



# Town of Eddington

906 Main Road Eddington, Maine 04428

## SELECTMEN'S MEETING

Tuesday  
October 3rd, 2017  
6:00 P.M.  
MINUTES

**CALL TO ORDER & FLAG SALUTE:** M. Shepherd called the meeting to order at 6:00 p.m.

**ROLL CALL:** All Selectmen were present. (Mark Carreira arrived at 6:12p.m.)

**MINUTES:** Minutes of August 15<sup>th</sup> - A motion was made, seconded and passed to accept as written. M. Shepherd / P. Chapman Vote 4-0.


Minutes of September 19<sup>th</sup> - A motion was made, second and passed to accept as written P. Chapman / J. Powell Vote 3-0. (M. Shepherd did not vote, as he was not present at that meeting)

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** Comprehensive Plan Presentation - Dean Bennett, who previously worked for PVCOG gave a brief overview of what a Comprehensive Plan is, why it is required and what the Town needs to do to make it current. A comprehensive Plan is required if a municipality has any of the following 3 items: Zoning Ordinance, Impact Ordinance and a Growth Management plan. The existing Comp Plan, completed and adopted in 1999, expired in 2015. Bennett explained how an expired plan leaves the town open to legal challenges, because the towns' legal basis for zoning is invalid. Bennett said the process is somewhat easier from the last time it was done, thanks to technology, now the D.E.P. and State Planning Office provide maps and much more data, online. Dean Bennett estimated the cost for this process would be \$15,000 - \$18,000, that figure is based on 8 to 12 hrs. per week for each month it took to complete. Updating the comp plan is deemed a process and can take anywhere from nine months, to two years. Bennett told Selectmen that taking a pro-active stance in updating the plan puts the town in a much better position than doing nothing.

  
Michael Shepherd, Chairman

  
Mark Carreira, Vice- Chairman

  
Ray Wood, Jr. Selectman

  
Pamela Chapman, Selectmen

  
Joe Powell, Selectmen

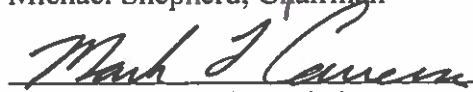
Code Issue – Junk Yard on Riverside Drive, Gary Fogg’s property. Theresa Woznik had asked the Code Enforcement Officer to look into this issue a year ago, recognizing the fact that he had, she addressed the board at tonight’s meeting, wanting to know why nothing has happened since. She referred to the property as an illegal junkyard, being almost out to the state property line. Woznik wondered if the Code Enforcement Officer had deemed it illegal, and if so could the homeowner be taken to court by the town, or perhaps it could be cleaned up, at the town’s expense and supplementary bill to the owner be issued. Charles Norburg, Code Enforcement Officer for the town, stated that junkyard was not the proper terminology. Norburg said he has been there on two separate occasions along with state inspectors, Paul Doten and Dave Silk. The inspectors and Norburg are satisfied that the trailers are registered and antiques do not require inspections. While Norburg suggested it could be a little neater, as far it being illegal, to his knowledge, which is not the case. Fred Ashmore, speaking on Gary’s behalf, referred to Maine State Statue, Title 29A, that Automotive Junkyards makes money, which is not what Gary Fogg does or uses it for. Ashmore explained the proper definition for Gary Fogg’s land and items on it would be an Automotive Graveyard, making him an Automotive Hobbyist, as defined by Maine State Statues. Ashmore said he thinks the complaint is frivolous. Screening was mentioned and discussed briefly. Gary said no one has ever asked him to screen the property. **A motion was made, seconded and passed to have Code Enforcement do some research on the screening issue.** M. Shepherd / R. Wood Vote 5-0.

2017 Mil Rate 15.90 – Informational Only, no action needed.

Assessing - Russell asked Ben Birch to attend the meeting and talk to the Selectmen, giving his take on the town’s current assessing process. Mr. Birch has 22.5 years’ experience in the field, recently retiring from the City of Bangor as their assessor. Mr. Birch spoke to the Selectmen briefly, noting that the town’s last property revaluation was done in 2005. In Birch’s opinion, Eddington is not being maintained properly as far as equitable Real Estate Value. The property cards do not have the data they should, etc. Birch let them know he would be interested in an assessor position with the town if they were to take a different direction in that department. No action taken at tonight’s meeting.

Procedures for Awarding Bids and Contracts – Selectman Ray Wood, Jr., made reference to an invoice on the warrant for Road Repair, questioning the municipalities bid process. A brief discussion followed on whether or not there was a limit already (it was thought to be either \$3000.00 or \$5000.00). Chairman Mike Shepherd agreed it is the duty of the selectmen, who are voted in to the position by the townspeople, to create fairness, which is hard to do if they do not know the process. The selectmen wanted to make it clear that they were not questioning whether the Rooks Road job was a good or bad price, just that they should know the procedure, for projects like this. **A motion was made, seconded and passed to have a policy drafted and available at the next meeting, stating that any contracted jobs, over \$5000.00, be put out to bid.** M. Shepherd / R. Wood, Jr. Vote 5 -0.

  
Michael Shepherd, Chairman

  
Mark Carreira, Vice- Chairman

  
Ray Wood, Jr. Selectman

  
Pamela Chapman, Selectmen

  
Joe Powell, Selectmen

Reconvening the New School Community Committee RSU #63 – Russell gave copies of the email request from the Superintendent (Susan). There will be a meeting on Wednesday November 1<sup>st</sup>, and volunteers are greatly needed for this committee. Selectmen M. Shepherd encouraged others to attend the meeting, and would consider being on the committee himself.

**OTHER BUSINESS:** Next Selectmen’s Meeting – Tuesday, October 17<sup>th</sup>, 6:00 p.m.  
Appeals Board Meeting, tentatively on October 12<sup>th</sup>, 6:00 p.m. ( Sprucewood Dr. Issue, not a Public Hearing Event)

**WARRANTS:** A Motion was made, seconded and approved to sign warrant.  
M. Carreira / M. Shepherd Vote 5-0.

**PUBLIC ACCESS:** Brad Goodwin corrected himself on a warrant article he referred to under New Business. He also commended the board for taking on the challenge of bringing the Comprehensive Plan up to date as well as the Assessing situation.

Joan Brooks asked the Code Enforcement Officer about a sign being in violation on a Clewleyville Road home. Charles Norburg said he did not see it there on Sunday (October 1<sup>st</sup>) when he drove by.

**EXECUTIVE SESSION:** Motion to go into Executive Session Pursuant to 1 M.R.S.A. § 405 (6) (A) Personnel Matter, Code Enforcement, at 7:06 p.m. R. Wood, Jr. / M. Shepherd Vote 5-0.  
Motion to enter back in to regular session at 7:37 p.m. J. Powell / R. Wood, Jr. Vote 5-0.

**EXECUTIVE SESSION:** Motion to go into Executive Session Pursuant to 1 M.R.S.A. §405 (6) (D) Comp Planner Negotiations at 7:38 p.m. R. Wood, Jr. / M. Carreira Vote 5-0.  
Motion to go back in to regular session at 8:05 p.m. J. Powell / M. Shepherd Vote 5-0.

Motion to give the Town Manager authority to sign a contract after receiving 2 more bids and consulting with Selectmen on the Comp. Plan. J. Powell / P. Chapman Vote 5-0.

**EXECUTIVE SESSION:** Motion to go into Executive Session Pursuant to 1 M.R.S.A. § 405 (6) (D) Assessing Negotiations at 8:18 p.m. M. Carreira / M. Shepherd Vote 5-0.  
Motion to go back in to regular session at 8:50 p.m. J. Powell / M. Shepherd Vote 5-0.  
Town Manager to check on price for Assessing.

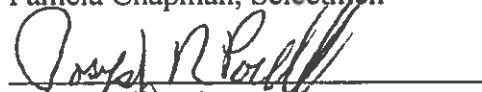
At next meeting the Selectmen would like to make an offer to Dean Bennett.

**ADJOURNMENT:** A motion was made, seconded and passed to adjourn the meeting at 9:04 p.m.  
P. Chapman / M Carreira Vote 5-0.

  
Michael Shepherd, Chairman

  
Pamela Chapman, Selectmen

  
Mark Carreira, Vice- Chairman

  
Joe Powell, Selectmen

  
Ray Wood, Jr. Selectman