

**Town of Chelsea
Board of Selectmen Minutes
April 25, 2018
6:30PM
Budget Review
Regular Meeting
Chelsea Town Office**

I. Call to order:

The regular meeting was called to order at 6: 30PM by Chairman Danforth.

Selectmen present were Benjamin Smith, Michael Pushard and Richard Danforth

Members of the public present included Scott Tilton, Molly Alexander, Richard Cote, Sheri Truman, Chloe Maxmin, Tonia Burns, Marion Bowman, Carol Belanger and Lee Burns

The Pledge of Allegiance was recited

II. Public Comment on items not part of the agenda:

Carol Belanger commented on the use of TIF Revenues to pay for the Christmas Lighting Event. In her opinion the Community Spirit Account should have been used. The Selectmen concurred and requested the Town Manager to make the account adjustment.

III. Adjustments to the agenda: None

IV. Consent Agenda:

- A. Approval of Payroll Warrant # 47 in the amount \$ 7,807.23
- B. Approval of Accounts Payable Warrant # 48 in the amount \$ 210,029.57
- C. Approval of March 28, 2018 Board of Selectmen Meeting Minutes
- D. Approval of April 11, 2018 Board of Selectmen Meeting Minutes

A motion was made by Mr. Smith that was seconded by Mr. Pushard to approve Consent Agenda Items A, B, C and D as presented. The vote was unanimous.

V. Scheduled Items:

A. New Business:

1. Future Code and Health Enforcement

Tonia Burns, CEO, formally explained her plan to step up the enforcement of Chelsea's Automobile Graveyard/Junkyard Ordinance and Yard Junk Ordinance. She also explained her plans to contact owners of unsafe and nuisance building and get the owners to make them safe or tear them down. The Selectmen thanked her for her current efforts and for taking the initiative to clean up. No formal action was taken.

2. 65 or Older Tax Relief Program

The Maine Legislature is nearing the passage of a law making it more difficult for towns to tax acquire properties from individuals who are 65 years or older and low income. The Manager explained the process as it appears will be in effect. The Selectmen have considered adopting ordinances for elderly tax relief in past years. No formal action was taken.

3. Recreational Marijuana Next Steps

The Maine Legislature appears to have the votes required to adopt a law to regulate the retail sale, cultivation, manufacture and testing of marijuana. Social clubs will not be allowed under proposed law. The Manager asked for this discussion to determine if the Selectmen now wanted to implement local regulation. Mr. Pushard expressed his concern for the smell that would leave the site and wondered about regulating smell. No formal action was taken.

4. RSU 12 Consolidation Amendments or Withdrawal

The Manager presented to the Selectmen several of the reasons that other RSU 12 communities have explored withdrawing from the RSU and what the reasons were that the withdrawal process was stopped. The Manager also explained the withdrawal process as it is written in State of Maine Statute. The Selectmen still would like the option looked into and to have the Manager meet with the Windsor Manager and discuss both Towns joining efforts. No formal action was taken.

B. Old Business

1. Agreement with MDOT to Issue Construction Over Limit Permit

There was still confusion regarding the need for an agreement with MDOT especially when a contractor has not been selected. The Manager will further review the process and contact MDOT about a possible meeting.

2. Recognition of Firefighter efforts during the October 2017 windstorm

The Selectmen discussed how best to recognize the efforts of the Fire Fighters. It was decided at this time that the Selectmen would request the Manager use \$750 from the Contingency Account toward partial payment of the Invoice from Nathan Asdourian for customized Chelsea FD clothing. No formal action was taken.

3. Vote on recommendation for 2018-19 Town Budget

The Manager and Selectmen reviewed the proposed budget including the amounts the Selectmen were considering recommending. The Manager presented the Selectmen and members of the public with proposed mil rate scenarios. The Selectmen expressed a concern with the projected mil rate and wanted to take more time before making recommendations. No formal action was taken.

4. Schedule Public Hearing PH on Site Plan Review Ordinance

The Manager and Selectmen discussed possible dates for a Site Plan Review Public Hearing and a Future Forward Chelsea Meeting. The Manager will send out a poll containing a couple of choices for date. Everyone agreed it had to be very soon. No formal action was taken

VI. Legal:

A. Tax Acquired Property

1. Municipal Quit Claim Deeds

a. Chris Burns – Map 5 Lot 77 House Only

A motion was made by Mr. Smith that was seconded by Mr. Pushard to issue a Municipal Quit Claim Deed to Chris Burns for the house only on Map 5 Lot 77 upon satisfactory payment of the 2016 Tax Acquired Tax Lien amount. The vote was unanimous.

b. Peter E. Girard III – Map 9 Lot 154

A motion was made by Mr. Smith that was seconded by Mr. Pushard to issue a Municipal Quit Claim Deed to Peter Girard III at Map 9 Lot 154 upon satisfactory payment of the 2016 Tax Acquired Tax Lien amount plus the 2017 and 2018 taxes. The vote was unanimous.

c. Michael White Real Estate – Map 11 lot 96

A motion was made by Mr. Smith that was seconded by Mr. Pushard to issue a Municipal Quit Claim Deed to Michael White Realty LLC at Map 11 Lot 96 for a 2014 Tax Lien that was not discharged by the town in timely manner. The vote was unanimous.

d. Jennifer Doyle – Map 16 Lot 55 – No Action

2. Disposition Status

a. Sherman/Coutts – No action

VI. Legal:

B. Memo from Procurement Officer regarding Summer Road Paving
The Manager presented the Selectmen with a memo explaining his reason for selecting State Paving to pave Chelsea Roads. No formal action was taken.

C. Automobile Graveyard/Junkyard Permit Renewal – Win-Ro Auto Salvage
A motion was made by Mr. Smith that was seconded by Mr. Pushard to issue an Automobile Graveyard/Junkyard renewal permit to Win Ro Auto Salvage. The vote was unanimous.

D. MMA Executive Committee Nominations
The Selectmen discussed nominating a Board member to the MMA Executive Committee. No formal action was taken.

VII. Written Communication:

A. The Selectmen reviewed Town Manager Report

VIII. Verbal Communication:

A. Town Manager – None

B. Chelsea’s RSU #12 Representative - None

C. Boards and Committee - None

D. Board of Selectmen/Assessors -
Mr. Smith – None

Mr. Pushard – None

Mr. Danforth – explained to the Board that he had recently used the Facebook Boost feature to increase the views on a recent post. The boost was effective but there is an additional cost. He would be working with the manager to set up a boost account that would use the Chelsea CC as payment. He reported on the recent confusion regarding the personal property mailer recently sent out.

IX. Executive Session: NONE

X. Adjournment:

A motion was made by Mr. Pushard that was seconded by Mr. Smith to adjourn the meeting. The vote was unanimous. Mr. Danforth declared the meeting adjourned at 8: 25PM.

Approved by the Board of Selectmen on May 9, 2018.

Richard Danforth

Michael Pushard

Benjamin Smith