



Town of Casco

Selectboard Minutes

November 15, 2022

Selectboard Members Present: Robert MacDonald (Chair), Scott Avery (Vice-Chair), Eugene Connolly & Grant Plummer.

Selectboard Members Absent: Mary Fernandes

Staff Present: Town Manager Tony Ward, John Wiesemann, Ben Thompson

Public: Sam Brown, Amy Brown, Tom Mulkern, Sue Witonis, Trevor Tidd, Ryan McAllister, Chris Pond, Dave Fowler, Ben McCall, Norm Heald, Kelly Rehberg and Dawn DeBrusk

Chair MacDonald asked for motion to approve the agenda.

1. Review and Approval of the Meeting Agenda.

The Selectboard moved (Avery), seconded (Connolly) to approve the agenda: 4-0 in favor .

2. Approval of Bills and Signing and Approval of All Open Warrants.

The Selectboard moved (Connolly), seconded (Avery) to approve bills and sign and approve all open warrants: 4 in favor.

3. Approval of Minutes: November 1, 2022

The Selectboard moved (Plummer), seconded (Avery) to approve November 1, 2022 minutes as amended: 4 in favor.

4. Public Participation: Trevor Tidd wanted comment on the Town's removal of invasive plant bittersweet from the area of the beach. He is hoping the Town does not continue this practice of using pesticides on these invasive plants for fear of contaminating the Town's drinking water and waterways.

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5. Managers' Report

- The Town received a complaint regarding the location and “buildings” of Hello Doggie Day Care. The unclear language in portions of our current zoning appeared to conflict one another. After receiving the complaint, we had counsel review the ordinance and the business’s location. Counsel advised a portion of the complaint was irrelevant, but our zoning did not permit a kennel at its current location. We sent a notification to the owner of the violation, and they have until November 20th to cease operation or appeal to the Zoning Board of Appeals. We are following counsel’s procedural guidance and he is directly communicating with the other attorney.
- The Town will be closing on November 16th for the 476 Poland Spring Road property, and I anticipate also closing on the 16th for the 466 Poland Spring Road property.
- The Town has received multiple complaints over the years relating to invasive plants on Mayberry Road near Holly Hancock’s property. The Town ignored these complaints and the invasive plants Japanese and Bittersweet expanded on this property. The Town was able to hire a DEP certified company to cut and treat these plants last week. This treatment is DEP approved and recommended. During this treatment, the company discovered additional invasive plants. Please refer to attachment in your packet.
- The Fire Chief and Code Enforcement Officer inspected the storage container properties at Point Sebago on November 4th. John Wiesemann will provide additional information during his agenda item.
- The election went well with only minimal complaints. I want to recognize the Town’s staff for their efforts in ensuring an efficient voting experience occurred.
- The list of the six roads the Town will not continue plowing based on the 1972 standards will be listed on our web and additional letters sent to the property owners advising of this action (beyond the warning letter).
- Mike Genest met with CMP and Whitely Electric to identify a power source for the Webb’s Mills gazebo. CMP identified the source to be used and Whitely Electric will provide us an estimate for proposed project.

Public Hearing

6. Dangerous Building Hearing for Property located at 475 Poland Spring Road.

The Selectboard moved (Avery), seconded (Plummer) to go into public hearing. Chairperson MacDonald called public hearing to order at 6:05 pm.

Public Hearing concluded at 6:10 pm.

The Selectboard moved (MacDonald), seconded by Avery to find that the building located at 475 Poland Spring Road, Tax Map 32, Lot 15, is structurally unsafe; unstable; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes

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a hazard to health or safety because of inadequate maintenance, or abandonment; and is otherwise dangerous to life or property.

I move that we adopt the Order of Demolition (as revised) and to authorize the Town Clerk to cause the Order to be recorded in the Cumberland County Registry of Deeds and served on all parties as required by 17 M.R.S. Section 2851.

(Finally) I move that we also adopt the Findings of Fact prepared by the Town Attorney (as revised, if necessary) and that these Findings be attached to the Order of Demolition.
4 in favor.

New Business

7. The Selectboard will discuss status of Comprehensive Plan with GPCOG..

No Action. Discussion Only.

8. The Selectboard will updated on Code Enforcement permitting and inspections.

No Action. Discussion Only.

9. The Selectboard will consider bids for contracted services for revaluation.

The Selectboard moved (MacDonald), seconded (Avery) to interview the two companies that submitted bids prior to awarding revaluation contract: 4 in favor.

10. The Selectboard will consider December 2022 meeting dates.

The Selectboard moved (Avery), seconded (Connolly) Selectboard schedule a single Selectboard meeting in December for the date of December 6th with the understanding in necessary, a second meeting would be called on December 20th. 4 in favor.

11. The Selectboard will discuss Community Development Block Grants.

The Selectboard moved (Plummer), seconded (Avery) to authorize the Town Manager to submit 2 applications for Community Development Block Grants. 4 in favor.

12. The Selectboard will consider a CEBE Public Engagement Meeting on November 29, 2022.

The Selectboard moved (Avery), seconded (Plummer) to schedule a public engagement meeting lead by CEBE on November 29, 2022 for the purpose of gathering information for a 2023 Resiliency Grant application. 4 in favor.

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13. The Selectboard will discuss whether to obtain quotes or release a Request for Proposals for the demolition of the building located at 466 Poland Spring Road.

The Selectboard moved (Avery), seconded (Connolly) to authorize the Town Manager to obtain 3 quotes for the demolition of the property located at 466 Poland Spring Road. 4 in favor.

Old Business

14. The Selectboard will discuss Commercial Solar Moratorium Ordinance.

The Selectboard moved (Plummer), seconded (MacDonald) to approve the proposed commercial solar moratorium ordinance and forward to a special Town Meeting. 4 in favor.

15. The Selectboard will consider a request for addition funds related to the Town's contract with C Pond Plowing for snow plowing.

Discussion Only.

16. Selectboard Comments

Selectboard member Avery wanted to ensure that the Town continues improving its methods of communication with the residents. He believes using some ARPA funds for a second sign in South Casco would improve the communication levels.

Chair MacDonald commend Town staff for the efforts at the November 8th election and inquired about the number of voters that voted on that day.

Selectboard member Plummer reminded everyone that budget season is forthcoming and the Board should keep preparing for this process.

Selectboard member Connolly requested that the Selectboard's goals be reviewed during a January meeting.

Executive Session

17. The Selectboard moved (Connolly, seconded Avery to go into executive session pursuant to Title 25, Part 5, Chapter 252, Section 2006 for concealed weapons permit application 11/01/22A at 7:08 pm. Out of executive session at 7:13 pm.

The Selectboard moved (Avery), seconded (Plummer) to adjourn at 7:13 PM. 4 in favor.