

Town of Northport

Select Board Meeting

November 13, 2023 @ 6:15 pm

Chair: Jeanine Tucker

Vice Chair: Breanna Pinkham Bebb

Municipal Officer: Molly Schaufler

Town Administrator: James Kossuth

Finance Director: Vicki Eugley

Town Clerk: Amy Eldridge

Road Commissioner: Amon Morse

NVC Representative: Jeffrey Wilt

Present: Jeanine Tucker, Breanna Pinkham Bebb, Molly Schaufler, James Kossuth, Vicki Eugley, Amy Eldridge, Amon Morse, Jeffrey Wilt, David Osisek & Chris Whalen from GWI (via Zoom), Tinsley Morrison.

Citizen Concerns: On Behalf of Lee Weber, 268 Shore Road, Kossuth reported that Weber had suffered some damage to his house during the rainstorm of October 7-8 when the water left the stream bed and went over his house, and Weber wanted to know if the town would pay to fix the damage. Morse said that the culvert wasn't the issue; it was the large amount of water at one time. Pinkham Bebb suggested that the Town could send out a mailer to explain that the Towns cannot pay to repair private property, and Tucker proposed including a notice in a future newsletter.

On behalf of Ralph Stanley, 314 Bluff Road, Kossuth reported that Stanley had contacted Kossuth again regarding his concern about the speed on Bluff Road since the paving was completed. Kossuth reported that he asked the Waldo County Sheriff's Department for an occasional speed detail on Bluff Road. Pinkham Bebb has driven that road recently and hasn't noticed any unusual speeding activity, given the 45 MPH speed limit. Tucker mentioned plans to install a speed feedback sign once the Town receives one from the State.

Internet: Kossuth introduced David Osisek and Chris Whalen from GWI to speak about the proposed shed on Horse Jockey lane. Osisek stated that they have decided that the best spot for the shed is closer to the cemetery than Route 1, with minimal tree removal required. Osisek showed the Board a picture of the proposed 10' X 10' X 8' shed, and a proposed site plan including a generator and propane tank for back-up power. (See Appendix A.)

Schaufler asked about the length of the lease, and Whalen said they were seeking a 50 year term. They plan to use crushed stone instead of pavement for the driveway. They have already spoken to Toupie Rooney, the Code Enforcement Officer, about the necessary permits. Kossuth has already spoken to Bill Kelly, Town Attorney, about drafting a lease. GWI would like to begin work within the next 30 days. The Board expressed satisfaction with the proposal and anticipated reviewing the draft lease agreement.

NVC: Wilt reported on a very successful Halloween event, with 130 trick-or-treaters. Pinkham Bebb praised the well-coordinated event, noting the heartwarming gesture of residents sitting on the porches of homes that had been closed for the season to hand out candy to the kids. Wilt also reported there are two new fire hydrants in the Village, one near the southern Village Boundary on Shore Road, and the other located near the southern Village boundary on Bluff Road. Wilt stated that at the most recent Overseers meeting, the Overseers approved the application for access submitted by the Town of Northport to utilize Merithew Square as a staging area if needed for the demolition of the building at 9 North Avenue (Butters Cottage).

Road Commissioner: Morse reported FC Work & Sons Inc. will be finishing up ditching on Upper Bluff Road. He also took down the winter road closure signs for Upper Bluff Road and installed a "Steep Hill" sign.

Kossuth reported that he received an email from Central Maine Power (CMP) asking for the Town's help in removing a tree that CMP had cut down at 514 Shore Road and left on the abutter's lawn, as State law allows CMP to do. The customer asked CMP to take it away. Pinkham Bebb suggested that CMP could bring the wood to the Waldo County Woodshed in Searsmont. The Board offered additional suggestions for Kossuth to share with CMP, including letting people know the wood is free for taking.

Town Administrator:

Climate Resilience Committee update – Kossuth reported the committee met for the first time last week and has elected Tinsley Morrison as Chair. Morrison is looking forward to the work, and the next meeting will be at the Community Hall in Bayside on Wednesday, November, 15, at 10 am. The Board thanked Morrison and the Committee for the meeting minutes (see Appendix B).

Recycling Committee update – Kossuth reviewed some of the ideas the Recycling Committee is investigating. One of the projects the Committee is pursuing is education and outreach about recycling, and the Committee is excited about “tips of the week”, which would go in the Northport town column in the newspaper, on the Town's website, and the Town's monthly newsletter. They are also researching whether it would make sense for the Town to join the Municipal Review Committee (MRC), which expects to be fully operational by early 2025. The committee is researching removing glass from the recycle list, adding a compactor at the Transfer Station, and revising trash disposal fees.

Pinkham Bebb asked Kossuth about a pile of ceramics, bricks, and cinder blocks at the Transfer Station. Kossuth reported that towns can have what is called an “Inert pile” at their transfer stations made up of stone, porcelain, or brick, which doesn't need to be recycled because the materials are not harmful to the environment. Kossuth also reported the Recycling Committee's next meeting will be Thursday, November 14, 2023.

Draft Revaluation Request for Proposals (RFP) – Kossuth provided the Board with a draft RFP for a full Town-wide revaluation. The Board reviewed the RFP and provided feedback to Kossuth. The Board discussed the timeframe for the revaluation and decided on 2025-2026. The Board suggested having the RFP due on February 9, 2024, with bids to be opened at the Select Board meeting on February 12, 2024. Tucker suggested that the Town could include an article on the Town Meeting warrant next year for \$50,000.00 to come out of Undesignated Fund Balance to cover the full cost of the revaluation.

Scone Goddess Community Development Block Grant update - Kossuth reported that Veronica Stubbs was awarded the Community Development Block Grant and is now starting phase two of the grant process. Kossuth reported that the grant requires a second public hearing and an oversight committee. The grant requires that the Town fulfill these requirements in the next 90 days. The board agreed to hold the public hearing on December 11.

Town Clerk: Eldridge provided the October 12, 2023, and October 23, 2023, minutes to the Board to review and approval. The Board approved the October 12, 2023, and October 23, 2023, minutes with corrections.

Eldridge also provided the Board with an Abatement for \$3,520.26 for Map R81, Lot 52-ON, account #1814, Atlantic Highway. The property owner contested the assessment of the building for the 2022 taxes. A visit to the site was performed and determined the building had been dismantled since the last visit and prior to April 1. The Board approved and signed the Abatement for \$3,520.26 for Map R81, Lot 52-ON, account #1814.

Finance Director: Eugley provided the Payroll & Accounts Payable Warrants to the Board for review and approval. The Board approved and signed the Payroll & Accounts Payable Warrants. Eugley also reported the Town purchased a CD at 5.4%, a Treasury Bill just matured, and inquired if the Board wanted to roll \$250,000.00 into a 3-month CD or Treasury Bill.

Pinkham Bebb motioned to transfer \$250,000.00 to Fidelity Investments and purchase an additional 3- month CD or Treasury bill. Schaffler seconded the motion. Board voted 3-0, motion passed.

New Business: Tucker spoke to the property owner of 110 Knights Pond Road about the paving that was completed. The property owner reported that the apron was too high and has shifted the driveway entrance. Other than that, he reported the pavement was fine.

Kossuth reported he attended a Midcoast Council of Governments (MCOG) meeting to discuss applying for a grant to fund a new Waldo County Hazard Mitigation Plan. Waldo County is currently the only county in the State without a plan. FEMA requires a Hazard Mitigation Plan to be in place for Waldo County towns to be eligible to receive funding from FEMA for hazard mitigation projects. Waldo Emergency Management Association (EMA) intends to take the lead on both the grant application and the plan update if towns are interested in participating. Kossuth reported that the Town of Northport would need to write a letter of support if the Board would like the Town to participate. The Board agreed to have Kossuth provide a letter of support.

Tucker received an invite from Maine Emergency Management Agency (MEMA) for a meeting on Tuesday, November 28, at which time plans will be discussed for updated flood plain mapping for the Towns in Waldo County.

Old Business: Kossuth reported that Toupie Rooney, CEO for the Town of Northport, submitted forms to Northport Village Corporation (NVC) to access Merithew Square for demolition and removal of the building at 9 North Avenue. NVC approved her request for access. Rooney also received a quote from DM&J for \$20,000.00 for that work. Kossuth reported the Town would need to have a Special Town meeting to approve spending the \$20,000.00. Tucker suggested having the Special Town meeting in mid-January 2024. Wilt reported having 9 North Avenue removed in January would cause less damage to the grass on NVC property because the ground would be frozen. Kossuth will check with the Edna Drinkwater School and Lee Woodward for availability in January for a Special Town Meeting.

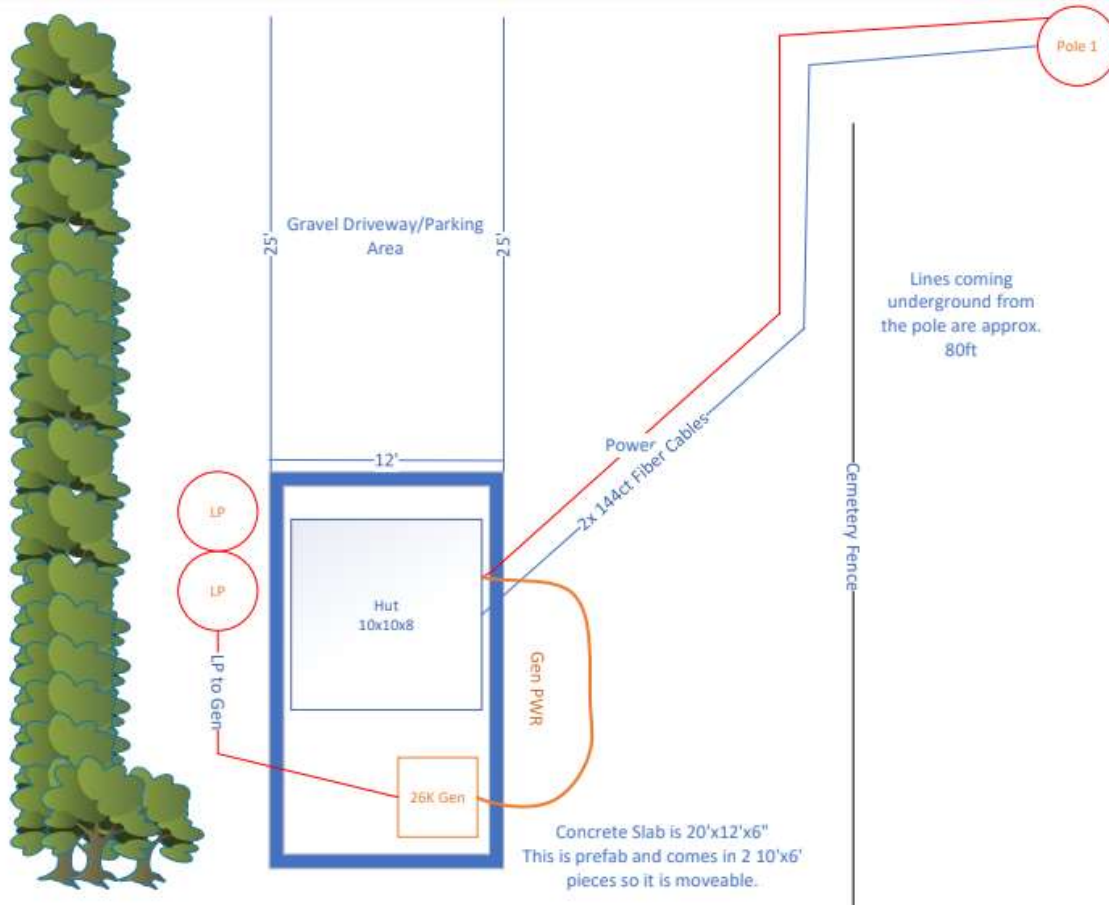
Adjourn:

Tucker motioned to adjourn the meeting at 8:23 pm, seconded by Pinkham Bebb. Board voted 3-0, motion passed.

Respectfully submitted by,

Amy Eldridge

Appendix A



Appendix B

**Town of Northport
Climate Resilience Committee
Notes, 30 Oct 2023**

NEXT MEETING: Wed. Nov. 15, 10:00 (Northport Village Corporation Office, 813 Shore Rd.)

Present: Dave Cameron, Susan Conard, Celine Bewsher, Christine Anderson-Morehouse, Tinsley Morrison, Janae Novotny, Peter Spotlett, Gordon Fuller, Molly Schaufler, James Kossuth.

What is our mission?

Make recommendations to Town officials for how best to address climate change challenges identified as priority concerns by Townspeople during the June 2023 Climate Resilience public hearing (>40 attendees) and the online survey (>75 responses):

What priorities were identified last June? (from the Maine Won't Wait list of community actions: F1 (Climate risks assessment and Climate Action Plan), G1 (Vulnerability assessment for Town infrastructure) emerged as overarching priorities. B1 (Plan for energy efficiency) and Section H (Public engagement/education) were also identified as high priorities.

- Priority F1 Conduct a community vulnerability assessment that identifies climate risks and vulnerable populations and includes a review of existing plans and policies. Adopt a Climate Resilience Plan that describes high priority strategies for reducing risk and vulnerabilities...
- Priority G1 Conduct a vulnerability assessment for critical community infrastructure that includes: 1) the climate hazards to which infrastructure assets are exposed and how the intensity and likelihood will change over time; 2) the susceptibility to damage or failure

given location, design, age, condition, and state of repair; and 3) the consequences that impairment or failure of the infrastructure will have on the community.

- Priority H (generally): Increase public awareness of climate change impacts and opportunities to take action
- Priority B1 Adopt and execute a plan for energy efficiency and building envelope weatherization improvements for municipal/tribal buildings.

What initial ideas or interests are we each bringing to the table?

1. Identify / map / assess specific vulnerabilities and vulnerable neighborhoods and individuals in Northport, e.g. vulnerability due to... (related to F1)
 - Power outages
 - Road washouts, stormwater management, & storm surge problems
 - Loss of (or poor) internet connectivity
 - Communication strategy during emergencies
 - (farther down the road) potential for wildfires and rapid population increase.
2. Draft a Climate Action Plan for Northport (probably an emerging/evolving document) (F1)
3. Vulnerability assessment of Town and Village infrastructure (related to G1)
In process:
 1. The Town Hall was assessed and deemed dysfunctional; plans for a new Town Hall attached to the Firehouse are in early stages.
 2. The Town and NVC were awarded State CRP funding in Sept. to conduct a Coastal Stabilization Engineering Study, a first step to address active shoreline erosion problems.
Next steps:
 - Include Bayside NVC infrastructure (water, sewer, buildings) in infrastructure assessment
 - Map stormwater and drainage concerns throughout the town.
4. Education: Help Townspeople become aware of... (related to H)
 - The need to develop climate-resilient strategies (individually and community-wide)
 - Available opportunities for adaptive technology, supportive community resources, and/or affordable options for financing upfront costs to transition.
 - Simple steps residents can take to help mitigate local problems and increase community resilience, like keeping your culvert clear, check in with neighbors ...
 - Encouraging examples of how neighbors have taken steps to be more resilient.
 - The traditional values and core qualities of Northport, Bayside, and Temple Heights communities, and the importance of sustaining those values as we adapt to change.
5. Improve energy efficiency and management (related to B)
 - Collect / analyze / summarize information to help maximize building efficiency of the new Town Hall
 - Help research funding needs & opportunities to support energy efficient technology & design
 - Explore policy options, incentives, education, or other strategies to encourage energy efficient new development in Northport
 - Identify opportunities to help the most vulnerable individuals meet their energy needs more reliably and more affordably.