

North Berwick Board of Selectmen Minutes November 20, 2018

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
NOVEMBER 20, 2018**

Present: Chairman Hall, Selectman Galemmo, Selectman Cowan, Selectman Johnson, Jr.

Absent: Selectman Johnson, Sr.

Also Present: Dwayne Morin, Michael Barker, Brian Gosselin

Chairman Hall called the meeting to order at 6:30 pm.

1. Pledge of Allegiance

2. Review and Approve Minutes of November 6, 2018

Selectman Cowan motioned to approve the minutes of November 6, 2018. Chairman Hall seconded the motion. VOTE: 4-0

3. Public Input

There was no public input at this time.

5. New Business:

B. Fire Department and Rescue: Discussion on New Station

Michael Barker stated that the town has been putting money aside for the last 2 years towards doing something about a new fire station. Both he and Brian Gosselin have been talking to others to see what they need to do and meet with the Selectmen to see what the timeline would be. There is a lot of stuff that needs to be done initially and they have made some calls and done some things to get ideas and estimates on the project. The only thing they received back was from Port City Architecture. Mr. Barker said that there was one other company that built a fire station in Farmington, NH. Their estimate was not as in-depth as the one from Port City Architecture that is included in the Selectmen's packet. He stated that they had only come by and looked at the area. They told him that comparing it to what Farmington built they said it would be around \$1.7 million. Mr. Barker said that they also spoke with someone from TDP Construction, who operates out of Sanford but have family that live in North Berwick. He gave Mr. Barker some direction on which way to go and what the town would need to do to go forward with the project. Mr. Barker said that they took his advice and reached out to see what it would cost to get a land survey to help determine what size building they could build and what they would need at the proposed location where the Rescue building is now.

Selectman Cowan asked if they had checked with another town like Wells to see what their process was. Dwayne stated that Port City Architecture are the ones that are currently designing Berwick's fire station. They are the premiere architectural company for municipal buildings. He said that Port City does a lot of fire stations. In the past couple of years, they have done Gorham, Falmouth, Saco and Sanford's Police Station. Mike Barker said that he gets the feeling that they have done a lot of these buildings. They have the proper staff assembled to get the project done. Selectman Cowan asked Mr. Barker if he felt that this company was receptive to what the town had in mind for the project. Mr. Barker said that they were receptive. One of the items that is budgeted into their proposal is for them to meet with the people assigned to our Building Committee and any other committee. This will allow them to grab the input and help to sort out the wants and needs. Dwayne stated that they have put together a good team to work with us on the project. Mr. Barker said that he has spoken with contractors about the company and everyone had positive comments. Selectman Cowan said that she knows the company probably has their own preferred vendors but it would be nice if they incorporated some local businesses.

Selectman Johnson, Jr. asked about how big of a building were they looking to construct. Brian Gosselin stated that they were looking at having about 5 or 6 bays. Selectman Johnson, Jr. asked if this would incorporate the 2 ambulances as well. Mr. Barker said that it would. Selectman Cowan said that it is important to her to maintain or retain the character and architecture in town and not make it a glaringly modern building that would not fit in with some of the older structures in town. Mr. Barker said that they will be having meetings with the company they hire and the Selectmen so they can come up with a conceptual design that will meet the Board's concerns. Mr. Barker said that they currently do not know what kind of a building they will need or if the type of building they need will actually fit at the proposed location. He stated that they need to start spending a little bit of money to start figuring these things out. He stated that it is not money lost because only a piece of it is the land piece.

Chairman Hall asked how much they wanted to expend from the \$100,000 that they currently have put aside. Mr. Gosselin stated that they need to do a site survey and that will cost around \$21,000. Dwayne stated that they should probably ask for no more than \$25,000. This way, if something comes up that they didn't plan on, they can hopefully take care of it with the excess amount without having to come back to the Board. Selectman Galemmo asked Dwayne if this estimate was in the area that he thought it might be. Dwayne said that it is in the ballpark of what the cost is for a feasibility study. Dwayne said that when they did the feasibility on the Town building, it cost about \$50,000. Mr. Barker said that they also are going to have them look at the current existing building to see if it gets incorporated in some way to the new building. Dwayne said that if they do incorporate the current building, they would have to do some work on it to make it look more aesthetically suitable. Chairman Hall said that they could probably add some brick veneer or do some siding on the buildings.

Mr. Barker said that it has been 2 years that they have been asking the voters to put aside money for the station and they still don't have anything to show for the \$100,000. He would like to get the ball rolling so they can at least know what they will need and try and get a target date. Selectman Cowan said that the Board had started discussing this a couple of years ago and this is about the time frame that they established to start formalizing the planning on it.

Selectman Galemmo motioned to approve the proposal to start planning for up to \$25,000. Selectman Johnson, Jr. seconded the motion. VOTE: 4-0

Chairman Hall asked what the Fire Department's plans were for the old station. Brian Gosselin stated that they have to keep it because if they don't keep it as a fire station, it will go back to the heirs of the Hurd family. He said that they will probably keep one truck down here and they have looked into the concept of using it as a training facility. Mr. Gosselin said that his Deputy Chief puts on Fire 1 and 2 classes during this time of year. He holds all of the classes in the current station. They have a lot of stuff that they use for the classes currently in the basement. They would be able to move those upstairs. Selectman Galemmo said that it would be a good idea to see what kind of repairs or things would be needed at the current station so they could incorporate the cost of it with the new station so it is all one project. Mr. Barker said that Rescue also uses the building to hold EMS refresher or CPR classes. He stated that they don't have to build a big training room into the new station. They would only need a small training room or conference room to meet their daily needs. Selectman Cowan stated that she likes the idea of keeping a truck there to have access to the Village area.

Chairman Hall asked Mr. Gosselin if they had any kind of outreach program with the High School. Mr. Gosselin said that he has a Crew Chief that is in charge of the Junior Program. Part of his job description is to go to the High School and solicit interest for some of the younger people to come join as a Junior Firefighter and get some training. Until they turn 18, they really can't do anything but they can still learn. Chairman Hall stated that it might be a good idea to have a conversation with the School Board and see if they would give credit to the students for doing the training. Dwayne stated that the school does offer Fire 1 and Fire 2 at the Voc Program in Sanford. Mr. Gosselin said that there are 2 kids that are in this class right now and they are also Junior Firefighters.

Mike Barker said that people have to think about how the town is growing. Over the past 8 years, we have changed the model of how EMS in the town is done. He believes that they will have to do the same with the Fire Department at some point in time. He stated that it would be nice to leave a truck at the old building in town but if they have a call, there is no staff there so they need to look at the logistics at where everything is. They would have to decide which truck is needed and who will get the other truck. He stated that the Town of Berwick has a full time Fire Department but no ambulance. Their numbers last year for fire and EMS calls was 919. Our numbers last year for fire and EMS calls was about 800 and we are about half the size of Berwick.

Selectman Johnson, Jr. asked Dwayne if North Berwick had any changes in population over the last few years. Dwayne said that it is estimated that we have had an increase in population. He said that we had about 4,500 people at the last census and the current estimate is that we are between 4,800 and 4,900 people. Dwayne said that they are not growing at a huge rate. Mr. Barker said that North Berwick is kind of a bedroom community but when he is working shifts and riding around, he realizes that our population might be around 4,500 but when you look at the fact that we have Pratt & Whitney, Hussey, the High School and the other schools in town, our day population definitely increases because there are a lot of people from other towns. Dwayne stated that they estimate that our daytime population is at about 6,000. Mr. Barker said

that this also affects his billing. He just wrote off \$199,000 that they can't collect and most of it is from people that don't live in town.

Chairman Hall asked Dwayne what he thought the total for this building will cost. Dwayne said that he is was originally thinking that they would be in the range of \$1 to \$1.2 million.

The Board and Dwayne discussed the look of the proposed building and how it should look. They discussed how it should look and the functionality of the building. It would depend on where it will be located on the property. If it is much further back in the property, then it wouldn't have to be as nice as if it was right up front. They discussed the prices between brick buildings or cinder block buildings. They talked about the possibility of having solar panels.

4. Unfinished Business:

A. Public Works: Project Updates

Dwayne stated that they did get all of the shoulders done on Bauneg Beg Hill Road. He is waiting for the last of the bills to come in to see where they are at regarding the finances. He thinks that they should be no more than \$5,000 over but he thinks that overall they will be okay. They were able to do Eastern Avenue and Diamond Hill Road with material that they had in a stockpile. They bought material for Quarry Road and Bauneg Beg Hill Road.

Dwayne stated that because of the snow, they have held off on doing any tree cutting for the Maple Street trail. They will do it in the spring.

B. Zoning Ordinance: Discussion on Ordinance Changes for FY19; Medical Marijuana

Dwayne stated that he will be meeting with the Planning Board on December 13th. Dwayne said that he has had some concerns about the actions of the Planning Board and he has addressed them. He stated that the last couple of times that he wrote memos that has information that the Planning Board should be acting on because they were recommendations from our attorney, they have not done so. Dwayne stated that there are a lot of new Planning Board members and they are not always sure of the things that they can and cannot do as a Board member. He has set up for the Planning Board to have a meeting with the town attorney to discuss legal issues and boardsmanship. He also set one up for them to meet with SMPDC to review planning issues.

C. Somersworth Road: Speed Limit Report From Chief of Police

Dwayne stated that he drafted a letter to request that the State DOT reduce the 50 mph speed limit on Route 9 to 45 mph.

Selectman Galemмо motioned for the Board to sign the letter to the Maine DOT to reduce the 50 mph speed limit on Route 9 to 45 mph. Selectman Johnson, Jr. seconded the motion.

VOTE: 4-0

Reminders: Next Board of Selectmen's Meeting – Dec. 4, 2018 – 6:30 pm Municipal Building

5. New Business:

A. Parks and Rec: Coleen Fahy Application for Commission

Dwayne stated that Coleen Fahy could not make it to the meeting tonight. She will be at the next meeting.

6. Other Business:

Chairman Hall said that he received a message from a constituent who is concerned that we are about to sign a contract to sell town water to a private entity. Dwayne said that the person would have to talk to the Water District. We do not have any control with what happens with the water.

Dwayne said that there has been a rumor going around that the Water District is going to be selling water for bottling purposes. That is not true. They have signed a contract with Natural Ice located in Eliot to supply him with water. He currently buys his water in Fryeburg and trucks it down to Eliot. His clientele are very high end people who don't want to have regular old ice. One of our wells is a natural spring so this would meet the company's requirements. He came to our Water District, went through DEP and went through PUC to get permission to sell him water. They have received approval from the Planning Board to build a little building for them. The company will be buying tank trucks full of water up to 32,000 gallons per day which is about 4 trucks of water per day. Right now the company will only be hauling 2 trucks per day.

Chairman Hall asked if there was any way that we could get a copy of the contract. Selectman Galemmo said that it is public information. Selectman Galemmo said that right now, the Water District is only pumping about half of their capacity. Dwayne said that the well they currently use pumps about 190,000 gallons per day. Of the 190,000 gallon capacity we only use 130,000 gallons. If they take 32,000 gallons per day out, it would still leave the capacity in that well on a daily basis at almost 70,000 gallons of water. It is not even close to even taxing the well.

Chairman Hall asked if the Water District will be getting compensated for this. Selectman Galemmo said they would be. Chairman Hall asked if there was going to be any benefit to the people of the town. Dwayne stated that the extra revenue would help in the Water District not raising costs for the people in town. He believes that the rates will still go up but not as high. Selectman Johnson, Jr. stated that they will need to replace the water line from the corner up to Pratt. Instead of getting a bond for this they will be able to use this revenue.

Selectman Cowan asked if they had any protection in place to stop a large company like Nestle from coming in buying our water. Dwayne said they did not. Selectman Cowan asked if they could put something like that in place. Dwayne doesn't think they can because we do not control the water. The Water District is a totally separate entity. Selectman Galemmo said that he was on the Board of Trustees for the Water District for 3 years. He stated that in his first year, Nestle was talking about buying from us. He said that Nestle makes a profit of \$.22 per bottle that they

sell and they were offering us half a penny per gallon. It was not worth selling the water to them. Dwayne stated that the Water District is on record stating that they will not sell water to a bottling company. Selectman Cowan asked if the townspeople have any say in this. Dwayne said that the Trustees are voted in by the people so they could always replace them. Selectman Galemmo stated that there might be something in their charter that the rate payers can call a meeting and vote on things or do things through the PUC. Dwayne stated that anything that the Water District does has to be approved by the PUC.

Selectman Galemmo stated that the Water District is a publicly held entity. The Trustees are voted in just like the Selectmen are voted onto the Board. He does believe that there are things listed in the charter that allow the people of the District to call a general meeting and vote on things like this.

Dwayne asked the Board if there was a problem with selling the water to this company. He stated that it is what the Water District does. Chairman Hall said that they sell it to the people of the town. What bothers him is that it is sold to a private corporation that does not reside in our town. He said that they have won the best water in the State for many years and he does not want anything to happen to that. Dwayne stated that they are limited to what they can and can't sell. They will never allow for water to be sold that drains the wells or jeopardizes them. If the town would go into a major drought, these companies would be shut off. The first priority is to our townspeople. They monitor the wells minute by minute so they always know what is going on. Selectman Galemmo said that, right now, with all of our uses, the town is nowhere near capacity. Dwayne stated that they already sell water to companies to fill pools and most of those are not in our town.

Selectman Cowan said that the water is a valued commodity and doesn't like the idea that it is under the control of this one entity that none of the Town Boards have the ability to regulate. Dwayne said that they are a Town Board. He stated that if the citizens are not happy with what the Water District is doing, they can do something to stop them. It works the same way as it does with this Board. If the citizens don't like something that the Selectmen are doing, they have options. They can get rid of the Selectmen and change the Board. They can bring to light the concerns that they have. The Water District is the same thing.

7. Review and Approve Warrants and Correspondence:

Warrant:	November 13, 2018	- \$ 25,836.14
Warrant:	November 20, 2018	- \$ 2,620.00
Warrant:	November 20, 2018	- \$ 707,655.45

Selectman Galemmo motioned to approve the Warrant of November 13, 2018 for the amount of \$25,836.14, the Warrant of November 20, 2018 for the amount of \$2,620.00 and the Warrant of November 20, 2018 for the amount of \$707,655.45. Selectman Johnson, Jr. seconded the motion. VOTE: 4-0

8. Adjournment:

Selectman Cowan motioned to adjourn the meeting at 8:20 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 4-0

Respectively Submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Jonathan Hall

Selectman: Wendy Cowan

Selectman: Michael Johnson, Jr.

Selectman: Charles Glemmo

Selectman: Michael Johnson, Sr.