

TOWN OF THOMASTON

Select Board Minutes

December 13, 2021

Select Board and Comprehensive Plan Committee Workshop – 5 p.m.

Daryl Hahn thanked the Board for all the help and for keeping on track with the Comprehensive Plan.

The goals were outlined for next year are on track. Daryl Hahn and Town Manager Kara George submitted a list of goals for 2022. (See attached).

Tracking population in prior census reports has been difficult. It is unknown how many homes are lived in vs. rented. An analysis of Short-Term Rentals would be helpful.

Peggy Mcree stated that the Comprehensive Plan is for ten years down the road. It's not just about now, but also the future of the Town.

The Comprehensive Plan Committee is seeking new members.

Regular Meeting 6 p.m.

Board Present: Chair Diane Giese, Co-Chair Pete Lammert, Bill Hahn, Sandy Moore, Zel Bowman-Laberge, Town Manager Kara George, Recording Secretary Donna Culbertson.

Public Present: Chief Tim Hoppe, John Fancy, Anson Norton, Brian Doyle, Melissa Stevens.

Meeting called to order by Chair Diane Giese at 6 p.m.

ACTION: Motion made by Pete Lammert to enact the Breen Motion. Seconded by Sandy Moore to take the agenda out of order. VOTE: 5-0.

10. NEW BUSINESS

A. Consider the appointment of Geneva Chamberlin to the Recreation Committee.

ACTION: Motion made by Sandy Moore to appoint Geneva Chamberlin to the Recreation Committee. Seconded by Pete Lammert. VOTE: 5-0.

B. Review the request of the Zerbini Family Circus to hold their annual circus on August 6-7, 2022, in Thomaston. Pete Lammert was thanked for welcoming the Zerbini Circus to Thomaston.

ACTION: Motion made by Bill Hahn to approve the Zerbini Family Circus event. Seconded by Pete Lammert. VOTE: 5-0.

C. Consider for approval Business Block tenant parking charges. (Brandon Allen, Brian Doyle, Tim Hoppe)

There are 22 units in the Business Block. Snowplowing is difficult as people won't move their cars. Tenants are parking in front of the businesses on Main Street and not out back. The parking in the rear of the block is not adequately arranged. Some spots are grandfathered as parking has been allowed. Limited 15-minute parking is recommended. It is a challenge to find the balance between shoppers and tenants. The public also use the Park and Ride parking spots for carpooling to Bath Iron Works. There would be no towing for these spots.

By reassigning parking, there will be better access for snow plowing. The Town does not want to tow anyone's vehicles. There are safety concerns with the overnight parking that need to be addressed. There will be designated parking areas for tenants that live in the Business Block with a parking pass system. Passes are \$5.00 per year. The tenant must show the Town Office staff proof of their Motor Vehicle Registration confirming where they live. There was further discussion on whether the allotted 15-minute parking is enough time for shopping. Some of the merchants do want 15-minute parking.

Watts Hall parking

A handicap spot would have to be created by ADA standards. Clarification of the parking area around Watts Hall needs to be completed. Bill Hahn stated that the parking areas were addressed with the business owners upon signing their lease. One space is provided for each rental unit.

Main Street

Dog waste signs are needed for Main Street.

The Board requested further discussion at the next meeting.

ACTION: Motion made by Bill Hahn to implement a parking section for the tenants (A&B). Seconded by Sandy Moore. VOTE: 5-0

D. Housing updates by Brian Doyle.

Brian is researching funding sources for housing. The State has agencies that will assist with information needed on the housing shortage. Governor Senior Advisor, Greg Payne and Jeff Levine from Maine State Housing gave information on how communities are adapting. There is currently a bill in the legislature using American Rescue Plan Act funds (ARPA) for housing needs. Lack of housing is a problem, both locally and statewide. Brian will continue to research resources. The Town's local ordinances will be reviewed regarding housing.

E. Review for Adoption the Code of Ethics for Boards, Committees, and Commissions.

ACTION: Motion made by Bill Hahn to adopt the Code of Ethics for Boards, Committees and Commission's as amended. Seconded by Diane Giese.

VOTE: 4-0-1 (Pete Lammert abstained)

Page 2 under Implementation was amended for the last sentence to read as follows:

This Code of Ethics shall be reviewed "as needed," by the Select Board, which shall consider updates to the Code of Ethics as necessary.

F. Set an ARPA Workshop for Monday, January 24th at 5 p.m.

ACTION: A motion was made and seconded to schedule the ARPA Workshop for Monday, January 24th. VOTE: 5-0.

G. Discuss having a January Special Town Meeting. (Proposed date: Thursday, January 27th)

ACTION: A motion was made and seconded to schedule the Special Town Meeting for Thursday, January 27th. VOTE: 5-0.

H. Authorize the Town Manager to write a letter of support to go along with the grant Application to T-Mobile for improved video/streaming.

ACTION: Motion made by Pete Lammert, seconded by Diane Giese to authorize the Town Manager to sign the letter of support. VOTE: 5-0.

7. Town Board and Committee Updates

Zel Bowman-Laberge updated the Board on the Transfer Station Construction Project. New Bids are coming in and they are hoping to have the project completed by August 2022. They have a new Facility's Director David McNeil. They are reviewing the hours of operation of the Transfer Station and considering changing the hours to be open until 5 or 6 p.m. on Tuesday, Wednesday, Thursday, and Saturday.

3. Approve the minutes of: October 25, November 22, December 6, 2021.

ACTION: Motion made by Pete Lammert. Seconded by Zel Bowman-Laberge to approve the minutes of October 25, November 22, December 6, 2021. VOTE: 5-0

4. Approve the Warrants

ACTION: Motion made by Pete Lammert. Seconded by Zel Bowman-Laberge to approve the warrants. VOTE: 5-0.

Approved May 9, 2022 as amended

6. Town Manager's Report. (See attached.)

Pete Lammert noted that Engine 3 at the Fire Department needs repair.

8. PUBLIC COMMENTS

Anson Norton asked how much longer until completion of the bridge on Beechwood Street. Public Works Director Brandon Allen gave an update. Some of the material has been delayed. The crew is doing the best they can.

Chair Diane Giese informed the Board of the 1772 Foundation grant. The Foundation grant helps make physical repairs to historic buildings.

Economic Development Director Brian Doyle is working on a grant for the Harbor.

ACTION: Motion to adjourn at 7:30 pm made by Bill Hahn. Seconded by Sandy Moore. VOTE: 5-0.

Chair Diane Giese

Recording Secretary Donna Culbertson