

Minutes of Select Board Meeting  
September 20, 2016

Members Present: John Black, Ruth Cushman, Tiffany Maiuri, Jeffrey Adams and Rhonda Irish (Town Manager) absent: Jeffrey Rowe

Also Present: Ann Bryant, Ben Hanstein, Phyllis Dunne, Ellen Roth, Charles Lavin, Austin Holland, Betty Shibles, Mark Collins, Maxine Collins, Heidi Wilcox, Frank Donald, Darrel Speed, Adam Cote, Gary Adams, India Adams, John Holden, Russell Black, Irving Faunce, Lauren Abbtate, Siiri Stinson and Sam Stinson

Public Hearing and Special Town Meeting -TIF

Public Hearing Information:

John Holden explained that this is an opportunity to standardize the process on how to expend money from the TIF.

\*This is only applicable to items that are already approved in the TIF documents and a report would be available at Town Meeting outlining any expenditures. Rhonda explained that examples of these would be to hire an engineer to help with the Revitalization or reconstruction work or someone to help write a grant.

\*The use of the TIF funds on Town indebtedness would not be allowed in this process and would still require a Town Meeting vote.

\* A TIF allows for future investment tax revenue for certain economic development.

Questions/Comments from the Board and Audience included:

Tiffany: The valuation of these properties is not counted in our State valuation for education and County taxes while it is in a TIF district.

This could allow the Select Board to make improvements to help a business come into Town.

Siiri Stinson: What is the change from then to now? At this point in time the money can only be approved through a Town Meeting, this will allow it the board to approve it at a regular Board meeting. This allows the Town to pay for items that may come up during the year.

Austin Holland: Has this been a problem in the past? This would prevent problems in the future and allow flexibility.

India Adams: This small change in language has a big impact.

Public Hearing closed at 6:44 pm.

Both articles were approved by unanimous vote.

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Public Hearing - Junkyard Permits

Adam Cote (CEO) explained that there are currently three junkyards in Town: Collins Enterprises at 445 US Rte 2, Haggan Enterprises on Wilkins Ave and Michael Stickney at 54 Birch St. All have submitted their applications and paid their renewal fee. Adam believes that all of them have met the requirements of the State to receive their permits. The DEP has visited Michael Stickney's property and ordered that he clean up the minor oils spills. DEP will follow up with him on that.

Questions/Comments from the Board and Audience included:

Betty Shibles: Do any of these people pick up cars and take them as a service? Adam explained that usually the cars are brought to them; Mike Stickney explained that he would sometimes pick up metal.

Siiri Stinson: Is there any risk to the Town prior to knowing there was compliance from DEP? It is the Board's decision to see if DEP will sign off on it; conditions can be implied when allowing the permit.

Austin Holland: Is this done yearly? Yes, it is.

John Black: How long was Mr. Stickney given to resolve the issue? Can he still do business when he is in non-compliance? He received a written violation and it needs to be remedied in thirty days.

Tiffany: Has visited all of the junkyards and the area on Birch St was cleaned up and they were assured that the next time fluids would be drained on a cement pad.

Mike Stickney explained that the soil test showed no contamination of the ground and he will be receiving a letter explaining that.

Public Hearing called 7:06

Item #1 Minutes of the Meeting September 6, 2016

Ruth/ Jeff Adams m/m/s to accept the minutes as written; vote: 3-0 John Black abstained.

Item #2 Public Comment

A. Live ammo is being used adjacent to Upright Frameworks with random shooting and they have no idea where the ricochet is going. It is an annoyance and a Public Safety issue. There is no signage in the area.

Adam explained that the owner of the property Marius Carrier will be putting up a No Trespassing sign and will be cleaning up the area. Mr. Carrier was not aware of what was going on at the site.

Police Chief Heidi Wilcox explained that up until this point in time there was nothing the Police could do because it had not been illegal. Once the land is posted it becomes a criminal activity.

There is currently no Noise Ordinance in the Town of Wilton, so there is no noise violation at this time. Rhonda reminded the audience that they should call the police if they hear the activity.

B. Are there any restrictions on the shooting range in town? The Town has no jurisdiction over private fish and game clubs. The only exception is if the club were expanding and then they would need to go before the Planning Board. Tiffany explained that Adam will look into it to see if any laws are not being followed.

C. Can the agenda and minutes of Select Board meetings be posted on the Town website? Rhonda will try to make an effort for this to happen.

### Item #3 Consideration of Approval of Junkyard Permits

Jeff Adams/Ruth m/m/s to approve Collins Enterprises Junkyard Permit; vote: unan

John/Ruth m/m/s to approve Haggan Enterprises Junkyard Permit; vote: unan

John/Ruth m/m/s to approve Mr. Stickney's permit after DEP findings are back with approval from DEP AMENDED: Temporarily granted continuance until DEP findings are acceptable; vote: unan

### Item #4 Central Maine Power - Main ST. East Wilton Substation Presentation

Gail Rice and Darrell Speed from CMP addressed the Board and audience and shared the following information:

\*Still in the early stages and will replace the current substation that is near the end of its useful life. This will provide the Town with safe reliable service.

\*They still need to go through the entire permitting process with the Planning Board and Code Enforcement Officer.

\*The structure on the Temple Rd. is still up to federal standards but is starting to fail and does not meet CMP standards. This will be a modern substation, the other is not.

\*The area that they have chosen is of the "optimal topography" more engineering studies need to be done.

\*This is the smallest substation that CMP designs and builds.

\*Until the substation has been through all bylaws, conceptual design, ordinances and it gets permitted it cannot be built.

\* They are about to award the engineering package and begin the permitting process. It will take up to eight months so it should be hooked up to the grid in 2018.

Questions/Comments from the Board and Audience included:

John: The capacity upgrades? They will be designed for future expansion when they are built.

There will be other hearings down the road.

Tiffany: Is community outreach needed to do a geological survey first? Yes, we have picked the optimal location and are not opposed to planting trees as a buffer.

Ruth: What is the actual size of the lot? It is 5 1/2 acres.

Will this come back to the Select Board? No, it will now move to the Planning Board.

India Adams: Direct neighbor and is concerned about property devaluation

Gary Adams: What will CMP do about property devaluation? Gail explained that CMP will look into the potential for property devaluation.

Concerned about the electromagnetic field and if it could cause a cancer issue.

Charlie Lavin: There is going to be a line going to the other transformer station that is further back but doing the same function.

How long could it be that we could be without electricity if the other one blew the circuit? It is hard to judge but, it could be for a while, this would increase the reliability.

Phyllis Dunne: What happens to the old one? It gets demolished and removed it returns back to nature.

Russell: The existing transmission lines do work and are giving off EMF's already, would this just move it closer to the neighbors? The presence of a substation does not increase EMFs.

Ellen Roth: Why was the sale contingent on the sellers being silent? These representatives were not aware of that.

Siiri Stinson: Do you know if the house is staying? No, that is the ideal location for an access road; there will be a small building on the property.

Maxine Collins: Where are the transmission lines being moved to? They will not be changed, the new ones will tie into them.

#### Item #5 Recreation Department

A. Acceptance of Donations for the Bass Park Gazebo: Frank explained that he had received an anonymous \$10,000 donation, \$500 from Betty Shibles and \$500 from Mark Shibles. Skip Pingree has said that he will do the work at no charge and he is hoping that Haley Construction and Hammond Lumber will provide materials at reduced costs. They are looking at a 20 x 20 building that is about \$30,000. The gazebo that is currently at Bass Park will be moved to East Wilton.

Questions/Comments from the Board included:

Jeff Adams: There is a plan for a 20 x 20 design and drawing bids? Didn't do a bid process, asked contractors to design their perception; they will bring it to the Board before starting.

Ruth: There is no purchasing police requiring that we go out for bid? Not at this time.

John: If we don't have a bid process why don't we just copy the one from Turner?

John/Jeff Adams m/m/s to accept donations in the amount of \$11,000; vote: unan

B. Acceptance of Resignation of Committee Member Stephanie Smith and consideration of Appointment of Amanda Lee: Amanda has lived in Wilton for 35 years and her children are actively involved in the recreation program.

John/Jeff Adams m/m/s to accept the Resignation of Committee Member Stephanie Smith and to Appoint Amanda Lee to the Recreation Committee; vote: unan

C. Update of Park Improvements: The basketball and tennis courts were finished on Sept. 15 and reopened on Sept. 20; the courts look brand new. The basketball courts were last done nine years ago and the tennis courts were done five years ago.

D. Healthy Community Coalition Donations: The HCC donated canoes and kayaks for the lake and a pool table and ping pong table for use in the lodge this summer. They have just donated a nine station disc golf game to be used at the park. Frank is working with others to set up the course. This falls under the same stipulations as the other donated items and there can be no charge for use by children for the first year.

## Item #6 Consideration of Fall Event Requests

A. Scarecrow Fest (Betty Shibles): This will be held in conjunction with the Polar Plunge and Fit Girls Run. It usually takes place in the monument area but that may be under construction this year. They would like to move it to Bass Park. Betty would like to have Lake Road closed off for the Pumpkin Derby. We currently don't close off Lake Road for the Fit Girls 5K. She would like to have people sponsor the cars.

Questions/Comments from the Board and Audience included:

Rhonda explained that they would like to move it to Bass Park because of the construction that will be taking place downtown.

John: We could block off the road for only the time that the Pumpkin Derby takes.

Siiri Stinson: People can be on the sidewalk when they go back and forth.

Is the boat launch available for parking? People would have to park on High St. and in the High St. parking lot because the boat launch will be used for the Polar Dip.

John/Ruth m/m/s to block off Canal St. to Gilbert St. starting at 1 pm until the end of the Pumpkin Derby; vote: unan

B. Halloween Trick or Trunk event: Chief Heidi Wilcox explained that the Police Department was given an anonymous donation to be used at their discretion and they would like to do a Community Outreach project. They would like to close off High St. from 5:30 pm until 7:00 pm to allow children to trick or treat from house to house and from car trunks in Kineowatha Park. The people who wanted to hand out treats would register with the Police Dept. and the residents on the road would also have the option not to participate. The purpose of registering with the Police Dept is so that they would know where the candy is coming from. The Police Advisory Committee believed that it would be best to have it for 1 1/2 hours and maybe this would keep children off from the more travelled roads. Heidi explained that another purpose in using Kineowatha Park would be to get people into the park. The officers in the department felt that this would be a way to give back to the Community.

Questions/Comments from the Board and Audience included:

John: Love the idea, but what about people who live on the street that want to get out of their driveways? Heidi would deliver a letter to all of the homeowners on the road to explain the plan to them.

Tiffany: Has spoken to the Neighborhood Assoc. and all of the residents (80%) that they have talked to so far have been very receptive to the idea, and it won't disturb them.

Siiri: How would you monitor who does "trunk or treat"? You would have to sign up with the Police Dept. and different colored decorations would designate who was participating. By using the park people who live in remote areas that may want to participate could do that.

Austin Holland: Is like what Dixfield does? It is modeled after Dixfield.

John/Ruth m/m/s to close High St. from 5:30pm to 7:00 pm on October 31 for trunk or treat; vote: unan

## Item #7 30 Webb Avenue - Consideration of acquiring RFP's for demolition

The homeowner has until the end of September but we are not seeing any progress

Questions/Comments from the Board and Audience included:

Ruth: What if Rural Development ends up owning it? They are aware this could happen; all of the costs will be assessed as a separate bill. Rural Development has said they will not step forward to do anything else on the property.

Tiffany: Could we put in the RFP that it is contingent on the order going into effect? Wanted to get the process started.

#### Item #8 Manager's Report

A. Downtown Revitalization Update and Schedule of Work: Pratt and Sons started on Sept. 20 and accepted the alternate bid. They are honoring the price but we will need to do some saw cuts. All of lights have been taken out except two. They are holding weekly meetings and there will be a lot of change orders to discuss.

Jeff: The directional drilling isn't going to happen? It is all in the pavement, the concrete will be cut and the new lights will be going out to the sidewalk edge.

B. Forster Mill Update: Have signed the contract with Ransom and have held the first meeting with Ransom and DEP. They will be taking a look at the liquids and this may be able to be taken care of aside from the grant.

Jeff: There is a steel building on the site that some are interested in knowing if the Town will sell the building if someone would dismantle it. Does the Board want to sell the building if someone will dismantle it? It is on concrete footers do we sell it with the footers?

Board consensus to sell just the steel building, not the concrete rebar.

C. Retail Recruitment Meeting: Greater Franklin Development would like to hold a meeting on October 19 with someone who would explain what it would cost and how to have it come here. It will be held at the North Jay Library at 6 pm.

D. Forestry Grant: The Fire Chief would like to apply for a forestry grant that has a 50% match for fire fighting equipment. This would mostly be for hand equipment and small items. The grant would be for \$1,000 to \$1,200 and our match would be \$500-\$600.

#### Item #9 Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development and 1 MRSA Sec. 405 (6)(A) Personnel

Jeff Adams/John m/m/s to enter into Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development and 1 MRSA Sec. 405 (6)(A) Personnel

Entered at 8:56 pm

Out of Executive Session at 9:28

#### Item #10 Other Business

Farmington has purchased GIS equipment to map its water/sewer lines and fire hydrants; they have offered to rent the equipment to the Town of Wilton at the rate of \$200/week.

John/Ruth m/m/s to move ahead with GIS mapping of water and sewer lines; vote: unan

Ruth/John m/m/s to adjourn 9:35 pm