

Minutes

NAME	ATTEND
Denise Munger, Chair	✓
Michelle Hannan, Vice-Chair	Absent
Kim Graffam	✓
Michael Thompson	✓
John Viehman	✓
Jonathan Duke, Town Manager	✓
Rockport AV Staff	✓
General Public	✓

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November 12, 2024 – 6:00 p.m.

GCPR – Opera House

Agenda amended to remove Personnel Policy action item and Armentrout sewer abatement request.

Public Hearing

a. Farmers Market – 310 Commercial Street

<i>Presentation with questions; all answered</i>
<i>No public comment</i>

Consent Agenda

- a. Approve Meeting Minutes
 - October 15, 2024

Suggested Motion:

I move to approve Consent Agenda as presented.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam	✓					
Michael Thompson						
John Viehman		✓				

Additional Comments:

Action Item

- a. Act on Rockport Farmers Market Application:

Manager's Comments: Action item

The owners of Guini Ridge Farm and Sea Hag Cider are collaborating to start a farmer's market on the property of Guini Ridge Farm at 310 Commercial Street. A previous section of this agenda will ask the Board to consider approving the application for a farmer's market in recognition of public comments received.

Suggested Motion:

I move to approve the Rockport Farmers Market Application as presented. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam						
Michael Thompson		✓				
John Viehman	✓					

Additional Comments:

Action Item

- b. Act on Amendments for Personnel Policy Firefighters/EMT/Paramedics:

Manager's Comments: Action item

Due to the arrival of new classes of employees into service with the Town, we must make adjustments to the personnel policy. The fire fighters and paramedics hired are due to work 24 hour shifts and on intervals which conflict with our current definitions for a traditional 9-5 employee. Finance Director Megan Brackett examined policies and labor agreements in other communities with similar approaches as our own to craft these amendments in consultation with Fire Chief Jason Peasley.

The full list of amendments is still in the hands of our labor attorney at Bernstein Shur and will be forwarded to the Board once complete.

Suggested Motion:

I move to approve the amendments for personnel policy as presented. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam						
Michael Thompson						
John Viehman						

Additional Comments:

Action Item

- c. Act on Fiber Expansion Contract - Axiom Technologies:

Manager's Comments: Action item

At the last Board meeting, the discussion arose concerning the use of the Town's ARPA funds toward expansion of the fiber network owned, in part, by the Town. MIDC has been working on this project for months and found a partner in Axiom Technologies. Axiom is assisting a number of communities across Maine, most notably completing the creation of an entire new fiber network for every resident in Washington and Somerville. The proposed expansion would extend the network from the loop on Main Street, Central Street, and Union Street to across the Goose River Bridge and along Pascal Avenue.

While a proposed contract is included in this packet, it is presently being revised by the Town Attorney. This item will also be updated via email after the packet is released.

Suggested Motion:

I move to approve the Fiber Expansion Contract - Axiom Technologies as presented. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam		✓				
Michael Thompson						
John Viehman	✓					

Additional Comments:

Wastewater Commissioners

Suggested Motion:

I move to exit regular session and enter Wastewater Commissioners.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam		✓				
Michael Thompson						
John Viehman	✓					

- a. Act on Sewer Abatement – Deborah Derecktor

Managers Comments:

Planning and Community Development director Orion Thomas has prepared a response to Ms. Derecktor's request for an abatement.

Suggested Motion:

I move to ~~approve~~ (or deny) the sewer abatement for Deborah Derecktor as presented. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam		✓				
Michael Thompson	✓					
John Viehman						

b. Act on Sewer Abatement – Samoset Resort

Managers Comments:

The Board conducted a very thorough discussion during prior discussions concerning the abatement request by the Samoset Resort concerning their sewer billing for equivalent users. Orion does not have any changes to his initial memo concerning the Samoset’s abatement request.

to 102 EUs, effective w/ 71 EU now and 31 more effective Aug 1, 2025

Suggested Motion:

I move to approve ~~(or deny)~~ the sewer abatement for Samoset Resort as ~~presented~~. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair				1		
Michelle Hannan, Vice-Chair						
Kim Graffam		✓		1		
Michael Thompson						
John Viehman	✓					

c. Act on Sewer Abatement – Alex Armentrout

Managers Comments:

As with the prior abatement requests, Orion has presented a response from the staff perspective on this abatement. I will add that this is a circumstance where the existing sewer ordinance is in need of revision to more appropriately address the needs of those who have a private sewer line and do not wish to see such a line made public.

Suggested Motion:

I move to approve (or deny) the sewer abatement for Alex Armentrout as presented. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam						
Michael Thompson						
John Viehman						

d. Pump Station Installation Request – Brian Hebert, 461 Commercial Street

Managers Comments:

Brian Hebert purchased the former State of Maine Cheese Company building at 461 Commercial Street some time ago. He is now interested in installing a pump station so that he might add plumbing to a heated garage already on his property.

Suggested Motion:

I move to approve pump station installation request from Brian Hebert at 461 Commercial Street as presented by the Alternate CEO/LPI. (or amended)

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam						
Michael Thompson		✓				
John Viehman	✓					

e. Madelyn Lane Workface Housing Project Discussion – Caleb Lincoln/Ed Libby

Managers Comments:

As you may be aware, Maine Housing approved funding for an 18 unit rental building on Madelyn Lane last spring. The developers of that project, Caleb Lincoln and Ed Libby, reached out to Orion and I a couple of weeks ago with concerns relating to sewer and water costs for their project. Effectively Maine Housing provides strict guidelines within which developers are able to operate which should reflect baseline operational costs for such a structure. Unfortunately, the sewer costs alone for this project are more than three times the amount allowed by Maine Housing.

While no final decisions are required this evening, the developers wish to speak to the Board concerning this circumstance and to see if alternative arrangements might be reached to allow their project to proceed and construction to commence.

Suggested Motion:

I move to exit Wastewaters Commissioners back to regular session.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam	✓					
Michael Thompson		✓				
John Viehman						

Adjourn

Suggested Motion:

I move the Board adjourn the meeting.

NAME	MOTION	SECOND	ABSTAIN	YES	NO	Time
Denise Munger, Chair						
Michelle Hannan, Vice-Chair						
Kim Graffam	✓					
Michael Thompson						
John Viehman		✓				