

Board of Selectmen Meeting
Thursday March 14, 2019
6:30PM
Chelsea Town Office

I. Call to regular meeting to order:

Selectboard present included: Deborah Sanderson, Michael Pushard and Benjamin Smith who arrived at 6:35PM.

The meeting was called to order at 6:30PM by Sanderson

Members of the public present included Scott Tilton, Henry Truman, Sheri Truman, Henry Mastrianno, Nicholas Waldron, Jarrod Pinkham, Molly Alexander and Andrea Smith

The Pledge of Allegiance was recited.

II. Public Comment on items not part of the agenda: NONE

III. Adjustments to the agenda:

Move Item V. B. 4. to after Item V. A. 2.

Move Item VI. C to after V. B. 3

IV. Consent Agenda:

- A. Approval of Payroll Warrant #43 in the amount of \$7,505.85
- B. Approval of Accounts Payable Warrant #44 in the amount of \$260,903.21
- C. Approval of February 28, 2019 Selectboard Meeting Minutes

A motion was made by Pushard that was seconded by Sanderson to approve Consent Agenda Items A, B and C as presented. The vote was unanimous.

V. Scheduled Items:

A. New Business:

- 1. Review proposed Minimum Lot Size Ordinance with Planning Board**
 - a. Schedule a Public Hearing**

The Planning Board and the Selectboard discussed the new proposed Minimum Lot Size Ordinance. The ordinance has been prepared primarily to address multifamily dwellings and Accessory Units

A Public Hearing to discuss and explain the ordinance to Chelsea residents was scheduled for April 11, 2019 at 6PM at the Town Office.

- 2. Medical and Recreation Marijuana Regulation Discussion**

The Selectboard and the Planning Board had a discussion on the drafting of a Medicinal Marijuana Ordinance and an Adult Use Marijuana Ordinance. There was concern expressed about how effective the education in Chelsea around marijuana sales has been. There is a need to have the residents decide on the issue but it was agreed that the decision must be an educated one. It was determined that an effort would be undertaken to educate residents on the issue.

V. Scheduled Items:

B. Old Business:

- 4. Future of Single Sort Recycling in Chelsea**

During Budget Meetings the Selectboard have been considering cutting the Recycling Program. The program is voluntary and is only used by a few residents. Though the budget is reduced the real cost of the program is rising due to the increase in the recycling fee at ecomaine. The Manager reminded the Selectboard about eliminating a program without feedback and input from residents. The Selectboard acknowledged this and will consider how to proceed with the cut at the upcoming Budget Meetings

IV. Legal:

C. Request for payment of vehicle damages resulting from pot hole strike

The Manager presented the Selectboard with a request for payment of damages to a tire caused by driving thru a pothole on the Windsor Road. The Manager explained that he had received a formal complaint about the pothole from a resident on Tuesday February 26 and had the pot hole repaired by Wednesday February 27, 2019. Corrective action to the complaint was completed within the 24-hour hours provided to the town in Maine Statute. The request was presented to the Selectboard to determine if the Selectboard wanted to take separate action to pay for repairs. No action was taken.

A. New Business:

3. Review Tax Acquired Property List

The Manager presented a list of 5 Tax Acquired Properties to the Selectboard for review and possible action. Three of the properties on the list are recent acquisitions and it was determined that the owners would be given until March 28 to let the Town know if they wanted to buy the properties back. Two of the properties are estates and have been held in limbo by Chelsea pending the proper notification of heirs. The heirs have been notified and disposition of the properties can move forward. The Selectboard decided that the property of the Estate of Neil Geroux would be offered for sale by sealed bid. The property of the Estate of Richard Sherwood and Helen Coutts would first be reviewed by the Conservation Committee for their input before further action is taken. No formal action was taken.

4. Discuss ways to reduce Health Insurance Premiums

The Manager supplied the Selectboard with information on setting up either a Health Reimbursement Account(HRA) or a Flexible Spending Account(FSA). Both accounts when combined with a higher deductible health insurance plan provide premium saving to the employer and employee. The Selectboard instructed the Manager to provide information to the employees who are eligible for health insurance coverage so an informed decision can be made.

5. Community Concepts Housing Improvement Letter of Support

The Selectboard reviewed the request from Community Concepts asking Chelsea to draft a letter in support of the USDA Rural Development Fund. The Selectboard will issue a letter.

B. Old Business:

1. Tax Assessing Matters - NONE

a. Real Estate Tax Abatement

2. Scheduling a Community Heart and Soul “Get Ready Workshop”

The Selectboard reviewed possible dates for a Community Heart and Soul meeting, No decision was made.

3. March 16, 2019 Community Event Funding

The Manager informed the Selectboard that they had received a request to assist with paying for the upcoming March 16 Community Event. The Selectboard agreed to help.

5. Treasurers Report on Year to Date Revenue and Expenses

The Manager provided the Selectboard with a year to date expense and revenue report.

6. Treasurers Report on Year to Date Investments

The Manager provided the Selectboard with the February Investment Report

VI. Legal:

A. Review 2019-20 Contract with Bartlett Assessing Services

The Selectboard were provided with a draft copy of the 2019-20 Contract with the Assessors Agent, Shirley Bartlett. No action was taken at this time.

B. Review Flood Plain Management Ordinance

a. Schedule Public Hearing

A motion was made by Smith that was seconded by Sanderson to schedule public hearing to review and discuss the Floodplain Management Ordinance for April 11 following the Public Hearing on Minimum Lot Size Ordinance. The vote was unanimous.

VII. Written Communication:

- A. The Selectboard reviewed the Town Clerk February 2019 Report
- B. The Selectboard reviewed the Deputy Clerk February 2019 Report
- C. The Selectboard reviewed the Code Enforcement Office February 2019 Report
- D. The Selectboard reviewed the Letter form Charter Communication dated February 28, 2019

VIII. Verbal Communication:

- A. Town Manager - NONE
- B. Chelsea's RSU #12 Representatives - NONE
- C. Boards and Committees - NONE
- D. Board of Selectmen/Assessors

Mr. Pushard – NONE

Mr. Smith – NONE

Ms. Sanderson – NONE

IX. Executive Session:

- A. Executive Session pursuant to M.R.S. 1§ 405 (6)(A)

A motion was made by Smith that was seconded by Sanderson to go into executive session pursuant to M.R.S. 1§ 405 (6)(A) to evaluate the Town Manager. In at 9:04PM.

A motion was made by Smith that was seconded by Sanderson to come out of executive session. Out at 9:23PM. No action was taken.

X. Adjournment:

A motion was made by Smith that was seconded by Sanderson to adjourn the meeting. The vote was unanimous. Sanderson declared the meeting adjourned at 9:24PM.

Approved by the Board of Selectmen on March 28, 2019

Deborah Sanderson

Michael Pushard

Benjamin Smith