

**Chelsea Selectboard Meeting
Thursday September 24, 2020
G.A. Public Hearing @ 6:30PM
Regular Meeting @ 6:45PM
Chelsea Grange Hall**

I. Call Public Hearing to Order

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

Selectboard present included Deborah Sanderson and Sheri Truman. Michael Pushard absent and excused

Others present included Scott Tilton, Diane Richard, Molly Alexander and Carol Belanger.

A. General Assistance Ordinance

Sanderson opened the meeting by asking the public for any comments or questions on the General Assistance Ordinance. There was no question or comments from the public or Selectboard on the ordinance.

B. General Assistance Needs and Benefits Appendices

Sanderson asked the Manager to outline the differences between the 2019 and 2020 General Assistance maximums outlined on each page of the appendices. There was no question or comments from the public or Selectboard on the Appendices.

Sanderson Closed the public hearing at 6:36PM.

I. Call regular meeting to order:

The meeting was called to order at 6:45PM PM by Sanderson

Selectboard present included Deborah Sanderson and Sheri Truman. Michael Pushard was absent and excused

Others present included Scott Tilton, Carol Belanger, Molly Alexander and Diane Richard

II. Public Comment on Items Not on Agenda: NONE

III. Adjustments to the Agenda: NONE

IV. Consent Agenda:

- A. Approval of Payroll Warrant #12 in the amount of \$8,301.37
- B. Approval of Accounts Payable Warrant # 13 in the amount of \$241,736.56
- C. Approval of September 10, 2020 Selectboard Meeting Minutes.

A motion was made by Truman that was seconded by Sanderson to approve Consent Agenda Items A, B and C as presented. The vote was unanimous of those present and voting.

V. Scheduled Items:

A. New Business –

1. Request from Diane Richard for partial loan forgiveness

The Manager provided a brief history on the origin of Chelsea's CDBG funds. He then explained the history of the loan to Diane Richard as well as the current status.

Diane Richards explained that she was trying to refinance the mortgage on her current home. It had been determined that her refinancing levels would only provide her with enough funds to pay \$7,500 of the just over \$10,000 mortgage still owed to Chelsea.

A motion was made by Sanderson that was seconded by Truman to approve discharging the mortgage held by Chelsea upon payment of \$7,500. The vote was unanimous of those present and voting.

2. Private Roadway Name Request – E911 Ordinance

A second residence was being added to a lot currently served by a driveway at 72 Hallowell Road. The second residence requires that the private way be named and numbered in accordance with the E911 Ordinance. The owners of the property have requested the name "Sher Lane".

A motion was made by Truman that was seconded by Sanderson to approve the name of the private way as "Sher Ln" The vote was unanimous of those present and voting.

3. Posting McLaughlin Circle for 25MPH

A resident of McLaughlin has requested that the road receive a posted speed of 25MPH. In order for the road to receive an enforceable speed limit MDOT is required to perform a traffic speed study. The results of the study will determine the legal posted speed.

The Selectboard instructed the Manager to contact an MDOT Traffic Engineer and request a traffic speed study be undertaken.

4. Setting the location of the 12' ROW Location at the property abutting 330 Togus Road.

The owner of (Map 13 Lot 52) the property abutting the Town Property at 330 Togus Road has requested that the 12-foot ROW described in his deed be described and reestablished at a location mutually agreeable to both parties. The cost of the surveying and deed description would be paid for by Valmond Belanger the owner of the abutting property

The Selectboard were generally in favor of the request as long as mutually agreeable location of the ROW could be determined and that Chelsea would not incur any expense. No action was taken.

B. Old Business: NONE

VI. Legal:

A. Consent Agreement with William Davenport at 23 Tasker Road

The CEO presented the Selectboard with an Administrative Consent Agreement which would clean up the demolished building at 23 Tasker Road. The terms of the agreement would allow Chelsea to clean up the building and to place a special tax assessment on the building owner to pay.

There were concerns expressed about the validity of this agreement and the town's right to charge the owner for cleanup.

The Selectboard expressed support for getting the demolished building cleaned up but wanted input from the Town's attorney before proceeding. No action was taken.

B. Building Permit and Occupancy Ordinance Certification to Town Clerk

The Selectboard were presented with a change made to the Building Permit and Occupancy Ordinance. The change was made by the Planning Board and recommended at a public hearing.

A motion was made by Truman that was seconded by Sanderson to accept the change to the ordinance and certify the ordinance as presented to the Town Clerk for vote by Chelsea residents on November 3, 2020. The vote was unanimous of those present and voting.

C. Municipal Quit Claim Deed to Willett Properties, Inc. – Map 11 Lot 078

A similar deed approved by the Selectboard on September 10 was determined to be missing a lien reference.

A motion was made by Sanderson that was seconded by Truman to reconsider the vote on approving a municipal quit claim deed on September 10, 2020.

A motion was made by Sanderson that was seconded by Truman to approve a Quit Claim Deed to Willett Properties on Map 11 Lot 78. The vote was unanimous of those present and voting.

D. Personal Property Tax Abatement(s)

1. R. Strout - Acct. 237– Abatement of \$20,000 in Value - \$389 taxes

A motion was made by Sanderson that was seconded by Truman to approve a 2020-21 corrective personal property tax abatement for Randall Strout (Acct 237) in the assessed amount of \$20,000 in value and \$389 in taxes. The vote was unanimous of those present and voting.

E. Real Estate Tax Abatement(s)

1. M. Fecteau - Acct. 1605 – Abatement of \$22,986 in value - \$447.08 taxes

A motion was made by Truman that was seconded by Sanderson to approve a 2020-21 corrective real estate tax abatement for Marc and Dawn Fecteau (Acct 1605) in the assessed amount of \$22,986 in value and \$447.08 in taxes. The vote was unanimous of those present and voting.

F. Adoption of the 2020 General Assistance Ordinance and Appendices

A motion was made by Sanderson that was seconded by Truman to adopt the 2020-21 General Assistance Ordinance and Appendices as presented. The vote was unanimous of those present and voting.

VII. Written Reports and Communication:

- A. The Selectboard reviewed the Treasurers Report for YTD Expenses and Revenues
- B. The Selectboard reviewed the Insurance Claim Response from MMA

VIII. Verbal Communication :

- A. Town Manager – The Manager highlighted parts of his written report.
- B. Chelsea’s RSU #12 Representative – NONE
- C. Boards and Committee Reports – NONE
- D. Board of Selectmen/Assessors Concerns –

Pushard – NONE

Sanderson – NONE

Truman – Requested that the Selectboard be sent an email from the CEO with an update on the cleanup efforts at a particular Birmingham Road property.

IX. Executive Session: NONE

X. Adjournment:

A motion was made by Truman that was seconded by Sanderson to adjourn the meeting. The vote was unanimous of those present and voting. The meeting was adjourned at 7:34PM

Approved by the Selectboard on October 14, 2020.

Deborah Sanderson

Absent
Michael Pushard

Sheri Truman