

MINUTES OF SELECT BOARD MEETING

Hope Select Board
Tuesday, June 14, 2022
6:30 p.m.
Hope Corner Fire Station

*View the meeting in its entirety at
https://townhallstreams.com/towns/hope_me*

Board Members Present:

- Sarah Ann Smith, Dick Crabtree, Mike Brown, and Bruce Haffner (*Zoom*)

Others Present:

- Samantha Mank, Matthew Deane, Brian Powers Jr., William Leppanen, Nancy Leppanen, Cameron Ferrante (*Zoom*), Amy Powers (*Zoom*), and Paul Smith (*Zoom*)

Call to Order:

- The meeting was called to order by Sarah at 6:34 p.m.

Agenda Adjustments/Approval:

- Dick made a motion to accept the agenda as presented. It was seconded by Mike.

Motion passed 4-0

Public Comment:

- None

Minutes:

- May 24, 2022: Dick made a motion to approve the 5/24/22 minutes. It was seconded by Mike.

Motion passed 4-0

Warrants 87, 88, 89, 90, 91, & 92:

- The Select Board reviewed the warrants. Mike made a motion to approve, and sign warrants 87, 88, 89, 90, 91 and 92. It was seconded by Dick.

Motion passed 4-0

New Business:

- Dedication of Town Report: The Select Board dedicated the 2022 Annual Town Report to Brian Powers Jr. Sarah made the presentation on behalf of the entire Board.
- Award 2022 Paving Bid: Dick made a motion to award the bid to All States for \$91.75/ton. It was seconded by Mike. Bruce suggested not doing any paving this year and to instead give the money to the Hope Elementary School for repairs to the facility to reduce the amount needed for a bond. The Select Board and Town Administrator discussed the need to maintain the town roads and to not skip a year.

Motion passed 4-0

- Applications for Committee Service:
 - Steve Bowman – Board of Appeals: Dick made a motion to appoint Steve Bowman to the Board of Appeals for a 5-year term expiring on June 30, 2027. It was seconded by Mike.
Motion passed 4-0
 - Nancy Ford – Board of Appeals: Dick made a motion to appoint Nancy Ford to the Board of Appeals for a 5-year term expiring on June 30, 2027. It was seconded by Mike.
Motion passed 4-0
- 2022 Contract w/ Interstate Septic: The Select Board reviewed the contract renewal. Mike made a motion to approve and sign the annual contract with Interstate Septic. It was seconded by Dick.
Motion passed 4-0
- Ambulance Contract Renewal w/ NEMHS: Dick made a motion to approve and sign the new 3-year contract with North East Mobile Health Services. It was seconded by Bruce.
Motion passed 4-0
- Request for Shoreland Zone Ordinance Amendment – William Leppanen: William and Nancy Leppanen and their attorney Cameron Ferrante made duplicate requests to the Planning Board and Select Board to amend the Zoning Map and Shoreland Zone Ordinance in order to remove the Leppanen’s property from the Resource Protection area. Mr. Ferrante contends that in 2014, Inland Fisheries and Wildlife (IF&W) identified certain areas in Hope as waterfowl or wading bird habitats and this is why their property was designated as a resource protection area. Mr. Ferrante told the Select Board that at some point since 2014, IF&W has revised its official map to relocate the boundaries of waterfowl and wading bird habitats away from much of the Leppanen’s property moving it outside of the 250 feet required buffer of the resource protection area. Therefore, Mr. Leppanen’s property should no longer be in the resource protection district and requests the town make an amendment to the official zoning map to have the property removed.

The Town Administrator explained that this is not a small task. The state will need to come in and review the water body areas within the town to determine if there are any changes to the zoning map. We should not make an amendment to the town ordinance map for just one property without reviewing all of the potentially affected properties.

Mr. Ferrante said that Mr. Leppanen’s property was the only one that is affected by the indicated IF&W mapping change and that the town should move forward with the amendment for this one property.

He said, speaking to the IF&W process, that the town would have to make a request to the regional biologist to come out and review specific areas if we want them re-evaluated and the maps potentially changed, that’s what they did with the Leppanen property. He said he didn’t know to what extent the town can request IF&W to come out and review all of its maps within the jurisdiction.

Dick asked Mr. Ferrante if he had written documentation from IF&W stating this property was being removed. He said he didn’t have it with him tonight, but he did provide a map file which IF&W said they would update in July.

Dick said he isn’t trying to impugn anyone but, he can’t make a decision based on a third-party representation that IF&W is going to do something in the future.

Brian raised a concern that the Leppanen’s should have their property taxes abated and that the Select

Board may have the authority to grant an additional two years of taxes abated. In addition, other property owners in RP districts may also need abatements if they're not being properly assessed and taxed.

The Select Board will wait for a recommendation from the Planning Board.

Old Business:

- None

Other Business:

- None

Board of Assessors:

- Suspend as Select Board and Convene as Assessors: Dick made a motion to suspend as the Select Board and to convene as the Board of Assessors at 7:19 p.m. It was seconded by Mike.

Motion passed 4-0

- Abatement – 17 Easy Lane, William Leppanen: Dick made a motion to grant an abatement for 17 Easy Lane in the amount of \$1,383.12 and for the Select Board to take under consideration whether or not an abatement for the two prior years is doable. It was seconded by Mike.

Motion passed 4-0

- Adjourn as Assessors and Reconvene as Select Board: Dick made a motion to adjourn as Assessors and to reconvene as the Select Board at 7:34 p.m. It was seconded Mike.

Motion passed 4-0

Town Administrator Report:

- There have been 4 building permits and 3 plumbing permits issued since the last Select Board meeting:
 - Carrie Johnson – 32 High St. – Mobile Home
 - Mike Kelley – 895 Hatchet Mountain Rd. – Deck
 - Bruce Steele – 165 Alford Lake Rd. – Slab for Mobile Home
 - Tyler Holmes – 72 Luce Lane – Remove Trees in SZ
- The Appeal Board is planning on beginning the hearings for the violations on Lermond Pond the second week in July. Will have a definite date once all parties confirm availability.
- The annual town meeting is on Thursday, June 16th. Would like to close the town office at 5:00 p.m.
- June 30th is the end of the fiscal year. Every year we close at noon so that we can close out all of the books and start fresh on July 1st. This year, June 30th is on a Thursday. Therefore, I would like to be closed that day. Any resident needing assistance because it is the last day, can make arrangements with the town office staff.
- Spoke with Bill Brewer' office today. We still don't have a physical copy of the audit. However, He did provide the audited numbers for the undesignated fund balances.
Town - \$626,266 School - \$357,777. He also confirmed that he does bill the school separately.
- The school would like to hold the special town meeting on August 4th.
- The custodian gave her notice. She had to get done for personal family reasons. Fortunately, I was able

to hire a replacement relatively quickly.

- There are 8 RE accounts for 2021, totaling \$23,421.03. Unpaid 2021 real estate taxes will automatically foreclose on February 3, 2023, if the accounts are not paid in full.
- There are 98 RE accounts for 2022, totaling \$149,310.36. The automatic foreclosure date for the 2022 taxes is
- There have been pre-payments on 34 accounts for 2023 RE taxes totaling \$12,289.39.
- The cash has not been out of balance since the last Select Board meeting on May 24, 2022.

Executive Session:

- Pursuant to 1 M.R.S. §405 (6)(A)(1) Personnel Matter: Dick made a motion to enter executive session pursuant to the cited statute at 7:42 p.m. It was seconded by Mike.

Motion passed 4-0

- Bruce left the meeting and did not participate in the executive session.
- The Select Board exited executive session at 7:58 p.m.

Adjournment:

- Dick made a motion to adjourn at 7:58 p.m. It was seconded by Mike.

Motion passed 3-0

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