

**TOWN OF LINCOLNVILLE
SELECT BOARD MEETING
March 27, 2023**

Present: Chair, Ladleah Dunn, Vice-Chair, Keryn Laite, Jr., Mike Ray, Josh Gerritsen, Steve Hand and Town Administrator, David Kinney

The quote was read by Gerritsen.

1. **Executive Session – Title 1 MRSA § 405 (6)(E) for consultation with the Town Attorney concerning the legal rights and duties of the Select Board regarding the possible land acquisition:**

Motion by Gerritsen, second by Laite, that the Board enter into executive session pursuant to Title 1 MRSA Section 405(6)(E) for the consultation with the Town Attorney concerning the legal rights and duties of the Select Board regarding possible land acquisition. The motion passed on a 5-0-0 vote.

2. **Citizens' Forum (6PM +/-):**

There were none.

3. **Administrator's Report:**

David Kinney, the Town Administrator, noted:

- **Nomination Papers:** Nomination papers are available at the Town Office and will be due back no later than Friday, April 14, 2023, by 4:30 PM.

The following positions are available:

Select Board:	2 Positions for a 3-Year Term
Lincolnvile Central School Committee:	2 Positions for a 3-Year Term
CSD School Committee:	1 Position for a 1-Year Term
Budget Committee:	3 Positions for a 3-Year Term 1 Position for a 2-Year Term 1 Position for a 1-Year Term

- **Paving:** The paving work is out to bid and the Town is now soliciting proposals for Calderwood Lane surveying and engineering. The Bandstand roofing project will be out to bid later this week.

- Boston Post Cane: The Town of Lincolnville is now soliciting individuals for the possible award of the Boston Post Cane.
- Breezemer Park: The fine folks at the PTO were upset about how the park was left after the last event and they went back to clean up the ash mess. Next, they will be restoring the grass area.
- Town of Islesboro: The Board thanked the Town of Islesboro for their generous donation of \$15,000 for the harbor. By consensus the Board decided to reach out to the Town of Islesboro concerning a possible joint meeting between the Boards.

4. **Meetings & Announcements:**

Administrator Kinney read the meetings and announcements.

5. **Upcoming Community Events:**

There were none.

6. **Meeting Minutes – March 13, 2023:**

Laite made a motion, seconded by Gerritsen that the Board approves the March 13, 2023, meeting minutes as presented. The motion passed on a 4-0-1 vote. (Hand abstained.)

7. **Land Use Density/Minimum Lot Size Requirements – Andy Young:**

Andy Young, a Lincolnville resident, came before the Board and stated, following the LD2003, which has been making its way through the legislature is looking at the housing problem and labor shortage in Maine and how those are tied together.

Young explained the Mid-Coast Council of Government is helping the Town of Lincolnville draft a new ordinance, which made him start to think about addressing housing issues in Lincolnville. The Land Use Ordinance now requires 40,000 square feet for any type of dwelling for each user and to have a home occupancy, that amount is double at 80,000 square feet.

Young stated, “As far as what LD2003 brings up is the ability for two separate dwellings within a structure and can’t be limited by parking. The Comprehensive Plan did start going back 25 years ago and looked ahead to the time when Lincolnville was going to have sewer districts. The Lincolnville Sanitation Facility was in place and the Comprehensive Plan looked ahead to what would happen to areas that were sewer and areas that currently have to have 40,000 square feet, it called for the ability to go down to 5,000 square feet.

Young suggested that the Town of Lincolnville look to follow and implement some of the parts of the Comprehensive Plan. He felt it was important to look at things that have not been implemented where things have changed, to help ease the housing crisis.

Young noted that since the Town of Lincolnville does not have a Land Use Committee, he would volunteer to serve on the committee. The Town Administrator is to send Young a Community Interest Form.

The Board thanked Young for taking the time to come to the meeting.

8. **Townhouse Road Culvert Replacement Project – Bid Award:**

Hand made a motion, seconded by Gerritsen, that the Board award the contract for the Townhouse Road culvert replacement to Farley, Inc. in the amount of \$206,914 and that the Town Administrator be authorized to sign on behalf of the Select Board and the Town the Notice of Award and any other construction contract documents necessary for the successful completion of the project. The motion passed on a 5-0-0 vote.

9. **As Board of Assessors – Abatement # 2022-07:**

Laite made a motion, seconded by Ray, that we suspend our meeting as the Select Board and that we convene as the Board of Assessors. The motion passed on a 5-0-0 vote.

Ray made a motion, seconded by Gerritsen, that the Board grant abatement #2022-07 to Penobscot Bay, LLC in the tax amount of \$2,047.28 to correct an assessment error. The motion passed on a 5-0-0 vote.

Ray made a motion, seconded by Laite, that we adjourn our meeting as the Board of Assessors and reconvene as the Select Board. The motion passed on a 5-0-0 vote.

10. **Comprehensive Plan Review Committee Resignation:**

Laite made a motion, seconded by Gerritsen, that the Board accept with regret the resignation of Terry Moulton from the Comprehensive Plan Review Committee. The motion passed on a 5-0-0 vote.

11. **Emergency Operations Plan Update:**

Kinney was notified by the Waldo County Emergency Management Agency that the Town's Emergency Operations Plan is now considered outdated.

Kinney wanted to make everyone aware that he is working on this plan.

If anyone watching at home is good at logistics and communication and has experience in emergency services, please contact the Town Office.

12. **Balance of January 12, 2023, Special Town Meeting Funds:**

Gerritsen made a motion, seconded by Hand, that the Board instruct the Town Administrator to include for Select Board consideration an article in the draft annual Town Meeting warrant that would seek town meeting voter approval to utilize any funds remaining from the articles approved at the January 12, 2023, Special Town Meeting to be used to lower the property tax commitment. The motion passed on a 5-0-0 vote.

13. **Selectperson Update(s):**

Laite: No updates at this time.

Gerritsen: He is looking forward to the next Mid-Coast Solid Waste Corporation meeting on Wednesday, March 29, 2023.

Ray: He reported that at the last Maine Municipal Association Legislative Policy Committee, he learned there is a piece of legislation that's in the hopper, that the Town of Lincolnville may want to get involved in and testify because it would allow remote hybrid meetings to not go to each committee as we do now. Ray will let the Board know when this is going to be a Public Hearing.

Hand: No updates at this time.

Dunn: No updates at this time.

14. **Treasurer's and Payroll Warrant(s)-Approve & Sign:**

Gerritsen made a motion, seconded by Laite, that the Board approve and sign the Treasurers and Payroll warrants. The motion passed on a 5-0-0 vote.

15. **Adjourn:**

Laite made a motion, seconded by Ray, that the Board adjourn. The motion passed on a 5-0-0 vote.

Respectfully submitted,

Melissa A. Geary
Administrative Assistant