

MINUTES OF SELECT BOARD MEETING
Hope Select Board
August 7, 2024
5:30 p.m.
Hope Town Office

Board Members Present:

- Sarah Ann Smith, Charlie Weidman, Wayne Luce and Crystal Robinson

Others Present:

- Samantha Mank, Bill Kelly, Will Gartley, Gregg Grenert, Holley Grenert, Jeff Connon, Nancy Connon, Wes Harvey, and Patrick Mellor via Zoom

Call to Order:

- The meeting was called to order at 5:34 p.m. by Sarah

Agenda Adjustments/Approval:

- Charlie made a motion to approve the agenda as written. It was seconded by Wayne.
Motion passed 4-0

Public Comment:

- None

Executive Session:

- Charlie made a motion to enter Executive Session pursuant to 1 M.R.S. §405 (6)(E) for a meeting with the Town Attorney for a Consent Agreement regarding Shoreland Zone and Land Use violations at the property located at 75 Loon Lane owned by Gregg and Holley Grenert at 5:35 p.m. It was seconded by Wayne.
Motion passed 4-0
- Charlie made a motion to exit Executive Session at 6:16 p.m. It was seconded by Wayne.
Motion passed 4-0

New Business:

- Consent Agreement regarding Shoreland Zone and Land Use Violations, Gregg & Holley Grenert, 75 Loon Lane: Attorney Mellor joined the meeting via Zoom. Attorney Kelly reviewed the contents of the Consent Agreement. Mr. Mellor spoke on behalf of his clients stating the Grenert's wanted to get into compliance right away. He explained that some of the delay since February was related to the engineering firm dealing with storm related issues from December and January. He said that he is not disputing the attorney's fees. He did, however, ask to have the penalties eliminated as he has never seen during his twenty-five years of legal practice, having resident taxpayers be required to pay both penalties, and legal fees especially if they are being cooperative in remediating, the violations. He feels the legal fees are a sufficient penalty. In addition, he asked that the Grenert's not be required to remove 100 sq. ft. from their garage but instead only remove 80 sq. ft. He claimed that many of the items listed in the Notice of Violation

weren't really violations and that half of them have already been "thrown" out. In addition, he asked that the timeframe of remediating the garage be extended as it is difficult getting a contractor within 90 days.

Will Gartley spoke about the violations stating that minor items such as the location of a fence were not considered violations but also noted that everything listed in the Consent Agreement was accurate. He also mentioned that the Grenert's would no longer be able to store a vehicle in the garage if they were required to remove the entire 100 sq. ft. as stated in the Consent Agreement.

The Sarah said she would be willing to extend the deadline for the garage until April 30, 2025 with a final deadline with no additional extensions allowed of September 30, 2025.

Charlie addressed the penalties noting the minimum fine in state statute is \$110 a day per violation. It has been 176 days since the Notice of Violation was issued, therefore he thinks a penalty of \$8,000 is not unreasonable nor is it overly punitive.

Charlie made a motion to amend section J which extend the completion date for the garage with certain terms accept and to authorize the Town Administrator, Samantha Mank to sign said agreement on behalf of the Select Board. It was seconded by Wayne.

Motion passed 4-0

Attorney Kelly and Town Administrator left to revise the approved amended Consent Agreement in order to obtain all necessary signatures tonight. Upon returning, Will Gartley was discussing additional options for the garage. However, the Select Board did not wish to make any further amendments at this time but, noted that item 9 in the Consent Agreement does allow for additional amendments if both parties agree in writing.

Gregg Grenert, Holley Grenert, and Samantha Mank signed two copies of the Consent Agreement, giving both parties original signatures.

Adjournment:

- Charlie made a motion to adjourn at 7:18 a.m. It was seconded by Crystal.
Motion Passed 4-0