

**Location:** Carmel Town Office

**Selectmen Present:** Daniel Frye, Suzan Rudnicki, Isaac Raymond and Timothy Richardson, Jr.

**Absent:** Jared Fitts

**Interim Town Manager:** Andrew Hart

**Rec. Secretary:** Coreen Sylvester

**Guests Present:** Code Enforcement Officer Jordan McLaughlin, Code Enforcement Consultant Annette Merrithew, Fire Chief Ralph Shaw, Greg Getchell, Jessica P. Meek, Allen Seth Braun, Troy Garland, Glennis McSorley, Toby Pelletier and Judy Pomeroy

**6:30 PM:** Daniel Frye called the Selectmen's meeting to order.

**MINUTES:** Isaac Raymond made a motion to accept the minutes of February 26, 2024 as written. Timothy Richardson seconded. Three voted in favor. Sue Rudnicki abstained as she was not present for that meeting.

**NEW BUSINESS:**

**Elect Board Chair:** Suzan Rudnicki nominated Daniel Frye as Chairman of the Board. Isaac Raymond seconded. Four voted in favor.

**Judy Pomeroy – Flooding Situation on Irish Road:** Judy Pomeroy stated her property at 441 Irish Road as well as others including Greg Getchell's at 444 Irish Road have been affected by Scott Pelletier's subdivision. The water now backs up on her property, affecting her leach field and flooding her basement. Greg Getchell said the water backs up on his property too, and is causing problems for him. It was decided the Selectmen and Town Manager would review emails between Judy and Kevin and the letter from D.E.P., reach out to Plymouth Engineering and Alan Perry and discuss it at next meeting.

**Planning Board Alternate Appointment:** Isaac Raymond made a motion to appoint Allen Seth Braun as an alternate member of the Planning Board for the ensuing five years. Sue Rudnicki seconded. Four voted in favor.

**Discussion of Code Enforcement:** There was discussion with Jordan McLaughlin and Annette Merrithew regarding aspects of the code enforcement officer position including office space, office hours and file organization. Selectmen decided to discuss the matter in further detail at next week's meeting.

**Discussion of 2024 Paving Projects:** There was discussion of proposed 2024 paving projects, including work on Preble Lane, Church Street and Cook and Fuller Roads. Interim Town

Manager Andy Hart recommended reclaiming Church Street and cutting back the distances for paving on Cook and Fuller Roads because of cost. With this year's budget of \$135,000.00, what is proposed should fit into that.

**Quitclaim Deed – Michelle & Jasen Quimby:** Isaac Raymond made a motion to sign a municipal quitclaim deed for Michelle Quimby and Jasen Quimby for property located on Map 17 Lot 15. Sue Rudnicki seconded. Four voted in favor.

**Fire Department Turnout Gear:** Fire Chief Ralph Shaw explained that in 2022 the fire department ordered some fire gear from Harrison Shrader, and they just received the gear a couple of months ago, and just received a bill for it at the end of February. We have been putting money into a reserve account for fire gear, and Ralph asked if we could pay for this turnout gear from the reserve. Daniel Frye made a motion to approve taking \$6,619.91 from the fire gear reserve account to pay for the turnout gear from Harrison Shrader. Sue Rudnicki seconded. Four voted in favor.

**Agricultural Appropriations Bill:** Andy discussed emails he received from Senator Susan Collins' office regarding the Town of Carmel's request for federal funding for municipal building expansion, which has passed the Senate and is now waiting for the President's signature.

**Penobscot County Salt Bids:** The Interim Town Manager and Selectmen discussed whether to participate in the cooperative bid for the purchase of road salt for the 2024 – 2025 winter season. After discussion, it was decided Andy would look into what we had purchased last year.

**Assistance to Firefighters Grant:** Andy let the Board know we had received a grant for portable radios, mobile radios, vehicle repeaters and pagers in the amount of \$71,160.00 with a town match of \$3,558.00. We do not expect to receive the equipment until late 2024 or early 2025 and if Kevin had not budgeted for the match this year, we will have to include it in next year's budget.

**Mahon Road and King's Lane:** Andy said there had been discussion regarding paving Mahon Road eventually, and there is uncertainty about where the boundary lines are. Andy spoke with attorney Mike Hodgins who thought it might have been part of a subdivision and said we should find out if it was and if the town ever voted to accept the road, and whether it has ever been surveyed.

Andy said he also got a call from a resident saying that King's Lane is in pretty rough shape, and Andy told him we will have to wait until it dries out in order to go look at it. We should also research to make sure the town had voted to accept that road.

**Amendments to the Land Use Ordinance:** Andy stated there is some question as to what 'service street' means in our Land Use and Zoning Ordinance and attorney Mike Hodgins says there are some other amendments we have to bring to the Planning Board for a public hearing to comply with the new Maine State Housing Density mandate. Those

have to be done by July 1, 2024, so we'll have to have a special town meeting to adopt any changes. With the solar project application that is before the Planning Board now, we don't have anything in the ordinance to address solar projects. It can be done in a commercial zone if it meets all the requirements if the Planning Board approves it, but the one that is being proposed is partly in the residential/farming zone.

**Discussion of Settlement and Recommitment of Taxes:** Andy let the Board know the taxes will have to be recommitted to Missy as interim tax collector, and we hope to have the paperwork ready by March 25<sup>th</sup>.

**Discussion of Carmel Days' Committee:** There was a brief discussion of Carmel Days. There are several people in town who have volunteered to help, and Selectmen scheduled a meeting for March 18, 2024 at 5:30 pm at the town office to organize a committee.

**WARRANT:** Isaac Raymond made a motion to accept the payroll warrant of **March 4, 2024** in the amount of **\$16,911.20**. Tim Richardson seconded. Four voted in favor.

**WARRANT:** Isaac Raymond made a motion to accept the payroll warrant of **March 11, 2024** in the amount of **\$9,895.17**. Tim Richardson seconded. Four voted in favor.

**WARRANT:** Isaac Raymond made a motion to accept the accounts payable warrant of **March 11, 2024** in the amount of **\$78,685.84**. Daniel Frye seconded. Two voted in favor. Sue Rudnicki and Tim Richardson abstained as they are on the warrant.

**EXECUTIVE SESSION:** Daniel Frye made a motion to go into executive session pursuant to 1MRSA § 405(6)(A) to discuss a personnel matter. Tim Richardson seconded. Four voted in favor. Selectmen went into executive session at 8:34 pm. Selectmen reconvened in regular session at 9:30 pm. No action taken, informational only.

**ADJOURNMENT:** Tim Richardson made a motion to adjourn. Sue Rudnicki seconded. Four voted in favor. Meeting adjourned at 9:31 pm.