

MINUTES
TOWN OF TOPSHAM
BOARD OF SELECTMEN MEETING
HELD VIA ZOOM FROM INDIVIDUAL RESIDENCES
JUNE 18, 2020 – 6:30 P.M.

MEMBERS PRESENT: David Douglass
Marie Brilliant
Ruth Lyons
Matt Nixon
Roland Tufts

MEMBER(S) ABSENT: All present

STAFF PRESENT: Derek Scrapchansky, Town Manager

A meeting of the Topsham Board of Selectmen was held on Thursday, June 18, 2020, with individuals joining the meeting from their residences via Zoom.

CALL TO ORDER

Chairman Douglass called the regular meeting to order at 6:35 p.m.

PLEDGE OF ALLEGIANCE/ROLL CALL

Chairman David Douglass stood and recited the Pledge of Allegiance to the Flag. The recording secretary took the roll call and noted that all Selectmen were present.

New Way to Broadcast Zoom

Chairman Douglass noted that the meeting tonight will be trying a new way to broadcast Zoom. Residents can now watch the meeting on Zoom or on Channel 3. However, when wishing to comment, raising hands will no longer work and those wishing to comment or ask questions will need to call in at (207) 373-5090.

TOWN MANAGER'S REPORT

The Town Clerk's Office has received over 1,000 absentee ballot requests and is in the process of mailing them out to voters. The Town Clerk's Office will be utilizing the Donald Russell Meeting room at Town Hall to allow for in-person (and socially distanced) absentee voting.

The Recreation Department would like everyone to know that the basketball court has been resurfaced and new LED lights will be installed starting next Wednesday. We ask that residents maintain a safe distance from the construction area until complete.

Computer and copier services are now available at Topsham Public Library. No tech support available. Call (207) 725-1727 for appointment. Parking lot pick-up available Monday-Friday 9-5 and Saturdays 9-1. Book returns are available through the book drops on Saturday and Sunday only.

LT Fred Dunn has resigned from the Topsham Police Department and he is on his way to a warmer climate. On behalf of the Town of Topsham, I thank you for the many years of dedicated service to the community. It is very much appreciated and we wish you and your family well.

Thank you and have a good night.

BOARD AND COMMITTEE REPORTS AND UPDATES

John Shattuck, Topsham Economic and Community Development, Inc. Director presented an update on TDI/ECD as follows:

CD UPDATE

Elm Street Extension Survey:

- The survey of the public right of way on Elm Street Extension is expected to be completed this summer – abutters will be receiving advance notice of the planned work schedule when it's finalized.
- A preliminary survey was conducted last year as part of an assessment of the feasibility of restoring two-way travel on Elm Street Extension.
- The Selectmen decided to not to pursue this approach and, accordingly, it has not been included in the Town's capital planning.
- The Selectmen, however, do support completing a full survey to accurately determine the dimensions of the public right of way on Elm Street Extension, as well as the setting of boundary monuments/pins to clearly and legally mark the boundaries of the ROW.
- To be clear, this survey is **not** part of a project to restore two-way travel on Elm Street Extension.
- The survey will serve only to establish and protect the Town's *existing* interests in the public way.

Topsham-ReVision Municipal Solar Project:

- At their regular meeting on June 4th, the Selectmen approved the final version of the ReVision Solar PPA which included a 90% provision.
- We have heard from ReVision regarding this 90% threshold and they hope to have an answer for us soon.

Wicked Joe, LLC CDBG Application

- MCEDD staff expects that DECD will make a decision on the Wicked Joe application by the end of the month.

Gendron Canam HP Waterline

- TDI has completed payment for the extension of the HP waterline to the boundary, so it is available to serve business and residential in the former Annex area.

CORRESPONDENCE – Information was included on the agenda informing citizens who wished to offer comments or questions as follows: *“If you have any comments/questions on an agenda topic, email them to infor@topshammaine.com by Thursday, the week of the meeting. Please include your full name and address in the email. Emails will be reviewed and addressed during the meeting which will be televised on Channel 3.”*

While allowing time to take any phone calls, Chairman Douglass noted that he received 4 pieces of correspondence. However, 3 of them were in reference to the Pejepscot School and will be taken up under consideration of that agenda item. The 4th email was received from Matthew Streeter and was sent only to Chairman Douglass. Chairman Douglass read the email out loud and responded to the comments. A copy of the email is filed with these minutes.

Selectman Brilliant said she attended the Graduation Festivities of the Class of 2020 at the Topsham Fairgrounds. She said the event was well attended. Those attending could turn to a radio station and could clearly hear everything that was being said. Selectman Brilliant questioned if this same venue could be used to stage a Town Meeting.

There being no phone calls to answer, the meeting moved forward.

ADJUSTMENTS TO THE AGENDA – There were no additions to the agenda.

CONSENT CALENDAR

1. Approval of the minutes of the Regular Selectmen’s meeting of June 4, 2020.

Motion was made by Chairman Douglass, seconded by Selectman Tufts to accept the Consent Calendar approving the minutes of the June 4, 2020 Board of Selectmen’s Meeting. Vote was called and it was unanimously **VOTED** to accept the minutes of the June 4, 2020 meeting as written.

PUBLIC HEARING – None noted.

UNFINISHED BUSINESS

OLD BUSINESS – None noted.

NEW BUSINESS

20-39 CONSIDERATION AND ANY APPROPRIATE ACTION ON ANNUAL APPOINTMENTS

Motion was made by Chairman Douglass, seconded by Selectman Nixon, to make the following appoints for the coming year:

Tom Lister as Codes/Health Officer
Andrew Deci as Alternate CEO, Administrative/Enforcement
Mike Labbe to Civil Emergency
Chris McLaughlin as Fire Warden and Health Officer
Dennis Cox as Road Commissioner
Bryan Bachelder to Weights and Measures

Vote was called and it was unanimously **VOTED** to make the appointments as listed.

20-40 CONSIDERATION AND ANY APPROPRIATE ACTION ON THE APPOINTMENT OF ED CARON TO THE GOVERNMENT REVIEW COMMITTEE

Motion was made by Chairman Douglass, seconded by Selectman Lyons, to appoint Ed Caron to the Government Review Committee.

Vote was called and it was unanimously **VOTED** to appoint Ed Caron to the Government Review Committee.

20-41 CONSIDERATION AND ANY APPROPRIATE ACTION ON EXTENDING ALL BOARDS/COMMITTEE MEMBERS EXPIRATION DATE OF JUNE 30TH TO JULY 31ST FOR THE YEAR 2020

Chairman Douglass said this process usually begins in April or May but, due to the current pandemic, the first interview was held this evening. Five individuals have submitted applications and will all be interviewed for the 4 positions.

Motion was made by Chairman Douglass, seconded by Selectman Lyons to extend all boards/committee members expiration date of June 30, 2020 to July 31, 2020 for the year 2020.

Vote was called and the motion was unanimously passed.

20-42 CONSIDERATION AND ANY APPROPRIATE ACTION ON AUTHORIZING THE TOWN MANAGER TO SIGN A QUIT CLAIM DEED TO THE PEJEPSCOT INDUSTRIAL PARK, INC. AND/OR ASSIGNS IN THE AMOUNT OF ONE (1) DOLLAR FOR PROPERTY LOCATED AT 14 PEJEPSCOT VILLAGE, MAIN STREET, TOPSHAM, MAINE

A lengthy discussion was held on this agenda item in consideration of the Town's best interest whether to authorize the Town Manager to sign a Quit Claim Deed to on the Pejepsot School building to the Pejepsot Industrial Park Inc. Town Manager Scrapchansky referenced a memo he sent to the Board of Selectmen dated June 10, 2020 which is filed with these minutes. The memo presents a complete history of the various conveyances of the school building. The current lease on the building will expire on June 30, 2020.

Chairman Douglass read the 3 emails he referenced earlier in the meeting (all are filed with these minutes). The first was from John Graham, 10 Pleasant Street. Mr. Graham said the sale of the Pejepscot School House for \$1.00 is insane. The building has value to the Town and the Historic District Commission should guide the Town in this instance. Mr. Graham said he would purchase the building for \$1,000. Chairman Douglass said he copied all the Board members and responded to Mr. Graham of how this came about.

The second email was from Laurie Howard of 23 Whitehouse Crossing Road. Her question was if the Town turns the school property over to the Grimmel's and Head Start does not renew its lease, then will Grimmel have the right to do anything with that property, including demolishing the 120 year old building? She asked if there was any historical protection for it? (It was noted that the Town Manager responded to Ms. Howard.)

The third email was from Rachel Reynolds of 637 River Road. Ms. Reynolds objected to turning the building over to Grimmel Industries. She said they have a history of tearing down buildings and that the building should be preserved as historic value. She questioned if there was some "back-room interaction between Grimmel Industries and the Town." Chairman Douglass expressed that neither he, nor any elected officials have benefited by any background negotiations.

After all comments were heard, motion was made by Chairman Douglass, seconded by Selectman Lyons, to authorize the Town Manager to sign a Quit Claim Deed to Pejepscot Industrial Park, Inc. and/or Assigns in the amount of one dollar for the property located at 14 Pejepscot Village, Main Street, Topsham Maine as fully described in the Quit Claim Release Deed to the School Administrative District, No. 75 to the Town of Topsham dated August 29, 2007, recorded in the Sagadahoc County Registry of Deeds, Book 2906, Page 266.

Vote was called and the motion passed with 4 in favor and 1 opposed (Selectman Nixon).

EXECUTIVE SESSION – None noted.

ADJOURNMENT

Motion was made by Chairman Douglass, seconded by Selectman Lyons, and it was unanimously,

VOTED

To adjourn the meeting a 7:30 p.m.

Respectfully submitted,

Patty Williams, Recording Secretary