

Town of Stow

Selectmen Meeting Minutes DATE 01.23.2024

Opening: The Board of Selectmen meeting was called to order at 6:05 pm in Stow, Maine by Jim Wilfong.

Present

Selectmen: Jim Wilfong, Ray Ryan, Carl Lindblade

Town Clerk: Christine Carone **Treasurer:** Nancy Boros **Deputy Clerk:** Kathleen Panno

Road Agent: NA

Residents/Guests: Rob Flint, Planning Board, Budget Committee, Broadband Liaison

Approval of Agenda: Agenda approved

Approval of Minutes: Minutes Approved from 12.19.2023 **Selectman approve 3-0**

Treasures Report: (Nancy Boros)

Cash Balance \$369,415

Warrant # 6 \$44,388.82 Approved **3-0**

I am working on submitting documentation for the audit, creating the town book and continue to work on the fema application with J.Wilfong.

Clerks Business: (Christine Carone) – no report

Deputy Clerk: (Kathleen Panno)

Field Electric will adjust the motion light so there is better lighting in the parking lot as people leave at night.

Selectman's Reports:

Policy Contracts and Insurance (Ray Ryan) – R.Ryan will call MMA regarding the insurance coverage on the building.

Maintenance Report/Broadband: (Carl Lindblade)

C.Lindblade is researching soundproofing of the town hall.

Road Report: (Jim Wilfong)

Center Chatham Road -After the December 18th storm, water has built up on the road and a large mass of ice has formed on the road. Troy Morse has salted the road and removed some of the ice. However, the ice bank has built up again, and there are significant holes in the road. Cones have been placed in the road as a warning. Troy Morse came again with more salt and removed some more ice. However, this is an ongoing problem for the winter. The resident near the road has given the town permission to work near his property. Troy Morse will address this right away, after Dig Safe has provided their details. A culvert will divert the water away from the road. These costs will be applied to the Dec 18th storm, which qualified for FEMA funding.

Broadband – Rob Flint, Liaison

The towns are discussing working together with an attorney to develop a town policy regarding a franchise agreement. There is \$2,500 that the ERSB has remaining from the fees collected from all the towns at the start of this process. Each town, including Stow, may be able to apply this to the attorney fees for the creation of a town franchise policy. The franchise agreement with Spectrum will only cover video services. The town and Spectrum will negotiate the franchise agreement.

Broadband is not a utility and is not regulated as a utility. Spectrum is not taking any grant money for their buildout. Spectrum will provide a list of addresses they intend to service with broadband.

There is a possibility that Consolidated may provide service to some areas of Stow, since it is supplying Chatham. The best scenario would be for most residents to have a choice of Consolidated or Spectrum for broadband. Most of the federal funds will come from the infrastructure bill, earlier some came from stimulus funding. The town's negotiating with Spectrum does not preclude the town from negotiating with (Fidium) Consolidated. Carrol County will be getting fiber by 2024. We are hoping Spectrum will be motivated to do the same.

R.Flnt suggested a Selectman reach out to Consolidated to understand Consolidated's project and their status in Stow.

Guest Wi-Fi – R.Flnt installed a modem so the town can now provide Wi-Fi to the public.

New Business: Carl Lindblade

After review of the Hastings-Malia legal opinion dated 11.08.2016 the Selectmen are rescinding the previous decision made on 12.19.2023 to disallow building permits on Barber Road. K. Panno will inform the CEO that building permits can be issued.

Building Permits on Barbour Road – Per attorney letter dated November 8, 2016, under certain circumstances, the lots are buildable, but cannot be subdivided. The lots that predate the ordinance regarding creation of a new lot can be built out. However, current criteria for subdivision requires road frontage, and Barbour Rd is not a town road, it was discontinued many years ago. Currently, the owner's land goes to the center of the road, there is no right of way. However there are some owners who have a deeded right of way. The town will issue a building permit; however some owners may not have a right of way to their property. Whether or not the town can issue a plumbing permit if there is no legal way for a septic truck to travel to the location, and if there is no right of way is not clear. It was determined that a building permit could be issued, however there is concern whether rescue or fire could respond to a call. One of the many issues regarding this is to clarify what the town's duty is regarding issuing a building permit to a location that cannot be reached by emergency services vehicles.

C.Lindblade stated there is a state ordinance that allows towns to give tax credit to senior residents who are delinquent with their real estate taxes if the taxpayers provide services to the town. The Selectman voted for C.Lindblade to pursue this further.

Carl Lindblade is revising the town warrant verbiage regarding land foreclosure.

Open Items

Policy Contracts and Insurance (Ray Ryan)

Volunteer Insurance for FY 2024

Snow Contract – bidding to occur around May 2024

Property Insurance – confirm with MMA building value is up to date, inform MMA of square footage He will call week of 1/23/24

Maintenance Report: (Carl Lindblade)

Deferred Maintenance schedule for Salt Shed and Town Hall will be completed January and will be used for the 2024 budget. CL to include an estimate for sound proofing.

Sealcoating of parking lot – tabled until spring 2024

Ordinance regarding lots with trailers on them and no septic system – planning board is overseeing this

Sale of foreclosed property –Articles in the town report will be updated and the property will be placed for sale in spring 2024

MMA grants –will be reviewed in January to determine if the town can apply for any funding

Road Report: (Jim Wilfong)

Ezra Heald Bridge/Stone House Bridge – awaiting contract from Calderwood Engineering, it will be paid in installments.

Delayed until spring: J. Wilfong will contact F. Wilson to install a septic cover and to move some rocks to top the culvert.

J. Wilfong to set up meeting with Select board, CEO and Planning Board regarding road and building issues

Select board to determine who will make an inventory of all roads in town – town maintained, private and abandoned roads.

Town Office

K.Panno to collect documentation that FOAA training has been completed.

N.Boros to work on town report, audit, and FEMA application.

Next meeting will be Tuesday 02/13/ 2024 at 6:00 pm.

Adjourned 7:35 pm