

Selectmen's Meeting

October 24, 2011

Present: Larry Wilson, Michele Gaillard, Mary McDonald, Rob Schultz, Michael Kreindler

Treasurer's Report and Warrant:

Warrant #8 (\$55,007.58) & 8A (\$153,323) approved and signed.

Building Maintenance Workshop:

The Selectmen are in the process of determining short-term and long-term major maintenance and capital improvement programs for the town-owned buildings. Michael Kreindler and Rob Schultz have been asked to present their ideas for needed projects.

1. Roof of Town Hall: the asphalt shingle roof is near the end of its useful life. Our MMA insurance representative has mentioned it several times as a potential problem. Rob contacted a roofer who concurred. Should we replace with a conventional shingle roof or a longer-lasting metal roof? The back shed roof has been re-done in the past few years by Brian Elwell. If we put metal on large roof, would it conflict with shingles? If 3 roofs are metal, there are complications based on flashing, trim and siding, which would add cost. Metal roofs shed snow with great force, which might be a problem for lower shed roofs. Would it be appropriate given the historical nature of the building?
2. Chimney Stabilization: \$500
3. Handrail Painting: Handrails installed for ADA accommodation are rusting. Can either be painted or powder coated.
4. Town Hall Painting: Clapboards are in bad shape. Could replace one side with concrete clapboards, pre-finished (Hardiboard) but would not replicate historical shape. Another product by Certainteed is more money. MK & RS don't advocate painting over problems. RS will talk to Tidewater Millwork about ability to recreate trim using PVC material.
5. Town Hall Sign: Sign is on the cusp of falling apart. Should be taken down and restored to last another 50 years. Material? Wood, plastic or metal? Need to replace the siding behind sign. Could replicate sign with modern materials and bring old sign inside building.
6. Electric Service: Take electric service out of the mud room and put at the back of the building. This has been an issue for MMA insurance. Take service off the pole and bring into the building at back corner facing Little Barn. Put panel inside basement and feed under the floor to outlets. Could tie TH into FD generator if desired.
7. Basement Door: Basement door should be fixed. Swollen and locking process poor now. Replace door? Need fire security so should not be keyed to match front door.
8. Little Barn: What is the plan for this building? Right now it's an orphan filled with junk from the old fire barn. Is it storage for FD or should we entertain other uses? Could be parking for mini pumper if we get grant for new truck.
9. Outdoor Bulletin Board: Not particularly attractive nor does it match the style of TH. Roof is shaggy. Functionality could be improved.
10. Town Hall Floor: Cleaning and some sort of surface treatment could improve overall look of the inside of TH. There is a natural oil product that would enhance appearance and wear off naturally (monocoat or woca oil). Conventional treatment would be sanding then polyurethane.

CEO Violation Update: Von Borries property. Owners have done substantial replanting on the site. Landscaper has informed CEO that plantings are complete and requested inspection. Inspection complete. Good buffer restoration. As long as no more cutting, buffer will be restored. Plan needs time to grow. CEO will write letter with results of inspection and stress necessity to leave area alone to allow it to grow in. Keefe property: Notice of violation sent 5 weeks ago with no corrective action. CEO made contact with owner's lawyer today and received an application for conditional use permit for cutting on the site. CEO will review.

Arrow Policy

Selectmen voted that Arrow articles should be identified with author's name or source. We had received a complaint that articles were appearing without any attribution.

Newspaper Notices:

With changes to the Properties Committee, and since they no longer meet on a regular schedule, Larry contacted webmaster to remove meeting notices from website. Also need to contact Times Record so public announcements will no longer appear.

Hammond Lumber Account

Larry called Hammond Lumber and straightened out Town's accounts, who is responsible and can sign for orders. We will also contact Roger's and do the same.

Other

Sukey will be going around with assessor's assistant to view new and changed properties so they can be properly accounted for in tax assessment.

Mail

Maine Revenue Services is looking for information regarding transfer properties and assessed land and property values.

We received another survey from MMA regarding Collaborative and Regional Relationships which Sukey will complete and send in.

We received the 2011 Government Unit Survey which Sukey will complete.

We have not received a signed copy of our oil contract with Bert's Oil.

We received notification of new procedure from Sagadahoc County to get copies of deeds in property transfer process.

Minutes

Minutes for October 10, 2011 were approved.

Meeting adjourned at 8:50 pm.

Respectfully submitted,
Michele Gaillard