

10/19/2022 Sorrento Select Board Meeting Minutes

Attending via Zoom were Select Board Chair Rob Wilpan, Selectman Jon Mickel, Selectwoman Diana Gazis, Town Clerk Kathi Moore, Fire Chief Joey Clark, Tom Bailey, Susan Clancy-Dougherty, Dan Dougherty, Malachy Flynn, Ann Hoffner, Amanda Mickel, Ruth Kennedy, Ted Preuss and John Singer.

The meeting was called to order at 7 pm by Rob Wilpan. Rob read the 10/05/2022 meeting minutes and amendments were made. Jon made a motion to approve the minutes as amended, seconded by Diana, unanimous vote, motion passed.

OFFICER ELECTION: Rob announced the first order of business is to elect a Select Board Chair and if there were any nominations. Jon nominated Rob, seconded by Diana, unanimous vote, motion passed.

UPDATE ON RADAR SIGN RETURN: Jon is to follow up with the sales rep to find out why they withheld more of the refund than quoted for the restocking fee.

UPDATE ON WATER ISSUE AT NEW SCHOOL: A conditional Certificate of Occupancy has been granted by the CEO therefore in-person classes will start tomorrow October 20.

UPDATE ON COMMUNITY BUILDING REPAIRS: Joey has not had a chance to check on how the pavement patch held up with the recent rain, he will though.

UPDATE ON DOWNTOWN SPEEDERS: Jon spoke with Lt. Coty regarding patrols, effectiveness, problem areas, etc. Going forward Jon will cc him on traffic data emails & reports.

UPDATE ON TOWN ELECTRIC ISSUES: Rob received a work order from Versant and emailed it to Donnie Lee, he will communicate with Versant and see what are the possibilities of upgrading our electric to the pier.

UPDATE ON DOCK RAILINGS: It was agreed to do one section of return on the South side beyond the corner due to safety concerns. Rob will contact Henri for a quote.

UPDATE ON CATCH BASIN ON WAUKEAG AVE: Joey is trying to find an available contractor, three weeks out is the earliest.

UPDATE ON TOWN EMAIL ADDRESSES: Rob reported Diana now has a Town email.

UPDATE ON TRIO SOFTWARE: Rob reported that at the Special Town Meeting, the Town did approve the extra cost for the real estate module including training.

UPDATE ON SPECIAL TOWN MEETING: Rob reported that all warrant items passed as requested.

UPDATE ON OCEAN AVE EROSION REPAIR: Rob spoke with the DEP regarding erosion control and the possibility of added soil and vegetation to the rip rap. They will inquire and get back to him. Jon said he reached out to MMA Legal to ask them about using a privately obtained shoreland permit by rule permit to support town emergency roadside repairs and to make sure there are no gray areas and we are doing everything we should be. Joey added if we have any questions about the permit to ask our Code Enforcement Officer as he was in on this.

UPDATE ON WEST SHORE ROAD HIDDEN DRIVE: Rob clarified that the property owner has already purchased the HIDDEN DRIVE sign and was asking us to install it. Rob shared the email on his screen which provided a picture of the sign, which Joey approved. Joey is to contact the property owner and work with him on getting the sign up. Also, Joey called Hyde Point, in 3-4 weeks they will cut the corner back and also do the vegetation cutting on the Spain residence at the corner of Kearsarge to improve visibility and required by the State DOT.

NEW BUSINESS:

Joey requested that the town look into purchasing a metal detector for locating pipes, etc. Jon said to look into the make and model that would be most appropriate for that and get back to the Board with the cost.

Jon asked if we have an inventory of town roads with the condition of which they are in. Rob said the State has a list of culverts on State Roads marked by Garmin

GPS. Jon asked Joey to take an inventory of town roads, the condition, length, what is state/town maintained. Rob said the state has such a list. Joey will check with the DOT person who maintains the list to see if he can get a copy of it.

At the last meeting Jon brought up that he received a letter from a resident with some concerns about the ownership of certain stretches of shore land off of Ocean Avenue. It was agreed in the interest of time to postpone the discussion to this meeting. Rob said he reviewed the email from Susan Clancy-Dougherty which included a deed that shows the transfer of land from Long Pond Water Company to the town, which includes the Village Green minus the Captain's house/ Steamboat Wharf area. He agrees with Susan that there is still some uncertainty and needs clarity on other areas; it would be good to continue our search for other deeds. There was a discussion about who owns the Village Green. Rob said the town owns the Village Green; we have been using it for 100 years. Susan said the 1938 Warrant item Article #23 asked if the voters wanted to relinquish the Steamboat property. Rob said that is a different property. Rob said the estate of Frank Jones was the total property, the Steamboat Wharf and Captain's House were deeded separately, there are two deeds, one for West of the pin at the wharf and one for East of the pin but it deserves more attention and we need to acquire more deeds of town property. Jon said it would be good to know what property the town owns. It would probably be appropriate to consider the help of a real estate attorney. Through the conveyance over the years there have been really confusing deed transfers and the waters are muddied. Public access has been identified, but not conveyed, and once you grant public access you can't simply convey without public access. He has reached out to MMA legal on this question and will share their reply. Ocean Avenue encompasses the entirety of the shoreline as well. Sections on the original plat are shown as Ocean Ave but the road is not there anymore. He added there is a question of the ownership of the town dock because these deeds are wonky. He thanked Susan for all of her research; it's fantastic that we don't have to do it ourselves. Susan said she asked a year ago for info on who owned the Village Green, everybody in the subdivision should be concerned. Rob agreed that the liability of a town is much less than the liability of a private land owner. To be continued.

Jon said Jim Sivon reached out to him about a cluster of oak trees growing on what he assumes is town property obstructing his view and would the town consider taking care of this in the Shoreline Improvement Plan. He is Sally Wise's

brother-in-law and the property is at the corner of Cedar and Ocean Ave. Jon said it comes down to identifying ownership vs easement in that area. If the town has an easement, he is disinclined to approve that section of shoreline. To be brought up at a future meeting.

Jon then brought up the SHIP Committee and its purpose. Rob said the SHIP committee was established in 1995 and was formed during the centennial to beautify the town. It led to the Rugosa planting on the Village Green and plans for steps down to Isaac's Beach, which never happened; there is no SHIP committee. It's just a holdover as far as an account to put money in to take care of the shoreline in the town. Susan asked how much is in the account. Rob said he wasn't sure, but the money certainly can't be used for legal costs to look into deeds. It's for erosion control, plantings, vegetation, maintaining town property along the shore.

John Singer asked a question regarding the discussion of ownership of shore frontage – In addition to the Village Green, does the question of ownership include the property in front of his place or the Welch's? Jon said yes there is a concern there. Singer said he echoed Susan comments; look into it sooner than later.

Jon brought up at the end of April there was to be a review of the fire department, with concerns brought to the attention to the Selectmen and Chief Clark. What is the status? Joey said this is still in the works, they are currently rewriting the by-laws, this is next on his list and they will have a package for the Select Board to go over, hopefully by the end of November.

Rob received the contract for the Comprehensive Planning Committee from HCPC. The first quote from HCPC was \$16000 and we approved half several years ago. This contract price is \$13850 and we have a little over \$7000 to get started on this. Rob determined the contract cannot be signed as there is not enough money in the account for it for this year. He will inform HCPC. Also, Roger Woodworth is interested in being on the CPC but works nights at Home Depot. He checked with Averil at HCPC and she would be willing to hold Saturday meetings. To gain another member it could be worth it. Rob will contact Roger.

Kathi informed the Board she is nervous about the amount of money we have left

in the bank until tax receipts start coming in. We have received quite a few unexpected large bills recently. She has deferred October and November RSU 24 payments until December. Rob said a big factor is due to the significant jump in the school bill, currently paying it with surplus money. He did some checking and the Board can approve a TAN without voter approval. Kathi already got a quote from Machias Savings Bank about a TAN and we can borrow \$50,000 for 90 days at 4.31% interest for an estimated cost of \$543.18. Rob made a motion that they approve a TAN for \$50,000 from Machias Savings Bank, seconded by Jon, unanimous vote, motion passed.

At 8:14 Rob made a motion to adjourn, seconded by Diana, unanimous vote, motion passed.

Respectfully submitted on 11/01/2022 by Kathi Moore, Town Clerk.