom Road who expressed an interest but without stating the amount offered stated the bid was under what the property would bring by other sale methods. I was discussed that the abutter would get an opportunity to make a similar or better offer.

Without making a formal motion the Selectmen requested the Manager meet with a realtor and get their assistance for a listing period not to exceed 6 months.

**b. Gilbert and Nancy Morang - Map 13 Lot 12**

The Town Manager explained that that the town has done its due diligence in determining if surviving family members have a legal interest or any abutters have expressed an interest in purchasing the property. Gilbert Morang Jr., the son living at the property wants to purchase the property on behalf of the estate. There are certain issues regarding property lines, the location of buildings and the amount of discarded materials on the property which make the Selectmen reluctant to allow Mr. Morang to pay the taxes without an agreement that the issues raised will be corrected in a timely manner. The CEO presented the Selectmen with a draft Compliance Agreement he is recommending the parties enter into. The agreement outlines what type of cleanup needs to occur and a date to completion.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to table action on this item until July 27 at which time it is expected that major cleanup has been completed.

The vote was unanimous.

**3. Solid Waste and Junk Ordinance**

The Town Manager presented the Selectmen with a clean version of the Solid Waste and Junk Ordinance. This is the 3<sup>rd</sup> review of this ordinance by the Selectmen. The CEO answered additional questions by the Selectmen. The Manager explained that the next step would be review by the Town's Attorney and then certification and acceptance by the Selectmen before a vote by the Town. No formal action was taken at this time.

**V. Legal:**

**4. Michael Jackson Quit Claim Deed – Robert Morrison**

The Town Manager explained that a previous lien on a former tax acquired property had not been discharged. A Quit Claim Deed was now required to accomplish the transfer of ownership to Mr. Jackson who purchased the property from Chelsea.

A motion was made Mr. Smith that was seconded by Mr. Pushard to execute a Municipal Quit Claim Deed to Michael Jackson of 267 Windsor Road for tax acquired property on the Townhouse Road.

The vote was unanimous.

**5. Crystal Falls BYOB**

The Selectmen were presented with the annual application from Crystal Falls for a BYOB license from the State of Maine. The application requires approval by the town. The property was reviewed by the CEO and determined to be in compliance with town regulations.

A motion was made by Mr. Smith that was seconded by Mr. Pushard to authorize and sign the application by Chrystal Falls to the State of Maine for a BYOB at their location on Eastern Ave.

The vote was unanimous.

**VI. Verbal Communication:**

**Town Manager** – There were various questions asked by the Selectmen about the Town Manager written report.

**RSU # 12 Report – NONE**

**Committees and Boards – NONE**

**Board of Selectmen –**

Mr. Danforth requested that the following items be on the July 13, 2014 Selectmen Meeting Agenda: 1. Election of Chair, Vice Chair and determining meeting dates and times 2. The failing Sylvester Ave Septic System 3. The CDBG Loan currently in default.

**VII. Written Communication:**

- A. The Selectmen reviewed the letter from Charter Communication (F/K/A Time Warner Cable) dated June 15, 2016.
- B. The Selectmen reviewed the ACO Report.
- C. The Selectmen reviewed the June 13, 2016 Planning Board Minutes

**VIII. Executive Session Action: NONE**

**IX. Adjournment:**

A motion was made by Mr. Smith and seconded by Mr. Pushard to adjourn the meeting. Mr. Danforth declared the meeting adjourned at 8:42PM.

Approved by the Board of Selectmen on July 13, 2016,

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Richard Danforth

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Michael Pushard

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Benjamin Smith