

Town of West Bath
Selectmen Meeting Minutes
November 14th, 2016

Town of West Bath Board of Selectmen: Peter Oceretko, Chair - **Present**
Paula Nelson - **Absent**
Madelyn Hennessey - **Present**

Town Staff Present: Town Administrator, Adam Garland
Town Clerk, Karly Perry
Town Assessor, Ron Beal

Public Attending: Alicia Heyburn, New Meadows Watershed Partnership

A regular meeting of the West Bath Board of Selectmen was held **Monday, November 14th, 2016 at 5:30 pm** in the meeting room of the West Bath Town Hall, 219 Fosters Point Road, West Bath.

- I. Call to Order at **5:30pm**
- II. Attendance and Establishment of Quorum **Yes**
- III. Pledge of Allegiance
- IV. CONSENT AGENDA
 1. Approval of Minutes for October 24, 2016 Board of Selectmen Meeting
And November 3, 2016 Special Board of Selectmen Meeting
 2. Approval of Warrant(s):
 3. Upcoming Meeting(s):

The next regularly scheduled meeting of the Board of Selectmen will be held on Monday, November 28, 2016 at 5:30pm in the West Bath Town Office.

Motion was made by Selectman Hennessey to approve the consent agenda, seconded by Selectman Oceretko. Selectmen unanimously approved.
- V. SELECTMEN COMMENTS/ANNOUNCEMENTS - None
- VI. CITIZEN'S COMMENTS

Administrator Garland noted the success of the election on Tuesday, November 8th.

Assessor Ron Beal inquired as to the voter turnout. The Town Clerk has confirmed that there were 1257 voters in attendance, almost 78% of the 1620 registered voters with 48 registering to vote on election day.
- VII. COMMITTEE/DEPARTMENT/WORK GROUP REPORTS – None

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VIII. BUSINESS ITEMS

1. December Selectmen Meeting Schedule

Selectman Oceretko presented the December meeting schedule, which includes a meeting on Monday, December 26th, 2016, which is a federal holiday and the Town Hall will be closed. The selectmen agreed to move the meeting to the next business day: Tuesday, December 27th, 2016 at 5:30 p.m.

2. New Meadows Watershed Partnership

Selectman Oceretko introduced Alicia Heyburn, a Brunswick resident contracted by the Casco Bay Estuary Partnership to speak with as many members of the community as possible to get a sense of the local priorities of the five towns along the river in regards to the New Meadows Watershed area. The New Meadows Watershed Partnership formed in 1999, surveying and identifying overboard discharges and water quality. The workplan was last updated in 2008 and will be updated in the near future with information collected at this time. So far Heyburn has conducted almost 20 of 35 interviews, and is now taking the time to meet with the Selectmen to hear gather any information they may have as well as recommendations on individuals for her to interview.

Selectman Oceretko discussed the DMR oversight of quahogs versus the local control of clams and the tension that arises from the gap in jurisdiction. He went on to describe the West Bath boat launch property and the expense of abandoned boats and other areas with authoritative gaps between wardens and marine patrol, and the involvement of Representative Joyce McCreight.

Heyburn went on to discuss the current New Meadows Lake habitat and the proposed expansion of the causeway to alter tidal flow, and the lucrative of the quahog population and the lack of restrictions on harvesting by nonresidents. In addition, Heyburn discussed the town applying for the Small Harbors Grant and possible uses. According to Heyburn, 33% of the watershed falls within the boundaries of West Bath (second only to Phippsburg). In meeting with the Codes Enforcement Officer, all previous erosion issues and overboard discharge has been resolved or eliminated. Water quality below the lakes appear to be normal and the town is a desirable area for the booming aquaculture industry. The January meeting of the New Meadows Watershed Partnership will be attended by DMR representatives and will further address aquaculture.

The selectmen discussed the Mountain Road landing, discrepancies in ruling of submerged lands, aggregated deeds, as well as tensions between worm digging and clam digging, aggravated by the circumstances unique to Maine and Massachusetts not addressed by Federal Regulations. Discussion continued to include the dispute between New Meadows Marina and New Meadows Inn.

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3. Jean Surace Property Offer (Map R3, Lot 45A)
Selectman Oceretko presented an offer made by the Surace family to sell to the town a three-acre parcel located on Hill Road at Map R3, Lot 45. Selectman Hennessey acknowledge the generosity of the offer and discussion followed regarding the current position of the town in regards to purchasing land.
Selectman Hennessey moved to decline the offer with thanks, seconded by Selectman Oceretko. Selectmen unanimously approve.

4. Abatement 16-07
(Lee Allison, U16 Lot 3, 29 Scenic View Drive, Acct 888)
Assessing Agent Ron Beal recommended denial of the requested \$191,400 abatement with the reasoning that the house has already been depreciated and is situated within a very high neighborhood code.
Selectman Oceretko moved to deny the request for abatement, seconded by Selectman Hennessey. Selectmen unanimously approve.

5. Abatement 16-08
(March Property, LLC, R04 Lot 08C, 10 Renshaw Drive, Acct 1252)
Assessing Agent Ron Beal recommended denial of the requested \$148,500 abatement with the reasoning that the property is reasonably assessed as waterfront property with 500 feet of water frontage.
Selectman Hennessey moved to deny the request for abatement, seconded by Selectman Oceretko. Selectmen unanimously approve.

6. Abatement 16-09
(Sheppard Family Trust, R05 Lot 006-04, Williams Island, Acct R297)
Assessing Agent Ron Beal recommended denial of the requested \$85,200 abatement under the reasoning that the parcel already received 10% for the grade of mud flats.
Selectman Hennessey moved to deny the request for abatement, seconded by Selectman Oceretko. Selectmen unanimously approve.

7. Abatement 16-10
(Sheppard Family Trust, R05 Lot 006-05, Williams Island, Acct R298)
Assessing Agent Ron Beal recommended denial of the requested \$95,000 abatement under the reasoning that this is a parcel on mud flats good site "E".
Selectman Hennessey moved to deny the request for abatement, seconded by Selectman Oceretko. Selectmen unanimously approve.

8. Abatement 16-11
(Sheppard Family Trust, R05 Lot 006-06, Williams Island, Acct R299)
Assessing Agent Ron Beal recommended denial of the requested \$77,700 abatement under the reasoning that this is a parcel on mud flats good site "E".

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Selectman Hennessey moved to deny the request for abatement, seconded by Selectman Oceretko. Selectmen unanimously approve.

9. Abatement 16-12

(Raymond and Hannah Whitney, R02 Lot 016-I, 70 Browns Ferry Drive, Acct 1441) Assessing Agent Ron Beal recommended approval of the \$262,300 abatement under the reasoning of error in assessment.

Selectman Oceretko moved to accept the recommended abatement as written, seconded by Selectman Hennessey. Selectmen unanimously approve.

10. Wing Farm Update

Selectmen Oceretko described the meeting held with the City of Bath, Bath Water District, West Bath Economic Development Committee and the Town of West Bath as business partners of the Wing Farm Development in response to a letter received from Drummond Woodsum on behalf of RSU1 requesting the Town of West Bath to sign off on a letter allowing the EDA to develop a buyout price for the Bath side only of the EDA grant. The Town of West Bath has asked RSU1 to consider buying out the entire grant, not a portion of the grant, for the expedition of building the school. Selectman Oceretko reiterated that the town was not looking to put any money towards the buyout of the grant. No further offers or decisions have been made by parties to the grant or RSU1 at this time.

11. Intersection of State Road/Fosters Point Road/New Meadows Road

Administrator Garland presented an offer has been made by the Maine Department of Transportation to install a traffic light at the intersection of State Road, Fosters Point Road and New Meadows Road. The state would finance construction and installation of the light, and that the town would then be responsible for the cost of electricity and maintenance to the light, which is minimal according to the DOT. Selectman Hennessey inquired as to the option of installing a roundabout. Administrator Garland explained that the position of the DOT was that current activity does not warrant the cost of installing a roundabout. Once installed the fixture usually lasts around 15 years and the state would bear the cost of replacement at that time. Selectman Hennessey inquired as to the amount of accidents and Administrator Garland presented a diagram of the incidents over the past two years. The selectmen discussed the wait time at the intersection and whether or not a traffic light would not successfully alleviate current issues.

Selectman Hennessey moved to not support the construction of a light at the intersection of State Road, Fosters Point Road and New Meadows Road until there is further interest from the town. Seconded by Selectman Oceretko. Unanimously approved.

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12. Other

Wing Farm Special Town Meeting

Selectman Oceretko presented concern on behalf of the town attorney that the Selectmen have the authority to sell lots in Wing Farm Park but not the road that accesses Wing Farm Park. The attorney is suggesting a special town meeting to allow the town to vote to authorize the selectmen to sell lots in Wing Farm Park, road including. The selectmen agreed that Administrator Garland should go forward in composing a warrant for the next Selectmen Meeting to hold a special town meeting.

IX. EXECUTIVE SESSION

1. Request to enter into an executive session pursuant to Title 1, Chapter 13, Section 405, 6., A. of the M.R.S.A. for the purpose of discussing the disposition of property.
Motion made by Selectman Hennessey to enter into Executive Session at 6:52pm, seconded by Selectman Oceretko. Unanimously approved.

Board Resumed regular session at 7:22 p.m.

X. ADJOURNMENT

Motion made by Selectman Hennessey to adjourn, seconded by Selectman Oceretko. Meeting adjourned at 7:22 pm by unanimous acclamation.

A true attested copy,

Karly A. Perry, Town Clerk