Minutes of Meeting
September 04, 2024
Board of Selectmen
Town of Long Island
(NOTE: All Selectboard meetings are recorded and available on the town website.)

Meeting called to order at 5:00 PM.

Attending: Joseph Donovan, Chair; Selectmen John Burke and Marie Harmon. Amy Tierney, Town Clerk and Brian Dudley, Town Administrator. In addition there were ten Zoom viewers.

Selectmen previously reviewed the weekly Town Warrants.

Old Business

Communications

Selectmen reviewed communications since the last meeting. There were communications from/on: Cleaning at the Sheriff's House.; The abandoned vessel off Front Beach.; The short and long term location and use of the pickleball court.; Meetings of the Planning Board; The cemetery behind the Town Garage on Leavitt Street.; and, The plans for a memorial bench park area.

The Selectmen reviewed the minutes of the last meeting.

- It was Moved (Burke), Seconded (Harmon) and Voted to approve the Minutes of the Meeting of August 21, 2024 (Motion passed 3-0).

Town Administrator Updates

1) Housing: The YRHC met on August 27th to review the newest price estimates for the construction of workforce housing. There is another meeting scheduled for September 10th.

   Brian is staying in touch with the Maine State Housing Authority on the town's grant application review process. Brian has reached out to another building contractor with Long Island project experience to gauge their possible interest. The new representative from the Genesis Fund is reviewing the initial grant application pro-formas.

2) Storm Damages: Brian held a weekly meeting with FEMA to discuss additional grant portal requirements for processing the January storm damage claims.

   Infrastructure repairs are the next target on the storm damage inventory. Brian conducted an on-site inspection with a potential contractor to replace the stairs leading to Red Sands Beach, Ponces Landing repairs, the Boston Sand & Gravel Ramp damages, and the wave break extension at Mariners Wharf.

3) Waterfront: Brian received an additional information request from Bancroft Construction on the Ponce's Landing repairs. They are actively reviewing the bid specifications and plan on submitting a quote. Brian will be meeting with the interim Director of the Cumberland County CDBG program to review their requirements for the selection of an engineering/design firm to complete the Mariner's Wharf wave screen replacement project.
4) Keenan Auction conducted the live auction of Lot #726 on Thursday, August 22nd at 11 AM. Brian represented the town at the auction. The lot sold for $270,000 plus a 10% buyer's premium to cover the expenses of the auction. Brian has reviewed the closing requirements with town counsel for the sale of Lot #726. Bernstein Shur will prepare the release deed and the required Maine REITT forms. The closing will happen in September.
5) The hazardous materials pickup at the Transfer Station is dependent on the barge schedule. Environmental Projects of Maine is sending some optional dates for the transport of their truck and equipment
6) Brian reached out to the Sheriff's Office regarding their request to conduct a tactical exercise on the island.

   Brian also inquired as to an on island issue with respect to goats. The CCSO does not deal with animals. This falls under the purview of the Animal Control Officer.

7) Brian met with the Maine Emergency Management Agency (MEMA) on closing out the Covid disaster program.
8) The neighbors along the Front Beach bank met again to discuss future options. One is to pursue the placement of a single row rock barrier at the base of the banking to slow down the on-going erosion.

   One suggestion is that the Town acquire the bank through a tax lien foreclosure process and then deed it back to the upland property owners to 1) place the land back on the property tax rolls; and 2) allow for the bank's restoration by the private property owners.

9) Beth Marchak forwarded the latest monthly IT report.
10) Brian is coordinating a followup meeting with the Library and Mike Hedge regarding needed short and long term maintenance projects. Some of these will need to be addressed by the Finance Committee.
11) Brian and Lisa are working on bond issuance schedules with Ed Rea for several CIP projects.
12) Brian has reached out to the State Game Warden regarding the planned deer reduction season on Long Island.

Code Enforcement Office Updates

A permit was issued for a solar panel installation. A finished septic system passed inspection. Another location's septic system inspection is planned.

Town Clerk/Tax Collector Updates

Tax bills are out. To date 211 properties have paid and there are still 400 to go.

Wellness Center Updates

There will be a flu and covid clinic on October the 2nd from 4 PM until 7 PM. The wellness nurse was on the island today.

Educational lectures are being planned for the fall/winter months including one on estate planning.

The board discussed the request to subdivide one lot in the Johnson Hill area into two lots that would each conform with the current town land use ordinance. Town legal counsel confirmed the Code Enforcement Officer's opinion that the lots would be exempt from the Maine subdivision laws. Future buyers of the new lot would have to review the various easements attached to the property.

Joe Donovan noted that the abandoned vessel off Front Beach should be removed soon.

The board discussed the issue of the use of the current pickleball court. Members of the public expressed their thoughts acknowledging the disruption that the noise levels create while playing.

It was agreed to close down the outdoor pickleball court for the rest of this season and move pickleball indoors to the Community Center. Future locations for a new court will be explored.

- It was Moved (Harmon), Seconded (Burke) and Voted to end the outdoor season for pickleball and move it indoors to the Community Center. (Motion passed 3-0).

Meetings/Hearings:

There were no Meetings/Hearings.

Board/Committee/Project Updates

Mark Greene updated the work of the Year Round Housing Corporation (YRHC). The projected costs are still being reviewed.

Joe Donovan noted that the Casco Bay Lines fall schedule is in effect. A workshop meeting on vehicle fares will be held this week. The new Peaks Island vessel, "Battery Steele", is now expected in the spring of 2025.

Public Comments

Beth Limerick asked for another update on a private property ditch on her lot on the island. Joe Donovan noted that since the Town has received a legal notice of claim that the issue has been turned over to town counsel and the town's insurance agency. In response to a request from another abutting property owner, Joe noted that for future Maine DEP's site inspections, the property owners will be notified.

There was a question regarding non-emergency calls to the Sheriff's Office as well as a listing of other useful numbers on the town's website.

There was a public comment regarding beach erosion.

The meeting adjourned at 6:08 PM. The next regular meeting of the Selectboard is Wednesday, September 18, 2024.

Respectfully Submitted
Brian L. Dudley, Town Administrator