

**Minutes**  
**Select Board Meeting – Hastings Community Center**  
**Thursday, May 12, 2022**  
**6:00 PM**

Richard Murray III  
Thomas Klinepeter

Kimberly Clarke  
Thomas Kingsbury

Kingsbury opened the Public Hearing on the following Town Meeting Warrant article: Article 47. To see if the Town will authorize the Select Board to grant a conservation easement to the Upper Saco Valley Land Trust on the parcel of land known as Jockey Cap, upon such terms as the Select Board shall deem appropriate.

Abby King of the Upper Saco Valley Land Trust (USVLT) explained the concept and chain of events for the Town of acquire 100% ownership of the Jockey Cap property and the resulting need for an easement to be granted to the USVLT to make the process possible.

Emily Fletcher expressed concern about losing tax revenue and therefore increasing taxes by creating more tax-exempt land. Stephen Smith commented that he thought the Town already owned the land; Haley explained that the previous year's warrant article granted permission for the town to acquire the land but that it had not yet been finalized. William Harriman asked why the attorney thought that there needed to be this warrant article question. There was a question about this action increasing the use of the property and the resulting implication on maintenance costs.

King again spoke and noted that the USVLT intends to assist with management costs and stewardship efforts. The Access Fund will assist with trail restoration. Harriman asked why there were no prior public hearings on the topic. Klinepeter noted that this public hearing is an attempt to educate voters prior to town meeting. It was pointed out that the Jockey Cap project has been a topic on numerous Select Board agendas. Clarke commented that the Town already essentially voted in an easement with the action to approve entering into an agreement (with the LWCF) per last years vote. She also noted that having protected recreation space increases property values.

Smith asked about access and parking and liability for the Town. It was explained that one of the plans is to create onsite parking via the existing driveway entrance and cleared area across from the Town Garage. Haley explained that there are landowner liability protect laws in place. She also commented that the Access Fund plans to inspect and replace the bolts that are used by rock climbers, making it safer. Nels Liljedahl said that this idea is not a new concept and was highlighted in the 2002 Open Space Plan. The public hearing was closed.

Kingsbury opened the public hearing on the following warrant articles noting that they are all related: Article 38. To see if the Town will vote to authorize the expenditure of \$350,000 from the Credit Reserve Account for the purpose of acquiring the parcel of land identified as Lot 035 on Tax Map 043 from Clyde Watson for a future municipal complex; Article 39. To see if the

Town will authorize the Select Board to acquire the parcel of land identified as Lot 035 on Tax Map 043 from Clyde Watson for a future municipal complex; and Article 40. To see if the Town will vote to authorize the expenditure of \$80,000 from the Credit Reserve Account to conduct a building needs analysis and design of a Municipal Complex to include a Town Office, Police Department, and Fire Station.

Wayne Good noted the valuation of the parcel proposed for purchase and commented about the sale price being well over that. Haley commented that the values of properties along that section of Route 302 are too low and referenced some sales data that supports a higher valuation. Harriman asked a question about the deed restriction; Haley responded that access to the subject parcel needs to be via the ROW across the Town Garage property. Rick Eastman also noted recent sales data and asked why the town wasn't considering an existing town owned property such as the one by the Transfer Station. Russell Doe asked what the CA Snow School sold for and indicated that the town should have used that for a municipal complex.

Kingsbury noted that there are benefits to combining facilities. Clarke commented that selling the Fire Station property on Main St would be beneficial as it is prime real estate. She believes that \$350,000 for the subject parcel is expensive but noted that it is market driven, notes that there is value in being able to co-locate all town facilities, and that it is a good location especially for emergency response. Lastly, she commented on the benefit of selling town properties and consolidating. Klinepeter stated that the proximity to the village is a positive and that there are limited parcels available and that we should act now. He noted that the ventilation at the fire station will need to be upgraded if there are no plans to move facilities.

Liljedahl asked for an appraisal. There was conversation about the property size and whether it is adequate. Good, Eastman, Harriman all commented. There was discussion about the needs assessment to determine what will be built. Some commented that that should have been completed first. Haley believes that it is better to have a parcel picked out so the design work can be specific to a lot and not general in nature. Klinepeter noted that numerous other properties have been looked at over the years. Dick Krasker followed this up with a story about many years ago when the Town was looking to move out of the red brick building to the current location; he said there were the same arguments at that point in time. He noted that frugal spending has led to a surplus that is enabling the town to purchase this.

Harriman commented about there being a surplus because of over budgeting for fire hydrant costs. Doe asked for some specific information on the Main St property where the Fire Station is and asked if that had been considered for a municipal complex. There was discussion about this. Smith asked they Select Board if everyone was supportive of this land purchase and the response was yes. He noted that he wanted assurance that all options have been looked at. The public hearing was closed.

Kingsbury called the Select Board Meeting to order and declared a quorum. The Pledge of Allegiance was conducted.

Department Head reports: n/a

Clarke made a motion to approve the April 28, 2022 Meeting Minutes which was seconded by Klinepeter and passed 3-0-1 (Murray abstained).

Clarke made a motion to accept Drummond Woodsum's proposal for legal services. The motion was seconded by Murray and passed unanimously.

Klinepeter made a motion to approve a tax abatement for Brenda Thibodeau on Tax Map 022, Lot 025 in the amount of \$198.40; which was seconded by Murray and passed unanimously.

Clarke made a motion to approve a supplemental tax assessment for Fryeburg Academy on Tax Map 047, Lot 001-ON in the amount of \$3,952.50, which was seconded by Murray and passed unanimously.

Clarke made a motion to approve a supplemental tax assessment for Fryeburg Academy on Tax Map 042, Lot 055 in the amount of \$2,594.70, which was seconded by Murray and passed unanimously.

Klinepeter made a motion to use \$5,338 in contingency funds for cross walk striping, which was seconded by Murray. Clarke expressed that we should paint parking spaces this year as well. There was discussion about the cost to do so (\$21,000+). Clarke made a motion amend the original motion to expend funds to complete the entire striping needs (crosswalks and parking), which was seconded by Murray. Haley stated that there is not enough contingency funds to proceed with both efforts. Clarke withdrew her motion and the original motion passed unanimously.

Clarke made a motion to approve the "Chalk-the Trail" event for the rail trail on July 9<sup>th</sup>, which was seconded by Klinepeter and passed unanimously.

Clarke made a motion to appoint Tom Klinepeter as an SMPDC General Assembly member, which was seconded by Murray and passed 3-0-1.

Clarke made a motion to approve the wording of the proposed revised Skateboard Ordinance and to schedule a public hearing. The motion was seconded by Klinepeter and passed unanimously.

Haley provided a quick overview of the Planning Board proposed "Large Scale Solar Utility Facility Moratorium Ordinance". There was discussion about the process and timing of a hearing, warrant signing and town meeting. Klinepeter noted that he is not impressed with the timing of the Planning Board presenting this. There was discussion about holding a special town meeting immediately following the town meeting on June 16<sup>th</sup>. Clarke made a motion to hold a public hearing at the first available time within statute and to hold a special town meeting immediately after town meeting, if possible. The motion was seconded by Klinepeter and passed unanimously.

Haley presented her Town Managers Report. Klinepeter made a motion to accept the report which was seconded by Clarke and passed unanimously. Klinepeter commented on revenues and expenses being in good shape.

Other Business: Clarke expressed gratitude for all of the departments that responded to the Red Jacket Fire. She listened on the scanner and was impressed with the teamwork and effort by

volunteers. Klinepeter thanked the Valley Pride Day volunteers and noted that people should check out the new hangar at the airport. Kingsbury also thanked employees and first responders.

Public Forum: Mel Drew responded to some questions asked at the last meeting about Saco Valley Fire's request for ARPA funds. There was discussion about the request; the board expressed general support of the request once the remaining 50% of ARPA funds are received.

Harold Drew asked who to contact about a sharp corner sign; he was informed that he should contact MDOT.

Doe asked about ordinances related to shooting and noted frequent occurrences of people shooting in his neighborhood. Chief Mick provided information on the laws.

Smith asked about the amount of ARPA funds spent vs. what has been appropriated. Doe followed up asking for a break-down of premium pay. He also asked for follow-up on a question posed at the last meeting about employees on vacation the week of April 11<sup>th</sup>.

Clarke made a motion to approve Payroll Warrants #99, 101 and Accounts Payable Warrants #100, 102, which was seconded by Murray and passed unanimously.

Kingsbury made a motion to adjourn, which was seconded by Murray and passed unanimously.

Date: 5/26/22

Thomas Kingsbury  
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[Signature]