

Selectmen's Minutes

July 5, 2017

4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann, and George Donovan. Also present were Joyce Wood, Fred Holt, and James Allaire, CEO. There was no public present.

Fred Holt, Treasurer, presented four journal entries he made during the past week.

1. Record the sale of the Towns property on Swett's Bridge Road.
2. Move the funds from the sale of the property on Swett's Bridge Road from the general fund checking account to a money market account.
3. Move the first payment of the sale of timber to a money market account.
4. To remove a property from tax acquired status that had been incorrectly classified as such.

Mr. Holt then shared a hiring form with the Board for David Watson to be appointed as a sub for the Transfer Station when needed. Motion was made by George Donovan and seconded by Glenn Dochtermann to approve the appointment. All voted in favor and the form was signed.

The Zoning Board of Appeals agenda for July 26, 2017 was read.

An e-mail from Tony Vigue, Consultant, concerning the agreement with Time Warner for the Cable franchise was read and discussed. The Board were in agreement to hold on this for now.

Fred Holt reported that the panic buttons have been placed at the Town Hall and that notice will be sent to employees and the Selectmen via cell phone, if they choose, letting them know when a button is pushed by another employee.

The Tax Collector's end of month report for June was read and discussed. All agreed to request that the report be shorted to include 4 prior years as yearly comparisons.

The Code Officer, Jimmy Allaire, shared his end of month report for June and agreed to make some revisions to the report.

A Fair Point Pole permit to replace a pole on the Mast Road was discussed. Motion was made by Glenn Dochtermann with second by George Donovan to approve and sign the application. All voted in favor.

A request from the York County Budget Committee was read. The request was for municipalities in the County to sign a resolution concerning the financial impacts that the new courthouse in Biddeford will have on the County budget. The resolution will be sent to Chief Justice Saufley. This was discussed by the Board. Motion was made by George Donovan to authorize signing and sending the document as requested. Glenn Dochtermann seconded, all voted in favor and the resolution was signed as written.

The Board read a notice about the informational/location walk-through for minor construction projects at the York County Jail set for July 14, 2017.

The Massabesic High School notice of the recipient of the Alfred Veteran's Scholarship for a 2017 graduate was read. All agreed to send a congratulations letter to the recipient.

The Planning Board agenda for July 5, 2017 was read.

Several annual appointment certificates were reviewed. Motion was made by Mr. Donovan and seconded by Mr. Dochtermann to approve and sign all as presented. All voted in favor and the following certificates were signed:

Sheila Chalmers	Deputy Tax Collector
Lisa Cook	Deputy Town Clerk
Lisa Cook	Deputy Registrar of Voters
Tom Holland	Animal Control Officer
James Allaire	911 Addressing Officer
James Allaire	Code Enforcement Officer
Glenn Charette	Deputy CEO/LPI
Patti Berry-McKenna	Deputy CEO/LPI
John Cook	General Assistance Board of Appeals
Donna Pirone	General Assistance Agent
Joyce Wood	General Assistance Agent

Correspondence was read and discussed as needed.

After review of the warrants, motion was made Mr. Donovan and seconded by Mr. Dochtermann to approve and sign them as submitted. All voted in favor and the warrants were signed.

Income to the Festival account, the Government Operations account and the Fueling February account was accepted and appropriated as submitted after motion by Mr. Donovan, second by Mr. Dochtermann and approval by all.

Mr. Palminteri reported that he met with the Forester at the property being sold to Keyword and subsequently spoke with Mr. Beers, Spokesman for the Heine's Group about timber left in place. Agreement was made on the amount of trees to leave and the Town will take the rest.

The meeting was adjourned at 6:00 p.m.

Selectmen's Minutes

July 11, 2017

4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann, and George Donovan. Also present were Joyce Wood, Fred Holt, and James Allaire, CEO. There was no public present.

Jon Lord, Road Commissioner, Jon Pizey of Hissong and Rick Dubois, Marcel Dubois, Sol Fedder and Randy Dubois from Dubois Livestock, Inc. all met to discuss the Old North Berwick Road and the weight limit posting. This was a follow up meeting from May 23rd. The Chair, Mr. Palminteri, opened the meeting by recapping the previous conversation stating that the Old North Berwick Road cannot take the higher weight from trucks without additional road work including a possible rebuild. The Town of Alfred cannot afford this and the Selectmen have asked for collaborative efforts to share the cost. He added that the Town has received quotes for this work as they agreed to do and asked if other entities have been approached to assist in costs.

Mr. Lord said that the road varies in widths and he feels that it should be widened as well a grinding of the base process and a new base and overlay to make it suitable for the increased flow of truck traffic if the weight limit were to come down. The land is low and there is no drainage which causes the need for continued maintenance work due to pot holes and road breakdown.

Mr. Hissong asked about the cost to repair this section of road without the truck traffic to which Mr. Lord said approximate number is between \$80,000 and \$120,000 for a shim and overlay only but that the Town currently does maintenance work as needed as there are other roads with higher priority in Town.

A conversation followed about why the weight limit signs were put up and who decided on this and why does Alfred ask for funding when Lyman doesn't. Mr. Dubois said that the tri-axes would not put more weight on the road than a pickup truck. This was discussed in further detail. The Selectmen agreed that the current Board were not involved in any vote to put up these signs but agree that the road needs to be brought up to specs to handle more truck traffic. The quotes that were given were shared with the group. Sol Fedder asked how much the Town is willing to pay as their portion. Mr. Palminteri explained that the Selectmen would have to take any request for funding to Town Meeting for a vote.

Mr. Hissong said that a list of others who may benefit from opening the road needs to be made and contacted. A suggestion was made to take the signs down and then figure out what needed to be done and what the costs will be to repair the road and then make a plan. Mr. Fedder asked about bonding. When asked about the FOOA request, Mr. Fedder said that is off the table. Conversation followed on these items.

Mr. Palminteri said that the Board is willing to keep lines of communication open. Mr. Lord agreed to get three quotes of a shim and overlay and both Hissong and Dubois representatives agreed to reach out to other who might share in the cost. All agreed to meet again.

The minutes of the June 20, 2017 and the July 5, 2017 Selectmen's meeting were read. Motion was made by George Donovan and seconded by Glenn Dochtermann to approve both sets of minutes as written. All voted in favor.

Mr. Palminteri reported that he has completed the research on the repairs to the Littlefield dam and that quotes and specs have been sent to the Treasurer, Fred Holt. All were in agreement that he place the order.

An update on the Alfred Park and Recreation made through Joyce Wood by Dean Currier was given and discussed.

- Some trash around the park –under bleachers etc. Selectmen agreed this is Park & Rec responsibility to take care of or to contact those who are.
- Alfred Festival Day the Committee will have a snow cone booth at which they will have a sign-up sheet for those interest in serving on the Committee.
- Committee would like to add a volleyball court and a horseshoe court. This promoted questions from the Board: 1) will they dig and place sand for the volleyball court and secondly 2) where will the horseshoes be kept so that they are available for public use.
- The Park and Rec Committee would like to do a free movie night and paint the back drop at the tennis court white as a screen. The Board had no problem with this.
- Lastly reported was that the concession stand needs a side door and trim work and that the Alfred Lyman Little League is going to do the work inside the building.

After further discussion, all were in agreement that Glenn Dochtermann will contact Dean Currier and cover the items above as discussed.

Alfred Water District's quarterly Groundwater Nitrate Testing report was read. Levels are good.

The Planning Board agenda for July 19, 2017 was reviewed.

Jen Ouellette, Clinical Director from the York County Shelter, met with the Board to discuss a request for an MOU from the Alfred Rescue Department. She explained the reason for the request and stated that the wording was cut and pasted from other MOU's they have adding that this is not a legal binding document. She then referred to the Maine Care licensing regulations. Mr. Palminteri told her that no one remembers signing this type of agreement in the past including the Rescue Chief who was contacted first and that is why he brought this matter to the Selectmen. He added that the Board asked Mrs. Wood to check into this and they have found out, after contacting a representative from Maine Care that this is not an agreement the Town should be signing. After further discussion the Board agreed to send Mrs. Ouellette copies of e-mails from Amanda Lee of Maine Care.

The Tax Collector, Fred Holt and Joyce Wood shared figures and information to the Board about the tax rate and the Tax Commitment for 2017. Many questions were asked, explained and discussed. They shared the Valuation information and the Assessment figures. Options were given for proposed tax rate(s) and discussed in full by the Board. Motion was made by George Donovan and seconded by Glenn Dochtermann to set the 2017 tax rate at 15.90 per thousand and to approve and sign the 2017 Tax Commitment paperwork with bills to go out this week. All voted in favor.

Mr. Holt reported that he is still waiting for one more quote to replace the air conditioner unit at the Town Hall. This was discussed and all agreed that if he does not receive a third quote by end of this week that he move forward and accept a quote so that this project can move forward.

After review of the warrants, motion was made by Mr. Donovan and seconded by Mr. Dochtermann to approve and sign them as submitted. All voted in favor.

The meeting was adjourned at 6:00 p.m.

Selectmen's Minutes
July 18, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann, and George Donovan. Also present were, Fred Holt, and James Allaire, CEO and Joyce Wood. There was no public present.

The minutes of the July 11, 2017 Selectmen's meeting were read. Motion was made by Glenn Dochtermann and seconded by George Donovan to approve as written. All voted in favor.

The Board discussed any possible appeal to the Zoning Board of Appeals decision made on June 22, 2017, as the 45 day period for any appeal must be filed no later than August 7, 2017. Mr. Palminteri stated his reasoning on not proceeding with an appeal and after further discussion, all were in agreement and motion was made by Mr. Donovan with second by Mr. Dochtermann to make the decision not to appeal the Zoning Board of Appeals decision made on June 22, 2017.

Mr. Palminteri reported on a conversation with Noah Tucker, Consultant to the Town on the Canopy Grant, about the planting of the trees on the Town Green and at the Library. The Town is able to purchase larger trees than originally planned and Mr. Tucker was told that the Company where the trees are coming from said that the trees should only be planted in their dormant stage, early spring or fall. This means sometime in October at this point. The Selectmen agreed to wait until then. All interested parties will be notified of this.

A thank you letter to the Members of the 2017 Festival Committee was approved and signed by the Selectmen. After review of an ad to be placed in the Smart Shopper, also thanking the Committee for the work on the festival, all were in agreement to place the ad in next week's edition on a ¼ page.

Julie Gerrish met with the Board to discuss an idea for the curbing around the Town Green. She has been doing some research on costs to have two foot or larger sections of granite engraved as a memorial to veterans or to first responders paid for by families or other interested parties. This, she said, would help to offset the cost to replace the curbing. She also priced out a bench stating that one could be purchased for \$2,200 including engraving from Heritage Memorials in Sanford. She shared a copy of her research and thoughts. Much discussion followed including the Board stating that it is not their intention to replace the granite but to repair/reset it to which she responded "perhaps this granite could be engraved". The Board agreed that she look into this with her contact. Also discussed was when this project would take place and all agreed that it would not happen until next year if financially feasible and that the project would go out to bid and have to be approved by Town Meeting. Also discussed was a bench at the Public Safety Building with engraving thanking first responders. The Board thanked Mrs. Gerrish for her ideas and agreed to meet with her again and keep the proposals in discussion.

Old Business:

Mr. Palminteri reported that the Forester, Eric Groves, has told him that the timber cut at the property being purchased by Keywood Manor has been completed and that the payments to the Town will begin coming in. Granite that was found will be brought to the sand and salt site for possible use in culvert work.

Mr. Dochtermann gave an update on Park and Recreation items including:

- Volleyball – the net will be put up but no sand or base will be installed at this time. They will wait to see if this gets use before spending any more funds to make a “court”.
- Trash at the Park – The trash has been taken care of.
- Porta Potties – There have been no more tipping over of these after Mr. Dochtermann secured them.
- Movie Night – this will not take place as they have found too much “red tape” and cost on regulations to show a movie.
- Concession Stand – Still working on finishing this up.
- Sign up(s) – Park and Recreation at their snow cone booth had a couple of people sign up with interest in helping on the Committee.

After review and discussion of several reappointment certificates motion was made by George Donovan, seconded by Glenn Dochtermann and voted by all to approve and sign recertification for the following:

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| • Deputy Treasurer | Shelia Chalmers |
| • Brothers Beach Committee | Dave and Diane Snyder |
| • Conservation Commission | Michael Kay and Dominique Zulueta |
| • Fueling February Committee | Donna Pirone |
| • Historical Committee | Almon Williams and Bruce Tucker |
| • Library Endowment Committee | Cathy Conley and Cherry-Marie Chretien |
| • Planning Board | Richard Pasquini |
| • Veterans Committee | Alden Gile and Jack Scott |
| • Road Committee | Rick Hambleton |

These reappointment certificates were signed by the Board.

A Tree Growth renewal application was reviewed and discussed. Motion was made by Glenn Dochtermann and seconded by George Donovan to approve and sign as presented. All voted in favor and the Chair, Tony Palminteri signed the document in duplicate.

The York County’s FY ‘18, July 1, 2017 through June 30, 2018 assessment was reviewed. The amount due from the Town of Alfred is \$148,931.71.

A proposed ad for invitation to bid on a Town-Owned property identified as Map 1 Lot 4-A was read and discussed. Mr. Holt reported that he needs to send information to the Town Attorney on the foreclosure of the property to make sure everything was done properly before the invitation to bid goes out. The Board agreed and motion was made by Mr. Dochtermann and seconded by Mr. Donovan that Mr. Holt send the documents to Attorney Rachin for approval. Also discussed was another property off of the Gore Road. After discussion the Board agreed that this be looked into as well and maybe both properties go on the bid list at the same time so to hold off on placing an ad at this time.

A draft Three Year Assessing Contract with the City of Sanford for assessing services to Alfred was discussed. It was reported that the draft has been sent to Steve Buck, Sanford Manager, and to George Greene, Sanford Assessor, for their review as well. The Board agreed to read the document and discuss final approval for potential signing in August.

Correspondence was reviewed and discussed as needed.

The Maine Municipal ballot for Officers was reviewed.

After briefly looking at the MMA Convention agenda, Mr. Donovan said that he would like to attend. Mr. Dochtermann said that he was not sure at this time if he would be able to attend. The Board agreed to send the agenda to employees to see if anyone else may be interested in attending this year.

The Board was reminded that Joyce Wood will be on vacation for the next two weeks and Mr. Holt agreed to do the agenda and the minutes in her place.

After review of the warrants, motion was made by Glenn Dochtermann and seconded by George Donovan to approve and sign them as submitted. All voted in favor and they were signed.

Income to the Brothers Beach account, the Alfred Festival account, the Park and Recreation account and to the Salary account was accepted and appropriated by the Board as submitted after motion by Mr. Dochtermann, second by Mr. Donovan and approval by all.

There being no further business the meeting was adjourned at 5:30 p.m.

Selectmen's Minutes
July 25, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri and George Donovan. Absent was Glenn Dochtermann. Also present were Fred Holt and James Allaire. There was no public present.

Minutes of the July 18, 2017 Selectmen's meeting were moved by George Donovan, seconded by Tony Palminteri and approved by both.

Tony Palminteri reported that the timber harvest on Town owned land being sold to Keywood Manor is completed and all equipment has been removed. Several pieces of granite that were found on the property have been removed by the Road Commissioner and brought to the Depot Street stockpile to be used as deemed by the Road Commissioner.

Tony Palminteri will contact Keywood Manor as agreed upon in the purchase and sale agreement, and the closing on the property will take place within 60 days.

Fred Holt gave the board an update on the progress of the new website. He also told the board that the air conditioning system in the Town Hall will be replaced on Friday July 28th.

Discussion took place concerning tax acquired properties in Town and what, if any action should take place.

George Donovan asked about the final income/expenses with this years Festival. Fred Holt replied that a couple of minor bills are still outstanding but it appears that there will be a remaining balance of approximately \$3,000.

James Allaire asked about purchasing Land Use & Planning Law books through SMPDC. It was agreed that he will purchase a total of three, one for his office, one for the Planning Board Chairperson and one for the ZBA Chairperson.

The June bank statements were opened and reviewed by the selectmen.

Two hiring forms for per diem firefighters were presented. Motion by George Donovan, seconded by Tony Palminteri to approve hiring. Both voted to sign the forms.

A resignation letter from the full time Firefighter/EMT, Chris Carpenter was read. It was accepted with regrets and a letter will be sent to Chris Carpenter thanking him for his service to the Town.

A purchase authorization from Chief David Lord for the replacement of two entrance doors at the Public Safety building was reviewed with discussion taking place that these were included in the budget for this year. Motion by George Donovan, second by Tony Palminteri to authorize, both approved.

A general journal entry was reviewed with the board with the explanation that it moved \$1,060 out of the Repairs & Maintenance account in Government Operations to the Town Hall Garden account within the same Governmental Operations article. Motion by George Donovan, second by Tony Palminteri to approve. Both voted to approve.

After explanation by Fred Holt of the FY18 Local Road Assistance Program form, George Donovan motioned to sign it, Tony Palminteri seconded and it was signed.

A letter to Avesta Housing requesting a \$3,547 payment in lieu of taxes was read. Motion by George Donovan to sign, seconded by Tony Palminteri and it was signed.

A Veterans Widow Exemption form was reviewed. Motion by George Donovan to sign, seconded by Tony Palminteri and the Chairman signed.

A letter from RSU #57 concerning surplus property the District has was read. It was agreed that Fred Holt and James Allaire will go to the District and see if there was anything the Town may be interested in.

Correspondence was read and discussed as needed.

After review of the warrants, motion by George Donovan and seconded by Tony Palminteri to approve and sign them as submitted. Both voted in favor and the warrants were signed.

Income to the Historical Committee was accepted and appropriated as submitted after motion by George Donovan, second by Tony Palminteri and approved by both.

The meeting was adjourned at 4:29 p.m.

Selectmen's Minutes
August 1, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt and James Allaire. There was no public present.

Minutes of the July 25, 2017 Selectmen's meeting were moved by George Donovan, seconded by Glenn Dochtermann and approved by all.

Road Commissioner Jon Lord updated the Board on the progress of the road paving in Town. The paving company is currently working on Back Road and plan to have all three roads done within the next week, weather permitting. Jon Lord stated that he has replaced 7 culverts on Back Road and 4 on Brackett Hill as part of the paving preparation.

Jon Lord has been in contact with the road stripping company and they plan on stripping the roads in September.

E-mails from the City of Sanford were read and discussed concerning the Haybrook Bridge connecting Sanford and Alfred. It was agreed that the Board will review notes taken during the May meeting between Sanford and Alfred officials before responding to Sanford as to the next step in the process.

The resignations of Heidi Gendreau from the ZBA and Arthur Karcher from the Planning Board were acknowledged by the Board and it was agreed to send each a letter thanking them for their time and service on their respective Board.

Several Appointment Certificates were reviewed and signed by the Board.

After discussion of current Board openings, it was motioned by Tony Palminteri and seconded by Glenn Dochtermann to appoint Rick Carter to the ZBA. All approved. Glenn Dochtermann motioned and seconded by George Donovan to appoint Heidi Gendreau to the Planning Board. All approved.

After explanation of the extension of the Letter of Credit in the amount of \$94,608.26 for the Colins Meadow subdivision it was motioned by George Donovan and seconded by Glenn Dochtermann to sign as presented. All voted in approval and the Letter was signed.

An e-mail from MMA Property and Casualty Board asking for interest to serve on its' Board was read. The Select Board agreed that this was not something they are interested in at this time.

James Allaire, CEO, shared his end of the month report. He then requested approval to attend the September Training/Membership Meeting of the MBOIA in Gray, ME. George Donovan motioned and Glenn Dochtermann seconded. All voted to approve.

Andrew Bors, Town Clerk shared the Town Clerks' end of month report with the Board. Several questions were asked and answered by Andrew Bors.

Chief David Lord discussed the resignation of the Permanent Firefighter and his desire that this position continue to be filled by a full time person. Several questions were asked about possible individuals that he may have in mind. He does have someone that he will approach about their interest.

Chief Lord stressed that until the Town offers some type of retirement plan his department and other Town departments may not be able to attract and retain qualified employees. This was discussed at length by all.

Correspondence was read and discussed as needed.

After review of the warrants, motion by Glenn Dochtermann, seconded by George Donovan to approve and sign them as submitted. All approved and the warrants were signed.

Income from the Timber Harvest was accepted and appropriated as submitted after motion by Glenn Dochtermann, second by George Donovan. All approved.

The meeting was adjourned at 5:00 p.m.

Selectmen's Minutes
August 8, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, James Allaire and Joyce Wood. There was no public present.

Minutes of the August 1, 2017 Selectmen's meeting were read. Motion was made by George Donovan, seconded by Glenn Dochtermann to approve as written. All voted in favor.

Mr. Palminteri asked for a motion to go into executive session. Motion was made by Mr. Dochtermann, seconded by Mr. Donovan and approved by all. The Chairman, Mr. Palminteri called the meeting into executive session at 4:10 p.m. in accordance with MRSA Title 1, §405, C Discussion of acquisition or use of property. After motion and second the meeting was called out of executive session at 4:25 by the Chairman with the understanding to complete this discussion in executive session at the end of the meeting.

Jim Boldebook and Dana Libby met with the Board to present a Contract Zoning application. Tony Palminteri addressed the group stating that he has considered recusing himself and explained that several years ago, back in 2013, he and Mr. Boldebook had business dealings. He said he has had no contact with him in this manner since then and asked Mr. Boldebook if he has any concerns with him acting in his position of Selectman on this application. Mr. Boldebook said "no, I am fine with that." Mr. Palminteri then asked the other two Board members how they felt and both responded that they feel there is no reason for him to recuse himself. He then turned the meeting over to Mr. Libby and Mr. Boldebook.

A presentation along with copies of the proposed plan and a map for the Contract Zoning application entitled "On Shaker Pond" was given by them. Points given and discussed:

- Property currently in the Critical Rural District.
- Three additional family homes each with single septic systems are proposed.
- Sizes of home will be 1,500 to 1,800 sq. ft.
- Age 55 plus community.
- The road will remain private and it will be maintained/plowed by an "association agreement".
- Driveways paved.
- Total acreage to be zoned – 17.27
- Beach/lake rights to these new homes.
- All improvements will be out of the shoreland zone.
- Map showing the plans for the location of all new buildings and setbacks, etc. – reviewed and discussed.

Questions were asked about fire access and response from George Donovan who has spoken with the Full Time Firefighter as the Chief was out of Town who said that there should be plenty of room into the property for emergency vehicles. Also asked was if they would consider a dry hydrant and Mr. Boldebook thought this was a good idea. After further discussion the Board told the applicant that they will hold a Public Hearing with the Planning Board before decision is final and that, after votes by

both the Planning Board and the Selectmen, and if approved, a Town Meeting will be held for the final approval. The Board agreed to inform them when the Public Hearing can be set up.

The Selectmen, after looking at a calendar, agreed to look into the date of August 22nd or as soon as possible if proper planning and notification can be done.

The Board read the report from MMA Risk Management on the inspection and findings at the Parsons Memorial Library. It was reported that the Trustees and the Librarian are taking care of the noted items in the report.

After reading an e-mail from Matt Hill, the Director of the Highway Department for Sanford, concerning the Hay Brook Bridge, the Board agreed Alfred should consider saving over three years the \$75,000 needed for the share of the replacement of the bridge and to bring this up at the next budget process time.

It was reported by Mr. Palminteri that Noah Tucker is taking soil samples from the Town Green and will be reporting back when he gets the results. Also discussed were the benches on the green. All agreed to give the results of the search done for benches to the Massabesic Lions as they have offered to purchase one for the Town.

Two veteran's exemption applications were reviewed. Motion was made by Glenn Dochtermann and seconded by George Donovan to approve and sign the exemptions as submitted. All voted in favor and they were signed.

After explanation of a tree growth renewal application, motion was made and seconded to approve and sign as submitted. All voted in favor and the application was signed.

The Board discussed a tax abatement for a camper trailer that was excised after the tax commitment date and another for a personal property tax abatement for a company that is no longer in operation. Motion was made by Mr. Donovan and seconded by Mr. Dochtermann to approve and sign the two abatements as filled out. All voted in favor and they were signed.

The Planning Board minutes of July 19th were read.

The Board read a draft bid notice for sale of a town owned property. After discussion, all were in agreement to wait for final "OK" from Attorney Rachin on the legal verification on the lien and foreclosure process before placing the ad and making the bid official.

The Board read a notice to the Budget Committee Chair, Fred Holt, from Ken Gerry Jr., stating that he does not wish to be reappointed to the Budget Committee. All were in agreement to send Mr. Gerry a thank you letter with a small token of appreciation for his many years of service.

A request to attend an annual Networking Day by the Town Clerk was approved after motion by Mr. Donovan, second by Mr. Dochtermann and approval by all.

A notice from the MMA Health Trust explaining some changes coming in 2018 were reviewed and discussed.

A request from the US Census Bureau was discussed. All agreed to say "no" to the request to the Town gathering information as there is not enough staff to do so.

It was reported that John Lord has completed the paving of the Back Road and that he is still working on the Brackett Hill Road. Shouldering these roads should be completed within two weeks' time.

A suggestion was made to replace the two trees that did not make it at the Public Safety Building with shrubs. After discussion, all agreed that Mr. Donovan will get in touch with the Chief with this suggestion.

The Treasurer, Fred Holt, presented two journal entries that he made this past week. One was the tax revenue received in the month of July and the second was for a check from a resident that bounced. The Board initialed the entries as presented.

After review of the warrants, motion was made by Glenn Dochtermann and seconded by George Donovan to approve and sign them as submitted. All voted in favor and the warrants were signed.

Income to the Fueling February account in the amount of \$645.50 was accepted and appropriated by the Board.

After discussion of appointments and reappointments motion was made and seconded to appoint Rick Carter to the Zoning Board of Appeals as a new member to replace Joyce Krahling and to send a letter to Joyce Krahling thanking her for her service as a member of this Board. All voted in favor. A motion was then made to reappoint Scott DeWolf to the Zoning Board of Appeals after motion, second and approval by all.

A motion was made by Glenn Dochtermann and seconded by George Donovan and approved by all to call the meeting into executive session to continue the conversation in accordance with in accordance with MRSA Title 1, §405, C Discussion of acquisition or use of property. The Chairman, Tony Palminteri called the meeting at 6:00 p.m. After motion, second and approval by all the meeting was called out of executive session at 6:24 p.m. A motion was made by George Donovan to take \$3,000 out of the Contingency Fund to retain the services of a draftsman. Second was made by Glenn Dochtermann and all voted in favor.

The meeting was adjourned at 6:30 p.m.

Selectmen's Minutes
August 15, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, James Allaire and Joyce Wood. There was one member of the public present.

Minutes of the August 8, 2017 Selectmen's meeting were read. Motion was made by George Donovan, seconded by Glenn Dochtermann to approve as written. All voted in favor.

The proposed bid for the Town owned property on Whichers Mills Road, Map 1 Lot 4-A was discussed. Mr. Holt, reported on a response from Attorney Rachin on the lien and foreclosure process that took place back in 1989. Her response said that the Board has two options: 1. To redo the whole process as records from back that far are no longer available except what is at the Registry of Deeds or 2. Move forward with the bid process to sell the property making sure that the deed and sale documents indicate as usual that it is sold "as is". It was then reported by Mr. Holt that if the past owner were to come and claim this property today he would owe the Town a significant amount of money for taxes and fees. This was discussed at length. Motion was made by Glenn Dochtermann and seconded by George Donovan to move forward with the sale and the bid process. All voted in favor.

The Board read the draft request to Attorney Rachin including a bulleted timeline. After discussion, motion was made by Glenn Dochtermann and seconded by George Donovan to send the request to her for her review and response.

The Contract Zoning application that was presented to the Board at last week's meeting was briefly discussed. The Board agreed that the only questions they had were about the fire prevention and ability to access the area and that the applicant and members of the Fire Department have answered those questions. Also the noted changes needed to the plan were addressed. All were in agreement that at this time they have no stipulation or added regulations to this application and that they should be ready for the joint meeting on August 29th Public Hearing at the Conant Chapel. Also discussed was the date for a Town Meeting, if the application were to pass the Planning Board and Selectmen review. All agreed not to hold a Town Meeting on a Tuesday night and to speak with the Planning Board about a possible Thursday date.

Fire Chief David Lord spoke with the Board about the Fulltime Firefighter position which will be vacant as of Friday, August 25th. He reported that he has had some interest in the position and has spoken with several people. He asked the Board if there were a written policy (or in the personnel Policy) that states that a position must be advertised. The response was "no" but usually it is wise to do so. They asked him if he had a good applicant in mind and he responded that he does. After much discussion, all were in agreement that George Donovan will interview this applicant on behalf of the Selectmen and bring his findings back to the Board for their decision and potential hiring of this person. Chief Lord reported that the position will be filled in the interim by per diem employees if needed.

Darcy Hobgood, Tax Collector, shared her end of month report for July. She explained the numbers in comparison to last year at this time for excise tax, property tax collection and the Inland Fisheries report.

The Treasurer, Fred Holt, presented the monthly bank statements. Each Selectman opened several and reviewed and discussed them briefly.

It was moved by George Donovan and seconded by Glenn Dochtermann to sign thank you letters to Ken Gerry as member to the Budget Committee, Joyce Kraling as member to the Zoning Board of Appeals and to Heidi Gendreau as a member of the Zoning Board of Appeals. All voted in favor and the letters were signed.

A letter to Chris Carpenter thanking him for his service to the Town as the Fulltime Firefighter was signed after approval by all.

An opening for a member to serve on the Brothers Beach Committee was discussed. Recommendation was given to approach Joyce Krahling to see if she may be interested in this position. All agreed.

After review and explanation of three tax abatements for the 2017 commitment, it was moved by Mr. Dochtermann and seconded by Mr. Donovan to approve and sign them as submitted. All voted in favor and they were signed.

A tax supplemental assessment was explained. Motion was made by George Donovan with second by Glenn Dochtermann to approve and sign the documents for the supplement as written. All voted in favor and they were signed.

It was reported that the Planning Board meeting set for August 16, 2017 has been cancelled.

A letter to the Three Rivers Land Trust notifying them of the amount owed as agreed through the Payment in Lieu of Taxes Program was signed by the Board after motion by Mr. Donovan, second by Mr. Dochtermann and approval by all.

The Board agreed to purchase three Planning Land Use books at \$15.00 each, one for the Code Officer, one for the Planning Board and the third for the Zoning Board of Appeals.

An appointment certificate for Julie Gerrish for membership to the Alfred Zoning Board of Appeals was discussed. Motion was made by Mr. Donovan and seconded by Mr. Dochtermann to approve and sign the certificate. All voted in favor and it was signed.

John Lord, Road Commissioner, met with the Board. He reported that the 2017 paving has been completed and that the shouldering work should be completed by next week giving time for the asphalt to set. He also reported that he will begin the road side cutting soon and will also do some tree work. He then shared a packet of ideas and information concerning the winter roads program for the Town. He said that this year's (2017/2018) contract will remain the same to complete a three year agreement with the Town, but that the Board needs to consider the following year and the future. He said that he will be losing contractors after this year and a new contract or new program will need to be developed. He shared some of his thoughts and ideas and asked that the Board study this and that they meet again with him on this. After discussion, the Board agreed to keep this topic in the forefront and meet again soon.

Andy Bors, Town Clerk, spoke with the Board about an idea for the new web-site for the town. He shared some information on a potential drone video from which still photos can be taken as well. The cost would be \$300, he believes for one hour. After discussion, the Board agreed that they were interested and requested that Mr. Bors follow up on the cost and more information.

An e-mail from Park and Recreation member, Dean Currier, concerning the sand in the park sand box was read. It was reported that Dayton Sand and Gravel has donated sand in the past if it was picked up. All agreed to inform Mr. Currier of this.

The CEO, Mr. Allaire, spoke with the Board about a call he received by an applicant who had a meeting with the Planning Board at the meeting that has been cancelled who told him that he was under a time constraint for the purchase of the property that he was meeting about. After discussion, the Board asked Darcy Hobgood, the Planning Board Secretary, to see if she could get the members together for a meeting as soon as possible to accommodate the applicant. She agreed to do so but stated that she would contact Al Carlson, the Chairman, first.

Mrs. Wood stated that she received a call from a resident who told her that someone found a hypodermic needle beside a roadway and suggested that the Selectmen put an ad in the paper to explain what people should do if they find that type of paraphernalia. Mrs. Wood reported that she contacted the State Police to see if they had verbiage on this type of notice and was told by their Public Information Officer that they do not recommend notification of this type but to tell the caller they can contact the State Police or handle it and dispose of it cautiously. She also said that he asked if this happens all the time in the same area and if just a onetime case.

Fred Holt, Treasurer, shared a journal entry change in the amount of \$3,500 to pay for the broken air conditioner at the town hall from the Contingency fund account to the Town Hall Maintenance account. The Board initialed the entry change.

Paul Gauthier and Lee Gagnon residents from Keywood Manor in Alfred spoke with the Board about "safety issues" in Keywood. Mr. Gauthier opened the session by saying "thank you" to the Selectmen for the recent show by the State Police enforcing the speeding traffic in the area and also complemented on the 2016 Town Report. He then, as a Member of Shaker Museum Board, asked for use of the Town's golf cart for the fall event on Shaker Hill. The Board agreed to get back to him on this. Next Mr. Gauthier presented several items that are, he and others feel, safety concerns in the park. There is need for crosswalks as residents in Keywood need to walk to the Community Center and walk their dogs especially between 7:00 and 8:00 am and 4:00 and 5:00 pm on the main roads and the speeding traffic is very dangerous. He also said that the Park does have some paths but that they are not very long. The Crosswalks should be wider than ones that had been put down several years ago. There is need of signage at the crosswalks like "Pedestrian Crossing ahead" signs. The four way intersection, Pools Crossing/North Berwick Road, is very dangerous for traffic. A light is needed or at least signs warning of a dangerous intersection. He added that, if the Board wanted, he could spearhead a petition to send to the D.O.T. with a letter from the Alfred Selectmen requesting a traffic light at this intersection. Much discussion followed with the Board explaining that in the past, when crosswalks were requested the Department of Transportation said that they feel crosswalks give a false sense of security and are not recommended especially in heavily traffic areas and the Selectmen will follow their lead. If the Park were to paint crosswalks on their own they would have to check with the Road Commissioner on the desired location. It was reported that a light has been

suggested by the Town previously and that the D.O.T. has found that it is not considered to be high incident area. The Town could put one up on their own but is costly. The Board agreed to speak with the Road Commissioner about installing caution signs before the four way intersection and reported that signs of this type have been paid for by the requester and that perhaps the Park would consider paying for them. After further discussion, Mr. Gauthier and Mr. Gagnon thanked the Board for their time.

The meeting was adjourned at 6:30 p.m.

Selectmen's Minutes
August 22, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, and Joyce Wood. There was no public present.

Minutes of the August 15, 2017 Selectmen's meeting were read. Motion was made by Glenn Dochtermann, seconded by George Donovan to approve as written. All voted in favor.

Several updates on issues at the Brothers Beach were discussed. It was reported that the gate and the lock to the gate were damaged by a person driving a van and the lock was given to Fred Holt by a Committee member. Mr. Holt said that he has had the lock replaced using the same keys as before. All agreed to speak with the Chairman, Chad Perry to see if anyone has identified the person who hit the gate. It was reported that the gate was closed a couple of weeks ago for a couple of days because a member had forgotten to open the gate. Also, Mr. Dochtermann agreed to make available to the Committee a traffic counter as suggestion had been made to the Selectmen that one be used to determine the numbers of patrons who use of the beach. All agreed to put the counter down for a seven day period and then to invite the Committee in for a meeting to discuss this and any others matters.

A Soil Analysis report done by Bartlett Tree Experts for the Town Green was reviewed and discussed. All agreed that when the trees are planted this fall to amend the soil and then next year, if additional work is approved, the rest of the soil will be amended to make the necessary improvements.

A letter to Art Karcher, thanking him for his service to the Town as a Member of the Planning Board, was approved and signed by the Board.

The Selectmen discussed the format of the upcoming Public Hearing for the Contract Zoning application to be held at the Conant Chapel at 6:00 p.m. next Tuesday, August 22nd. They also discussed any amendments to the application and agreed that the following amendments be made:

- a dry hydrant be in the plan
- widening of the intersection coming onto the property be in the plan
- It is the responsibility of the property owners to maintenance the Development road including plowing - be in the plan
- Index on the plan map be corrected to include a missing building envelope reference line

Joyce Wood reported that she has spoken with the Town Attorney about several items and an executive session with the Board of Selectmen has been recommended by Attorney Rachin on September 12th. It was moved by George Donovan to hold this meeting on the 12th any time after 4:15. Glenn Dochtermann seconded and all voted in favor. Mrs. Wood will get a convenient time and put it on the agenda for September 12th.

The Board briefly discussed the Town property on Whichers Mills Road that is scheduled for a bid opening on September 12th at 5:00 p.m. All were in agreement to spend \$125 for a reusable sign to put up on site.

Mr. Dochtermann reported that he is able to attend the Maine Municipal Conference in October. All agreed to sign him up.

After explanation of four tax abatements it was moved by George Donovan and seconded by Glenn Dochtermann to approve and sign them as presented. All voted in favor and they were signed.

A tax supplemental was explained and discussed. Motion was made by Mr. Donovan and seconded by Mr. Dochtermann to approve and sign as submitted. All voted in favor and the documents were signed.

The notice of the RSU #57 meeting to be held on August 23, 2017 was read.

A letter of resignation from the Planning Board by Ray Blanchette was read. The Board accepted the resignation with regret by motion and second and approval by all.

A letter to Mr. Blanchette accepting his resignation and thanking him for his service was approved and signed by the Board.

An appointment certificate for Joyce Krahling as a member to the Brothers Beach Committee was approved by after motion by Mr. Donovan and second by Mr. Dochtermann. The certificate was signed.

After discussion of an appointment certificate to the Zoning Board of Appeals, motion was made by George Donovan and seconded by Glenn Dochtermann to approve the appointment. All voted in favor and the certificate for Rick Carter as member to the Zoning Board of Appeals was signed.

The warrant was reviewed. Motion was made by Mr. Dochtermann, seconded by Mr. Dochtermann to approve and sign it as submitted. All voted in favor and the warrant was signed.

Income to the Solid Waste account, the Town Insurance account and the miscellaneous income account was accepted and appropriated as submitted.

Mr. Holt, Treasurer, reported on a Journal Entry he made to record the abatement and supplement from August 15th.

Mr. Donovan reported that he spoke with Morgan Stearns who agreed that the Alfred Shaker Museum are able to use the golf cart for the upcoming fall festival on Shaker Hill Road.

Jon Lord, Road Commissioner, met with the Board. He reported that the shouldering of the newly paved roads should be completed this week. The group then had a discussion of the maintenance of winter roads after the next fiscal year's contract is completed. He reported that he will be losing sub-contractors as they will no longer be plowing snow. The specs of the current contract were discussed. It was reported that Alfred's contract calls for plowing after ½ inch of snow pile up and to keep the roads clear. The thought is that this should be

changed to be more in line with other Maine Towns and will help to cut the costs for winter roads. Discussed was the comparison of what other Towns in York County do and it was reported that they will be losing snow plow contractors as well and will be looking to do new contracts. Also discussed was the comparison of costs other Towns pay and also the amount of sand/salt, the cost of any employees and any other item that makes up the winter roads budget. After further discussion, the Board and the Road Commissioner were in agreement to do some research on all of this for comparison and ideas and bring back for discussion at another meeting.

The meeting was adjourned at 6:00 p.m.

DRAFT

Selectmen's Minutes
August 29, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, Jim Allaire and Joyce Wood. There was no public present.

Minutes of the August 22, 2017 Selectmen's meeting were read. Motion was made by George Donovan and seconded by Glenn Dochtermann to approve as written. All voted in favor.

A letter to the USDA as a follow-up to conversations about the Massabesic Forest was read and discussed.

Mr. Dochtermann reported that he has given the traffic counter to the Brothers Beach Committee and said that they will put it down for a seven day period to get a count on the use of the area. He also reported that he asked them to, at the end of the time period, to set up a meeting with the Selectmen to give a report and update on the Brothers Beach.

An e-mail from Attorney Leah Rachin asking the Board if they want her to do the closing documents for the sale of Town property to Keyword was read and discussed. There is a proposed closing date of September 15, 2017. After discussion, motion was made by Mr. Donovan with second by Mr. Dochtermann to authorize the Town Attorney to draft the documents to be ready for the closing for that date. All voted in favor.

A questionnaire to the six Towns in the RSU #57 concerning costs on winter roads was read by the Board. All agreed to send this out after minor changes were made.

Fred Holt shared legal information he has found and shared with the Town Attorney's office about the sale of foreclosed property and the timeframes to contest a lien. He said that the Attorney has replied back and that this will apply in some cases.

A written review of the interview with a potential candidate for the Fulltime firefighter position written by George Donovan was read. It was reported that the position has been offered to this applicant but as of the time of the meeting, Chief Lord has not heard back from him.

Mr. Holt asked, on behalf of the IT Consultant, Dave Lowe, if the Board may be interested in the installation of a second internet extension. He shared the conversation he has had with Mr. Lowe and reported that the cost would be \$120 monthly. After further discussion all were in agreement that this is not needed at this time.

Two Tax abatements and two tax supplements to correct name changes were explained and discussed. Motion was made by George Donovan to approve and sign them as submitted. Glenn Dochtermann seconded, all voted in favor and the documents were signed.

The Board approved and signed a letter to a resident requesting payment for two "Children Playing" signs that she requested.

After review of an application from a resident expressing interest in serving on the Planning Board, it was agreed on by the Board to wait and hear from the Chairman of the Planning Board as another person is being considered for this vacancy.

A notice from Maine Municipal Risk Management Services giving the Marshall & Swift Insurable Value of both the Fire Building and the Parsons Memorial Library was read. After discussion the Board agreed to contact the Representative, Corina Steeves about the replacement value of these two buildings.

The Planning Board Public Hearing notice to be held on September 6, 2017 was read.

Mr. Holt, Treasurer, shared two journal entry changes he made this past week. One was for the assessing abatement/supplement that was approved by the Board at their August 22nd meeting and the second was the moving of funds from the sale of timber to the general fund.

The Board brought up a prior discussion on the potential to do some maintenance timber cut at the transfer station. The Board agreed to speak with Eric Grove, Forester, about this.

Three warrants were presented and reviewed. Motion was made by Mr. Donovan to approve and sign them as submitted. Mr. Dochtermann seconded, all voted in favor and they were signed.

Income to the Festival account and to the General Fund was approved and signed as submitted.

The meeting was adjourned at 5:00 p.m. to attend the Public Hearing on the Contract Zoning application.

Selectmen's Minutes
September 5, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, Jim Allaire and Joyce Wood. There was no public present.

Minutes of the August 29, 2017 Selectmen's meeting were read. Motion was made by Glenn Dochtermann and seconded by George Donovan to approve as written. All voted in favor.

Chief Matt Bors met with Board to give an update on the Full Time Firefighter position. He indicated that the deadline to hear back from an applicant is today by 5:00 p.m. He also reported that no one has heard back from his since last week about the job. Mr. Palminteri asked if it were possible to leave Mr. Carpenter in the Alfred position until a replacement is found. Mr. Bors answered that Mr. Carpenter has already left and is currently on a vacation. He added that the position is in good hands with the per diem staff signing up to fill the time. This was discussed further. The Board agreed that the Rescue Chief should move forward with posting the job.

The minutes of the August 29th Public Hearing were read. Motion was made by Mr. Dochtermann and seconded by Mr. Donovan to approve them as submitted. All voted in favor.

After reviewing the Findings of Fact from the August 29th Hearing which included minor changes by the Town Attorney, motion was made by Mr. Donovan with second by Mr. Dochtermann to approve and sign the document as presented. All voted in favor and it was signed by the Board.

The Contract Zone Agreement by and between the Town of Alfred and James R. Boldebook, was read and discussed. It was reported that the Town's Legal Council has been working on this with Mrs. Wood and that some changes have been recommended. The Applicant's Attorney has reviewed and expressed concern over one of the changes but is willing to revise the document. After further discussion, motion was made by George Donovan to approve the agreement with all the recommended changes to bring to Town Meeting. Mr. Dochtermann seconded and all voted in favor.

The Board then agreed to give copies of the August 29th Public Hearing minutes, the Findings of Fact for the same and a copy of the agreed upon Contract Zone Agreement to James Boldebook, his Attorney, Attorney Hull, and to Dana Libby of Corner Post Land Surveyors as well a copy to the Planning Board and to Jim Allaire, CEO.

Jim Allaire, Code Officer, then gave his end of month report for August for Building and Plumbing permits and the related fees. He reported that PATCO has applied for their 13th permit for Colin's Meadow. This lead to a discussion about the road and sidewalks in general for new sub-divisions.

The September 27, 2017 Special Town Meeting Warrant was review. Mrs. Wood reported that she has had this reviewed by Legal Counsel and that some changes have been made to the wording of the article. After discussion, motion was made by Glenn Dochtermann and seconded by George Donovan to approve and sign the warrant as presented. All voted in favor and the warrant was signed.

A response from Corina Steeves, MMA Risk Management, about the values set on Town owned buildings was read. She stated in an e-mail that they cannot insure the building(s) for more than what Marshall & Swift calculates. She added that if the Town were to show documentation or an engineer report that provides a higher value than what MMA currently has the value set at, then they can review and make a determination on whether to increase the value.

The Planning Board Agenda for the Planning Board Public Hearing for September 6, 2017 was read.

The September 6, 2017 Library agenda was read.

The Board then reviewed and discussed the Banked Time portion of the Personnel Policy. The notification of banked time, who and how far in advance notice is given was the main discussion by the Board. It was moved by Mr. Donovan and seconded by Mr. Dochtermann that the Board of Selectmen be notified by a phone call or by e-mail from the Human Resource Employee when an official of the Town is going to be out so that they can plan accordingly. All voted in favor.

A notice from Charter Communications reporting a franchise fee of \$10,929.64 was read.

The MMA request to appoint a voting delegate for the Annual Business Meeting at the MMA Convention was filled out. George Donovan was listed as the delegate with Glenn Dochtermann as the Alternate.

Correspondence was read and discussed as needed.

An appointment certificate for Tom Holland as Alfred Animal Control Officer was approved and signed by the Board.

The Town Clerk's end of month report for August was read.

After review of the warrant, motion was made by Mr. Dochtermann and seconded by Mr. Donovan to approve and sign as submitted. All voted in favor and it was signed.

Income to the Solid Waste account and to the general fund account was accepted and appropriated by the Board.

There being no further business, the meeting was adjourned at 6:00 p.m.

Selectmen's Minutes
September 12, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, Jim Allaire and Joyce Wood. There was no public present.

Mr. Palminteri asked for a motion to call the meeting into executive session. Motion was made by Mr. Dochtermann and seconded by Mr. Donovan. All voted in favor and the meeting was called into executive session by Tony Palminteri in accordance with MRSA Title 1 §405, 6.E at 4:05 to speak with Attorney Leah Rachin. The session ended at 4:45 with motion by Mr. Palminteri and seconded by George Donovan. All voted in favor. The Board agreed to set up another Executive Session with Attorney Rachin on September 19th at 3:30 p.m. to continue the discussion.

Minutes of the September 5, 2017 Selectmen's meeting were read. Motion was made by Glenn Dochtermann and seconded by George Donovan to approve as written. All voted in favor.

The closing documents for the property from the Town of Alfred to Keyword Manor LP were reviewed. A call was made to Attorney Scott Edmunds to discuss when the check for the payment of the property will be given to the Town. All agreed that the check will be brought to the Town Hall on Monday, September 18th and handed directly to the Treasurer, Fred Holt. Motion was then made by Glenn Dochtermann and seconded by George Donovan to approve and sign the documents as presented. All voted in favor and the deed, the Real Estate Transfer Tax Declaration and the closing statement were all signed as needed.

Fred Holt, Treasurer, shared four journal entries he made this past week. Two were for tax abatements and supplements as previously approved. The third was to record tax revenues received in the month of August amounting to \$245,000 and the fourth was to enter the funds received from the timber harvest on the Town-Owned property.

Mr. Holt then presented the bank statements from August. Members of the Board opened several statements each. They were reviewed.

At 5:00 p.m. Mr. Palminteri, Chairman, opened the scheduled session to open bid documents for map 1 lot 4-A. Present was Joseph Fitzpatrick, bidder. Mr. Palminteri reported that it has been discovered this week that this property is not a buildable lot as it was divided and sold in 1974. He then said that the Town, if the Board does not accept any of the two bids received, may decide to take the lot through a permit process and to the Zoning Board of Appeals if needed. The reason for this is because the Selectmen have a fiduciary responsibility to the Town to make sure that every avenue is covered. Two bids were opened and read. One bid was for \$4,000.00 and the second was for \$5,100.00. After further discussion, motion was made by Mr. Palminteri to reject both bids. Mr. Dochtermann seconded and all voted in favor. The deposit check from Mr. Fitzpatrick in the amount of \$1,300 was returned to him. A motion was then made by Mr. Palminteri to start the permit process on behalf of the Town of Alfred. Mr. Dochtermann seconded and all voted in favor.

Mr. Sean McCarthy, the second bidder, then joined the meeting and Mr. Palminteri reported to him that the bidding process was over and then explained the decisions made by the Board. Mr. McCarthy's deposit check was then given back to him.

Mrs. Wood gave an update on the Canopy Grant stating that the amount of the invoice for the trees was less than the grant application and that she contacted Jan Santerre, Grant Administrator, and asked if the funds could be spent on more trees, specifically, two trees to replace the two that did not make it at the Public Safety Building. The written response from Ms. Santerre was positive and she said to proceed with the two additional trees. Mrs. Wood shared the email link and asked the Board if they give their approval to move forward with this recommendation or not. After discussion, a call was made to Noah Tucker, Arborist working with the Town on this project, to ask him if the two trees at the Library could be larger trees. He agreed. Motion was then made by Glenn Dochtermann and seconded by George Donovan to approve the ordering of two larger trees for the Library and placing the two smaller trees at the Public Safety Building which would still be under the grant amount for the trees. All voted in favor.

Mrs. Wood shared a preliminary spreadsheet on the winter roads research. She reported that she has also received copies of the contracts from each Town but has not yet heard back from Limerick and would complete the spreadsheet with all information as soon as she does. A copy of the spreadsheet will be given to Jon Lord, Road Commissioner for a future meeting to discuss a winter roads contract.

The Planning Board minutes of the Joint Public Hearing held on August 29, 2017 were read.

The RSU #57 agenda for their September 13, 2017 meeting was read.

The report from Maine Revenue Services on the proposed 2018 State Valuation was read. Alfred's valuation is proposed at \$285,600,000.

A Hiring form for Elizabeth Girard as fire fighter was discussed. It was reported that this person has been on calls already. Motion was made to sign the hiring form and to contact the Fire Chief about the importance of getting the hiring forms to the Selectmen before anyone begins work. All agreed that Mr. Holt will write a memo.

A tax abatement for a camper trailer that was excised after the date of commitment was approved and signed by the Board.

The three year Assessing Contract was presented with the explanation that Mrs. Wood has not yet heard back from Sanford but that she recommends the Board signs and sends it out for Sanford's review and appropriate signatures if they agree. Motion was made by George Donovan with seconded by Glenn Dochtermann to sign the contract as presented. All voted in favor and the Assessing Contract was signed in duplicate.

Agenda for the Zoning Board of Appeals meeting on September 13, 2017 was read.

Correspondence was read.

New Business:

Mr. Palminteri reported that the Planning Board has discussed the filling of the vacant seat on the Board and that the Chairman, Al Carlson, reported to him that they were in agreement that Stephen Gile be recommended to fill the position. After further discussion, motion was made by Mr. Palminteri and seconded by Mr. Dochtermann to appoint Mr. Gile to the Planning Board and to contact Mr. Northover, who also applied for the vacancy, and let him know. All voted in favor.

Mrs. Wood reported on a concern/request from a resident on Court Street who said that snow has been piled up on her property and that it causes a mess in the spring. She requested that this “stop”. After discussion, all agreed to speak with the Road Commissioner.

It was reported that Town Hall received a call from someone who asked why the Brothers Beach was closed yesterday. Mr. Dochtermann said that the closing was not until after Columbus Day and not sure why the gate was locked. After further discussion, the Board agreed to send a memo to the Chairman of the Committee and send a date and time for the members to meet with the Selectmen to discuss the season and matters to do with the park. The date and time was set for October 3rd at 5:30 p.m.

The Board then discussed the potential for a maintained timber cut on the transfer station lot as discussed previously. It was agreed that Mr. Palminteri will contact Eric Grove, Forester, and ask him to cruise the timber and report back to the Board. Also agreed upon was that if they move forward with this that Highland Farms Logging will be requested to do the cut.

The Board then discussed the Town Green and when the granite and soil work and potentially an irrigation system will be installed. All agree that this will have to go to next year’s Town Meeting for a vote but that in the meantime bid specs should be determined.

Motion was made by Glenn Dochtermann and seconded by George Donovan to approve and sign the warrants as submitted. All voted in favor and two warrants were signed.

Mr. Donovan made a motion followed by second from Mr. Dochtermann to approve and appropriate all income as submitted. All voted in favor and the forms were signed for the following: income to the Festival account, income to the general fund for payment in lieu of taxes, income to the Historical account, income to the Roads account, income to the general fund for payment of the timber on the Town lot off of Whichers Mills Road.

Mr. Dochtermann reported that he and Jon Lord have witnessed a truck sucking up water from a stream on the Gebung Road and questioned whether this is a problem or not. After discussion, the Board agreed that unless they are “putting” something into the stream that might cause contamination, that this was probably fine. A call could be made to the DEP if this continues.

The meeting was adjourned at 6:00 p.m.

Selectmen's Minutes
September 19, 2017
3:30 p.m.

The meeting opened at 3:30 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, Jim Allaire and Joyce Wood. There was no public present.

Mr. Palminteri asked for a motion to call the meeting into executive session. Motion was made by Mr. Dochtermann and seconded by Mr. Donovan. All voted in favor and the meeting was called into executive session by Tony Palminteri in accordance with MRSA Title 1 §405, 6.E. at 3:35 p.m. to speak with Attorney Leah Rachin. The session ended at 4:00 p.m. with motion by Mr. Palminteri and seconded by George Donovan. All voted in favor. Motion was then made by George Donovan to ask Attorney Rachin to draft a letter on behalf of the Board to Attorney Gene Libby, the Legal Counsel for the York County Shelter. Second was made by Glenn Dochtermann and all voted in approval.

Minutes of the September 12, 2017 Selectmen's meeting were read. Motion was made by George Donovan and seconded by Glenn Dochtermann to approve as written. All voted in favor.

The Code Officer, Jim Allaire, presented evidence on the Town-owned property, Map 1 Lot 4-A, that was put up for bid last week where claim was made that it was not buildable. His evidence shows that the property is indeed a non-conforming "buildable" lot. He researched, with the help of the Town Clerk, past ordinances, Town Meeting votes and deeds and has put together a package showing that this is so. After further discussion motion was made by Mr. Donovan, seconded by Mr. Dochtermann and approved by all to put this property out to bid as a buildable lot.

An update was given on the Canopy Grant by Mr. Palminteri. He shared an updated invoice showing the addition of two trees as discussed and approved at last week's Selectmen's meeting and noted that we are still waiting for approval from O'Donal's for the appropriate time to deliver the trees.

A draft memo to the Fire and Rescue regarding the hiring process was read by the Board. Motion was made by Mr. Dochtermann and seconded by Mr. Donovan to approve and send the memo as written. All voted in favor.

The Board reviewed and discussed a Notice Pursuant to 39 MRSA §563 and (10(B), sent to the Selectmen from Attorney Edward's as a document that was left out of the closing documents for the sale of the Alfred property to Keywood. Motion was made by Mr. Donovan and seconded by Mr. Dochtermann fill out and sign the document as requested. All voted in favor and the document was signed in front of the Town Clerk who notarized it.

Andy Bors, Town Clerk, then reported that he has finalized the choosing of a picture for the new website and has sent it on to Dave Lowe, Alfred IT Consultant.

An update from MMA on the Marijuana Legislation was read. It was noted that there will be a two part session at the MMA Convention and then another workshop on the issue is planned for Wednesday, November 15, 2017 to receive any further updates from MMA on upcoming marijuana legislation.

Mr. Palminteri reported that the equipment needed for the Littlefield Dam repair has been received and that Mr. Rand has inspected it. Ken Gerry is waiting to hear from the Bunganut Lake Association for the schedule for lowering the water before they can begin the project.

Mr. Palminteri reported that, as asked, he has spoken with Eric Grove, Forester, and he has agreed to cruise the land at the transfer station for a timber assessment.

E-mails to and from the US Forest Service, Chris Woodall and Members of the Conservation Commission were read by the Board. As stated in one of the e-mails a tentative meeting has been set up to discuss the concerns addressed in the e-mails with members from the USFS, the Conservation Commission and the Board of Selectmen at a Selectmen's meeting. The Board was in agreement with this meeting.

A draft memo to all Committees and Departments from the Selectmen as discussed last week was read. The memo explains the Selectmen's plan to meet with Committees and Departments at least annually to keep communications open between all. Motion was made by George Donovan and seconded by Glenn Dochtermann to approve and sign the memo as written. All agreed that Mrs. Wood will fill out a schedule that will be sent to all as well.

The Zoning Board minutes of July 26, 2017 were read and discussed.

The Planning Board agenda for their September 20, 2017 meeting was read.

Motion was made by Tony Palminteri and seconded by George Donovan to go into executive session. All voted in favor and the Chair, Mr. Palminteri called the meeting into executive session in accordance with Title 1 §405,6.C. to discuss acquisition of property at 4:35 p.m. After motion and second and vote taken in favor, the meeting was called out at 4:50 p.m.

Mr. Palminteri reported that Morgan Stearns, Transfer Station Manager, has reported to him the Department of Environmental Protection made a "spot" check of the Alfred transfer station. He said that he felt it went very well.

Mr. Palminteri reported that he received a call from a resident who has a concern of what he called "squatters" at a residence in Alfred and that they are destroying the house. He explained to the Board that the State Police have been to the place. Mr. Allaire, CEO, added that the people who are there are renting the home but that there is a discrepancy of who owns it. The Board agreed that this is a civil matter and that there is no jurisdiction for the Town to be involved at this point unless there is a nuisance complaint. It was reported that the Animal control Officer has been called to the residence for a loose dog complaint.

Mr. Dochtermann made a comment that the Brothers Beach did a good job with the installation of the new gate. The Board agreed.

Fred Holt, Treasurer, presented two journal entries: 1, the moving of the \$219,000 for the sale of the Town owned property to Keywood into a proceed account and 2, to record a closing cost and to close a liability account. The Board initialed each entry.

At 5:00 p.m. Mr. Palminteri opened a Public Hearing on the General Assistance Ordinance. He introduced Donna Pirone, Welfare Director, for the Town who shared copies of the changes as given to her by the State Welfare Department. She explained each change indicating that some maximum amounts allowed have increased such as housing, and electrical and that the food maximum amounts have gone down slightly. There was no change to fuel amounts or to personal care/household supplies and supplement for households with children under 5. There was no public present to make any comments or ask questions. After minor discussion the Public Hearing was

closed at 5:10 p.m. and motion was made by George Donovan and seconded by Glenn Dochtermann to approve and sign the changes to the General Assistance Ordinance. All voted in favor and they were signed.

Darcy Hobgood, Tax Collector, met with the Board to go over her end of month report for August. She reviewed the excise tax figures and in comparison to last year at this time they are up. Also reviewed were the vehicle registration figures, property taxes received thus far for the 2017 commitment and the Inland Fisheries report.

After review of the warrant, motion was made by Mr. Donovan, seconded by Mr. Dochtermann and voted by all to approve and sign them as presented. The warrant was signed.

Income to the Festival account and to the General Fund account were approved and appropriated by the Board after motion, second and approval by all.

An Assessor's 801 form was explained by Mrs. Wood. Motion was made by Mr. Dochtermann with second by Mr. Donovan to approve and sign it as filled out. All voted in favor and the Chairman, Mr. Palminteri signed the form.

A request for the CEO to attend a free workshop on flood plain maps was approved by the Board.

An e-mail from Eric Hamlin and another from Enid Mitnik in response to a question about the dumping of snow if needed was read and discussed. The Board agreed to think about areas where the snow could possibility be moved to in case we have high snow load this winter. It was noted that the Board will be discussing this as well as other winter roads matters with the Road Commissioner at next week's meeting.

Mr. Palminteri reported on a conversation he had with Kerry Smart of the Alfred Water District about the potential plan that Keywood Manor will pay the Kennebunk Water Department for water to go to the Park and that the water would go through an Alfred Water District meter for the Alfred side which should create an added income to the Alfred Water District.

The meeting was adjourned at 5:30 p.m. to attend the Public Hearing at the Conant Chapel on the September 27th Town Meeting warrant.

Selectmen's Minutes
September 26, 2017
4:00 p.m.

The meeting opened at 4:00 p.m. Present were Selectmen Tony Palminteri, Glenn Dochtermann and George Donovan. Also present were Fred Holt, Jim Allaire and Joyce Wood. There was no public present.

After reading the minutes of the September 19th Selectmen's meeting, motion was made by Glenn Dochtermann and seconded by George Donovan to approve them as written. All voted in favor.

A reminder was given on the Special Town Meeting to be held on Wednesday, September 27th at the Conant Chapel.

A revised memo to all Department Heads and Committee Chairs which included a proposed schedule of meeting dates and times was read and discussed. Motion was made by Mr. Donovan with second by Mr. Dochtermann to approve, sign and send the memo as revised. All voted in favor and the memo was signed by the Board.

Mr. Palminteri reported that Mr. Gerry Rand is ready to begin the Littlefield Dam repair work as soon as Bunganut representative releases the water which should be in a couple of weeks. The actual repair should only take about 2 hours.

The RSU #57 Agenda for September 27th was read.

The Board read the minutes of the Alfred Historical's June 27, 2017 meeting.

Fred Holt presented a hiring form for Cliff Hallstrom as a Transfer Station Sub. After discussion, motion was made by Glenn Dochtermann and seconded by Tony Palminteri to approve hiring Mr. Hallstrom. The vote was two to one and the hiring form was signed by two of the Board Members, Mr. Palminteri and Mr. Dochtermann. Mr. Donovan commented that he would like to see these jobs go to Alfred residents and a discussion followed on how to better advertise to be able to reach local people better.

Fred Holt reported that the Endowment Committee is in need of a member. Per ordinance, he said that a member of the Budget Committee should be included. He made a recommendation of Priscilla Blanchette who he has spoken with and is willing to serve. Motion was made by George Donovan and seconded by Glenn Dochtermann to have a certificate drawn up by the Town Clerk and to approve and sign the certificate to appoint her to the Endowment Committee. All voted in favor.

Mr. Palminteri reported that Morgan Stearns, Transfer Station Supervisor, spoke with him about the Fueling February trailer. Mr. Stearns felt that there may be a need for a second trailer to be able to keep up with the returnable bottles and cans. This was discussed in detail. Other recommendations were made and discussed to include emptying the trailer more often. Also discussed was where the funding would come from for a new trailer. All agreed that Mr. Dochtermann will speak with Steven Dochtermann about this and report back to the Board.

A request from the Planning Board to purchase six more Planning & Land Use Law booklets. After speaking with the Planning Board Secretary, Darcy Hobgood and Jim Allaire, motion was made by

Mr. Dochtermann and seconded by Mr. Donovan to authorize the request to be funded from the Planning Board account. All voted in favor.

A Department of Environmental Protection Report for the inspection of the Transfer Station was read and discussed. The overall report was "good" with minor discussion of buildup of sand that should be maintained on a regular basis. Jon Lord, Road Commissioner, who was present at this time, said that he has spoken with the Supervisor, Mr. Stearns and they agreed to lay some of the recycled material to put down in the area where sand may run off.

The warrants were reviewed. Motion was made by Mr. Dochtermann and seconded by Mr. Donovan to approve and sign them as submitted. All voted in favor and they were signed.

Income to Festival account and to the Solid Waste account was accepted and appropriated by the Board as submitted.

Andy Bors, Town Clerk, presented the appointment certificate for Priscilla Blanchette as a Member to the Endowment Committee as approved by the Board. It was signed.

Jon Lord, Road Commissioner, met with the Board to discuss details on setting up a workshop to discuss winter roads maintenance and a potential winter roads contract and bid documents for winter roads. His current contract with the Town ends next spring and the Selectmen need to plan ahead. Details to be on the workshop agenda were discussed to include: contract specs, priority roads and times, Road Commissioner duties, stockpile and plowing and shoveling of municipal lots. After further discussion, the meeting was set for Monday, October 16th at 3:00 p.m. for a two hour workshop.

At 5:00 p.m. Tony Palminteri, Chairman, opened a Public Hearing in accordance with MRSA 29-A Chapter 27 § 653 Renewal Liquor License for the Oak Street Bistro. He explained that the application to the State has been given to the Board for review and for comment from the town. No public was present to make comment. The Board held minor discussion of the details of the contract. The Public Hearing was closed at 5:10. Motion was made by George Donovan and seconded by Glenn Dochtermann to approve and sign the application as submitted by Marchese & Company Inc. all voted in favor and the document was signed.

There being no further business, the meeting was adjourned at 5:15.