

Minutes of Meeting
September 22, 2022
Board of Selectmen
Town of Long Island

Attending: Joseph Donovan, Chair; Selectmen: John Burke, John Wallace; Brian Dudley, Town Administrator. Viewing Remotely: Mark Greene; Lou Sesto; Melanie Nash; Camille Wolfertz; Rennie Donovan; Diane Watts; Ed McAleney; and Rose Barter.

Selectmen previously reviewed the weekly Town Warrants.

The board reviewed the minutes of the previous meetings.

- It was Moved (Burke), Seconded (Wallace) and Voted to approve the minutes of the meeting of September 15, 2022. (Motion passed 3-0).

Selectmen reviewed communications received. There were communications regarding:

- 1) The possibility of an East End land swap between the town and a private property owner. (Brian will continue the discussion with the property owner.)
- 2) North Haven affordable housing project.
- 3) Project Canopy tree site preparation work.
- 4) Street light in Johnson Hill subdivision.
- 5) Confirmation of vacancy of Manager of Buildings and Wharves.

- 6) A draft of proposed notification to property owners on paper streets.
- 7) Update on lights at Mariners Wharf.
- 8) Concerns regarding the continued long term parking violations.
(Note: The board will discuss this issue again at its next meeting.)

Brian briefed the board on the following:

- 1) State Approval of Bait Stations Received.
- 2) Building Signs: All up except for two.
- 3) Memorial Bench policy: May need to review locations allowed. Recent request for Wreck Cove pathway, but now under control of Oceanside Conservation Trust. This is a protected parcel with no structures of any kind allowed. Pedestrian use only.
- 4) Lot #431: No deed was ever found and may not have ever been filed as it was not necessary, per Chris Crawford in a 2008 e-mail, following a tax lien foreclosure. The first ad ran Sunday. Phil Saucier is drafting up a Quit Claim Deed with no covenants.
- 5) Chebeague Island meeting to discuss areas of mutual interest/concern. Initially it will be a small working group from each island including the Town Administrator, Board Chair and a resident.
- 6) Seacoast Electric: Mariners Wharf Lights timing adjusted. They were not that far off. All need some maintenance.

- 7) Mariners Wharf Collins CDS Grant: Dan Bannon out on another project for two weeks. Prock non-responsive re: gangway plate and short term repairs.
- 8) Project Canopy tree contractor started clearing and site prep work.
- 9) Sheriff will send an occasional Deputy as available throughout the off season.
- 10) Town Hall cleaning: Zalea gone for the month of November.
- 11) Paper Street resolution letter draft received.
- 12) Johnson Hill Street Light: A notice was sent seeking input from neighbors. Brian spoke with Dan Barton.

There was a question as to the LICLOC policy for memorial benches.

The board discussed the need to reconstitute the Waterfront Committee in light of the pending Mariners Wharf and Ponce's Landing projects. Brian will put out a notice. It was noted that someone serving on the committee needs not be a year round resident. Seasonal residents are welcomed and can participate via Zoom.

There was some discussion on the town meeting approved lights for Mariners Wharf. These were initially included in the Phase Two wavescreen project which was delayed due to projected price estimates and the subsequent focus on the damage caused by the January Nor'Easter.

From the CEO Office:

1. Jim has talked with Phil Saucier and they are in agreement that a new (3rd) shed on Floyd Street is in violation of town ordinances. There is no permit or record of the other two sheds which could also be a violation. A Notice of Violation will be sent out.
2. Nothing received from a property owner regarding a plumbing contractor and permit. Jim will follow up.
3. A building permit application for a deck addition and shed expansion was filed. Jim reviewed and is concerned with the shed expansion and has a few questions. The plan calls for a 12x20 addition to a 10x16 existing shed.
4. An inquiry was received about replacing some steps on a cottage, Jim will follow up.
5. A new shed permit was filed. Jim will speak with the property owner as there is already a shed on the lot.

From the Town Clerk/Tax Collector:

1. There are two new discharge permits to be signed.
2. The 2023 dog licensing materials have arrived and start on October the 15th.
3. Two replacement 3x4 outdoor bulletin boards for the wharf have been ordered.
4. There are areas of interest for the Town Clerk and Treasurer to discuss as part of the collaborative meeting being planned between Long and Chebeague Islands
5. The FY23 property tax commitment is \$1,343,080 with \$671,540 due by September the 15th. A total of \$680,116 has been collected. There are 63 parcels that have paid more than

half accounting for \$41,113 and there are still 46 parcels accounting for \$32,536 outstanding.

From the Wellness Center:

1. NorthernLight will be a flu clinic the afternoon of September the 29th. USM nurses are coming to help. There are about 50 people signed up.
2. USM nurses will be coming out October 13th.
3. Amy reached out to the School Superintendent, Dom Depatsy, regarding the Coastal Communities grant for solar panels on the school roof. Dom asked that Amy work on it. Amy reached out to Revision Energy and they are working on preliminary numbers. This grant application is due October the 14th.

Joe Donovan asked that any suggestions for improvements or changes at Casco Bay Lines be sent to him. The fences between Gates one and three are being changed to create a more secure area for bicycles. There will be improved lighting and security cameras.

Joe also noted the on-going problem with drug use and some overdoses in the restrooms. Patrons of CBL are encouraged to report any suspicious activity that they may see.

Mark Greene discussed the North Haven affordable housing project. It comprises a six home subdivision on donated land. The intent is to sell the houses when completed, not rent them out. It was outlined in the

North Haven presentation that the four major obstacles to affordable island housing are: money; land; finding contractors; and local permitting processes and ordinances. The fastest way to improve affordable housing stock is through Accessory Dwelling Units (ADUs) which will be easier to accomplish under the new state law.

Joe Donovan noted that the community should continue the discussion and seek more people to participate. Dianne Watts indicated her willingness to assist. A community forum was suggested for Long Island to discuss this housing issue and what can be done.

Mark also updated the property revaluation project. He and Melanie Nash, the Island Institute Fellow, have begun the preparatory work with the current property tax files.

The meeting adjourned at 6:15 PM.

The next meeting of the board is Thursday, September 29, 2022 at 5:00 PM.

Respectfully Submitted

Brian L. Dudley, Town Administrator