



Town of Casco

Selectboard Minutes

April 18, 2023

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

Selectboard Members Absent:

Staff Present: Town Manager Tony Ward, Chief Brian Cole

Public: Tiffany Payton, Sam Brown, Jeff Raymond, Ray Grant, Donna Murphy, Margaret Dilley, Sue Witonis, Mike More, Lou Watson, Tom Mulkern, Ryan McAllister, Dawn DeBrusk, Amy Brown, Mike Skolnick, Nathan Wardwell, Roger Young, Adam Grant, Diane Cormier, Raymond Dingley, Kristin Chute, Anne Lebonte, Robert Williamson, Rae-Ann Nguyen, Deborah Fogg and Dan Grotto

Meeting called to order at 5:34 pm.

1 Executive Session

The Selectboard moved (Avery) seconded (Fernandes) to go into executive pursuant to Title 25, Part 5, Chapter 252, Section 2006 for applications 04/18/23A & 04/18/23B

2 Executive Session

The Selectboard moved (Avery) seconded (Fernandes) to go into executive pursuant to 1 M.R.S.A.405(6)(E) Consultation with legal counsel

Board came out of executive session at 6:15pm

3 Review and Approval of the Meeting Agenda.

The Selectboard moved (Avery), seconded (Fernandes) to approve the agenda as amended: 5 in favor .

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

The Selectboard moved (Connolly), seconded (Fernandes) to approve bills and sign and approve all open warrants: 5 in favor

Approved by Selectboard on 02-02-2023

For detailed information about Casco Selectboard meetings, please refer to complete audio and video recordings available on the Town of Casco website at www.cascomaine.org.

5 Approval of Minutes: March 7, 2023 minutes

The Selectboard moved (Avery), seconded (Fernandes) to approve bills and sign and approve all open warrants: 5-0 in favor.

6 Public Participation:

Margaret Dilley raised her concerns about the Town's infrastructure the necessity for maintain and upgrading the system.

Anne LaBonte voiced her concerns regarding the lack of transparency of changes made to the draft comprehensive plan after the initial round of public comment.

7 Managers' Report:

- The Town Manager recently spoke with the owner of Ravan Salon. She is potentially interested in ending the lease between her salon and the Town early. They may be interested in ending the lease as early as the fall of 2023. She and her husband will be forwarding the Town a formal request to void the remaining time on the lease. Once received, I will share with the Selectboard and counsel for review.
- Revision Energy presented the solar field project presented to the Planning Board on April 10th. The Planning Board requested some additional documents that should not delay the review and decision-making process.
- The Planning Board developed the primary points of the Commercial Solar Ordinance. This is being forwarded to Jensen Baird for complete authoring of the ordinance. They hoped to complete the review process and public hearings prior to the June 7th Town Meeting. I spoke with Ben McCall and we believe the review and approval process of the commercial solar ordinance would not be completed in time for the finalization of the Town Meeting warrant. The proposed changes will require changes to the zoning ordinance. He recommends making the proposed solar changes and updates to comply with LD 2003 simultaneously. This would allow for only 1 change to the zoning ordinance and not having the necessity for multiple Town Meetings regarding zoning changes.
- Last year we removed some bittersweet from Mayberry Hill Road that was on Town Property. During this removal, some additional invasive plants were located (Japanese Honeysuckle and Japanese Barberry). They also identified additional bittersweet behind the Community Center, but the vast majority appears not to be on public lands. Does the Board wish for the removal of the Japanese Honeysuckle and Japanese Barberry?
- Last year the Town installed delineators on Meadow Road. I received varied responses regarding the use of them. I am seeking guidance from the Selectboard on whether they want the delineators reinstalled for the summer season.

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- The Town recently received notification relating to the junkyard at 12 Harmony Road. Included in your packet is a June 11e-mail from our counsel and the court's decision. The synopsis of the decision is the court agreed with the Town's determination that 12 Harmony Road met the definition of a junkyard. The property owner, Dan Stanton, has until June 11th to register and inspect all vehicles he plans on keeping. He must remove or properly store all junk from the property by July 11th. If he fails to comply with this order, the Town may enter the property and remove said junk and unregistered/inspected vehicles at the Town's cost. The Town may sell items and retain the proceeds to cover its costs associated with the removal. Any amount not recovered from the sale of the property can be billed to Mr. Stanton with a special tax.
The Town was also awarded \$49,400 in civil penalty that must be paid by July 11th.

Public Hearing

- 8 The Selectboard conduct a public hearing on a liquor license request by Top of the Hill Grill
Public Hearing started at 6:30 pm. No public comments. Public Hearing closed at 6:31 pm. The Selectboard moved (Avery), seconded (Fernandes) to approve the liquor license application for Top of the Hill Grill and the application be forward the Maine Bureau of Alcoholic Beverages. 5-0 in favor

Old Business

- 9 The Selectboard will consider a request to remove a portion of Point Sebago Road/Martha's Way from Resource Protection Zone onto the Town Meeting Warrant.
The Selectboard moved (Avery), seconded (Fernandes) to not approve the request made by Nathan Wardwell for rezoning for the property located at tax Map 51, lot 32 and this request would not be forwarded to the June 7th, 2023 Town Meeting. 5-0 in favor
- 10 The Selectboard will consider a request to remove a portion of Watkins Shore Road from Resource Protection Zone onto the Town Meeting Warrant
The Selectboard moved (Connolly), seconded (Fernandes) to not approve the request made by Queen Properties, LLC for rezoning for the property located at tax Map 2, lot 32C-2 and this request would not be forwarded to the June 7th, 2023 Town Meeting. 5-0 in favor.
- 11 The Selectboard will consider awarding the Pleasant Lake Beach Project (based on RFP).
Agenda item Tabled future discussion

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12 The Selectboard will consider four (4) options for FY road maintenance options.

The Selectboard moved (Avery), seconded (Connolly) to authorize the Town Manager to proceed with developing an RFP for option # 1 for the annual road maintenance plan and for roads New Road and South Casco Village Road to be listed as reclaim projects pending financial approval at Town Meeting. 5-0 in favor.

New Business

13 The Selectboard will consider increase in Fire Rescue Fees for FY24.

The Selectboard moved (Avery), seconded (Fernandes) approve the proposed increase to Fire Rescue EMS services as presented. 5-0 in favor.

14 The Selectboard will discuss the Feasibility Study of the Casco Fire/Rescue Department.

No Action. Discussion Only.

15 The Selectboard will discuss proposed Fire Protection Ordinance for Subdivisions.

No Action. Discussion Only

16 The Selectboard will consider a Warrant and Notice of Election calling MSAD # 61 Budget Validation Referendum for May 23, 2023.

The Selectboard moved (Plummer), seconded (Connolly) to approve and sign the Warrant and Notice of Election calling MSAD #61 Budget Referendum for May 23, 2023. 5-0 in favor.

17 The Selectboard will discuss representatives to GPCOG Annual Meeting

The Selectboard moved (Plummer), seconded (Connolly) to appoint Mary Fernandes and Scott Avery as representatives of the Town and Robert MacDonald as an alternate for the Greater Portland Council of Governments annual meeting. 5-0 in favor.

18 The Selectboard will discuss draft Town Meeting warrant

No Action. Discussion Only

19 The Selectboard will consider an Open Space Commission request for an Open House at Webbs Mills Park on June 3, 2023.

The Selectboard moved (Avery), seconded (Fernandes) to approve the Open Spaces Commission request for an Open Hours at Webbs Mills Park on June 3, 2023 with a rain date of June 10, 2023. 5-0 in favor.

Approved by Selectboard on 02-02-2023

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20 The Selectboard will consider discussing dedicating the Annual Town report to Barbara York
The Selectboard moved (Avery), seconded (Fernandes) to dedicate the Annual Town Report to Barbara York. 5-0 in favor.

21 The Selectboard will consider appointing Kristin Chute to the Planning Board as an Alternate
The Selectboard moved (Connolly), seconded (Avery) to hold off appointing any individual to the Planning Board and post the open positions. 5-0 in favor.

22 The Selectboard will consider a request for Kristin Chute, Deborah Fogg, Ray Grant and Anne Labonte to be appointed to Comprehensive Plan Steering Committee.
The Selectboard moved (Plummer), seconded (Fernandes) not to appoint any more members to the Comprehensive Plan Steering Committee. 4-1 in favor (MacDonald voted Nay).

23 Selectboard Comments

Selectboard Member Plummer wanted voice is appreciation for the level involvement at this meeting.

Selectboard Member Avery requested that Maine Department of Transportation (DOT) come to a future meeting to discuss route 121 between Pikes Corner and the Raymond line; a dangerous portion of the roadway between Johnson Hill and Colonial Auto because of no guardrail; and dangerous intersection a Rt.11 with Leach Hill.

Selectboard Member MacDonald wanted to thank everyone for their participation and wants everyone to remain engaged with these dialogues.

Selectboard Member Connolly wanted to thank the participants for their involvement. This level of involvement assists the Board in the decision-making process.

24. Adjournment

The Selectboard moved (Connolly), seconded (Avery) to adjourn at 8:35 pm. 5-0 in favor