

**Select Board Meeting Agenda
Nobleboro Town Office Meeting Room
July 31, 2024 @ 6:00pm**

ATTENDANCE: Richard Spear-Chairman Richard Powell-Selectboard
Jon Chadwick-Selectboard Stan Waltz-Nobleboro CEO
Piper Pavelich-LCN Matt Benner-Road Commissioner
Robyn Clark-Treasurer Emerald Friend-Town Clerk
Tara Oliver-Keller Williams Realty

OPEN MEETING: R Spear opened the meeting at 6pm

PUBLIC COMMENTS: None

MINUTES: Approve 07/17/2024

- R Powell made a motion to approve the 7/17/24 minutes
- J Chadwick 2nd the motion
- The vote was unanimously approved

SCHOOL & TOWN WARRANTS:

1. Town Payroll Warrant	#66	\$ 13,963.14
2. School Payroll Warrant	#67	\$ 97,331.92
3. School AP Warrant	#68	\$ 15,142.68
4. Town AP Warrant	#69	<u>\$ 57,496.93</u>
		\$ 183,934.67

- R Powell made a motion to approve the warrants as written above
- J Chadwick 2nd the motion
- The vote was unanimously approved

SIGN WARRANTS: 62-65

NEW BUSINESS

- Abatement – PP - Chaney - \$200.43
 - R Powell made a motion to change the assessment for D Chaney.
 - J Chadwick 2nd the motion
 - The vote was unanimously approved
- Supplemental Tax Bill – Mark Ferrero & Kyle Emerson
 - R Powell made a motion to approve the Supplemental Tax Bills for M Ferrero & K Emerson
 - J Chadwick 2nd the motion
 - The vote was unanimously approved

- Nobleboro Boat Launch – Tables, No Swimming
 - R Powell spoke with the state, and they are upset about the swimmers due to this being a boat launch.
 - The state also wants the picnic tables removed. RP feels that the Rec Committee should have a say in this matter since they paid for them. Suggestion was made to move the tables up to the ballfield or the icehouse.
 - The state has agreed to the porta potty for 3 to 5 years.
 - There is a rope swing that is there also and needs to be removed per the state also. NBFDD has been asked if they could remove the rope swing.
 - RP is going to ask the state if they can put up a sign that states no swimming and that there is swimming at the Icehouse and in Damariscotta Mills.
- Stan Waltz – Wildwood Shores Rd.
 - Stan explained that there is a campground on Wildwood Shores being advertised for RV & Tent sites.
 - Craig Amnott is the owner and when he put in for a permit to build the building and put a shower in it, he explained to Stan that he wanted a shower so that no dirt was tracked into the house after he was done working outside.
 - Stan explained that the campground up the street is upset due to all the inspections that they must go through to be legal and C Amnotts campground is not having the same inspections while running.
 - Mr. Amnott did not go through the proper procedures for the campground to be a business.
 - Stan asked the Select Board whether we should fine him for this illegal campground.
 - Selectboard all spoke and agreed that Craig Amnott and Yong Amnott should be fined for this illegal campground.
 - R Spear made a motion the Fine Craig Amnott and Yong Amnott for opening a campground without going through the proper procedures.
 - RP 2nd the motion
 - The vote was unanimously approved
- Newcastle/Alewives Fish Committee
 - Selectboard is going to look over the local agreement and talk about this more in 2 weeks at the next SB meeting

OLD BUSINESS

- Fireproof Vault (Updates if any)
 - Robyn mentioned to RS that there is State of Maine Surplus Property that the town can go to and get fireproof cabinets.
 - RS agreed to the fireproof file cabinets
- Lower Cross Culvert – Proposal from Matt Benner, Road Commissioner
 - RS explained to M Benner that due to the town borrowing too much money this year, the culvert is going to have to wait until next year.
 - Weight limits need to be put on lower cross rd. until the work can be done
 - Matt explained to the SB that the contract prices will change.
 - Matt can shoulder the road this fall and start the culvert work in March

- Cotton Stream Possible Postponement
 - RP spoke with Dorigo & they are behind on pouring the concrete with the arches
 - Calderwood spoke with RP about Dorigo being behind and they feel it should not impact them & their work.
 - Culvert will not be started in August, but Calderwood is confident that it will be done by Oct.
 - Weight Limit signs will be taken off Back Meadow Rd and moved to Lower Cross Rd.
 - Emerald will order signs that state, Road Restricted-Weight Limit of 10 Ton/20,000 GVW
- Duck Puddle Rd Culvert – Nobleboro/Waldoboro
 - Waldoboro wrote up a local agreement
 - Nobleboro Selectboard feels it is unfair and will bring it to a lawyer to look over
 - RP is going to take the local agreement to Peter Lynch to look over
- 26 Benner Lane – Realtor questions
 - Tara Oliver from Keller William Realty explained that she can list it at fair market value
 - RP asked if there was any liability for people viewing the property?
 - Tara asked if the town would put Liability Ins on the property. Robyn is going to investigate it and put ins on the property.
 - Locks will need to be changed as there are no keys to get into the home.
 - Tara also suggested having a sign put on the property stating something to the words of No Entry unless accompanied by authorized personnel. Everyone that wants to see the property will also be signing a liability waiver so that the Town and Keller Williams Realty is not responsible if someone were to get hurt.
 - SB would like Tara to have pricing and listing for them to review by the next SB meeting on 8/14
 - SB also all agreed that all 3 need to be signing all paperwork for this listing and sale of the property
 - There is nothing that states about how long the property needs to be on the market.

OTHER BUSINESS:

- Matt explained that since the property for Nobleboro Central School is being donated there does not need to be a Special Town meeting. SB and Matt agreed that it may be better to do so.

ADJOURNMENT: J Chadwick motioned to adjourn at 6:54pm

R Spear 2nd the motion

The vote was unanimously approved

Minutes Transcribed by Emerald Friend, Town Clerk