

Arrowsic Select Board
Minutes of April 12, 2022
As approved April 26, 2022

Present: Walter Briggs, Will Neilson, Norma Elwell (in person at Town Hall); DeeDee Jorgensen, Barbara Boyce, Phine Ewing, Don Hudson, Don Kornrumpf, Steve Bonine, CEO Chris Wilcoxson, Michael Kreindler, Michelle Gaillard, Brett Jensen, Lisa Margonelli (via Zoom)

Walter called the meeting to order at 6:03 PM.

Items for Approval:

The draft agenda was reviewed and approved.

The minutes of the Select Board meeting of March 22, 2022 were approved as amended.

Treasurer's Warrant #19 for \$48,128.63 was approved.

Town Audit completion status: Complete & printed. Copies at Town Hall.

Town Meeting Preparation: Annual Report has all committee reports except that of the Properties Committee. A question was raised as to whether any reason that we don't have a capital improvement fund for roads. A possible explanation might be because roads are largely funded by excise tax revenue. Walter will ask John Wood if he knows if there is a particular reason. Brett suggested a warrant article could be drafted asking whether the Town wanted to dedicate surplus excise tax revenues to capital improvement fund for roads.

Town Staff and Volunteers:

- Administrator Update: Norma indicated her interest in reviewing the duties of the Administrator position as soon as possible. Sheila has an organized write up which she would like to go over with Norma, and they are playing phone tag. It was stated that the job entailed 5 to 10 hours per week, varying according to the time of year. DeeDee will liaise with them both.
- Tax Collector Update: DeeDee will meet with Rachel on Friday 4/15. Rachel is shadowing clerks in Bath and that is going well. State training is next on the docket.

Code Enforcement Officer's Report

Chris reported that he was starting into his second year as CEO. He enjoyed his first year and cited a few highlights from his written annual report which he submitted to DeeDee, including that 6 new principal structures had been permitted, and that in all 17 Building Permits and 17 Conditional Use Permits had been issued. There were a few violations which were easily corrected.

He has been working closely with the Planning Board on a bill proposed in Augusta intended to alleviate the shortage of affordable housing in Maine by allowing the construction of accessory dwelling units (ADUs), as well as on the issue of short-term rentals of residential properties, which does not appear to be a big problem yet in Arrowsic, but which is occurring and which could conceivably increase substantially if ADUs proliferate. Counsel has advised the Planning Board that short-term rental of residential space is not a commercial use in an owner occupied property. However there is not clear guidance on whether the use becomes commercial (and therefor impermissible, presumably, in Arrowsic) if the property is NON-owner-occupied. Senator Vitelli and Representative Hepler are reported to believe that the proposed bill permitting the construction of more ADUs will not, in its final form, trump local zoning ordinances. Some uncertainty was expressed about this conclusion.

ARPA Funding

- Webinars April 13 (MMA) and May 21 (USDA) on Overview of Reporting requirements for Coronavirus State & Local Fiscal Recovery Funds
 - Steve and Will will try to attend

Range Lights property update

- Phine reported that the director of the program is back from maternity leave. The director indicated that the delay may be due to lead contamination in the soil, and stated that the Town should write a letter of interest ASAP if it is interested because once listed for public auction, the process will follow to its conclusion.
- The Conservation Commission will draft a letter to the GSA for the Select Board's review.

ABA Update

Don Kornrumpf reported that the ABA sorting through the mechanics of getting fully executed copies of the Pole Attachment Agreements with CCI and CMP. As soon as these are sorted out (very shortly), the Make Ready process will begin, at least on paper, and will last at least 6 or 7 months

Don also referred to his memorandum re funding alternatives to the USDA loan/grant which the ABA is investigating. If the County ARPA funds for which the ABA applied were granted, and the next round of state broadband funding (expected application deadline this July, with award decisions in the fall) included a grant to the ABA, early analysis indicates that Arrowsic borrow the balance from a local bank and still come out ahead both financially and in terms of administrative effort required of the Town.

The ABA continues to work on this parallel track and will keep the Select Board apprised.

Other Business

Mona Schlein and Priscilla Tucker were appointed to the Clam Conservation Committee.

There was a discussion of “deferral of tax” requests, which are a statutory program by which town property taxes are forborne and then reimbursed to the Town by the state, which in turn secures its interest by a lien on the property.

It was noted that the light in the Town Hall vestibule was not working and had been reported to the Properties Committee for repair.

The meeting adjourned at 7:10 PM.

Respectfully submitted,

Will Neilson