

Edgecomb Select Board Meeting

Tuesday, November 14, 2023

6:00 P.M.

Edgecomb Town Hall

In attendance: Mike Smith, Lynn Norgang, Michael Maxim, Janet Blevins, Barbara Brennan, George Chase, Claudia Coffin

1. Approval minutes: Michael motioned to approve the minutes from the October 31, 2023 meeting; Lynn seconded. Approved 3/0.
2. New Business

A. Laura Graziano of LCRPC - Laura Graziano, Assistant County Planner, reported on a recent needs assessment her department conducted in Lincoln County. There will need to be 1048 new residential units added across the county over the next decade. These will address affordable residences for older adults and workforce residents and will include single family dwellings, attached units, and accessory dwelling units. The LCRPC recommends Edgecomb find ways to add 22 of these new dwellings over the next decade. The SB discussed strategies and challenges Edgecomb will face in addressing this need. For example:

- Our Comprehensive Plan needs revision according to CEO George Chase and could promote some new zoning to achieve new goals
- While there are infrastructure needs (water and sewer) for larger developments, there are some uninhabited dwellings in Edgecomb that could be re-purposed.
- There is a lot of preservation land in Edgecomb, but a parcel of land off the McKay Rd owned by the town might be able to be developed.
- Lynn concluded by saying that there is need in Edgecomb for new people to come, live, and work, so this is a highly worthwhile effort.
- Lynn Graziano said the LCRPC needs an Edgecomb rep on their board.

B. BRLT recent purchases - the BRLT recently purchased a large parcel on the River Rd. They plan to sell off a house and other buildings. This land connects to the RiverLink trail system.

C. Building fees/permits - The CEO distributed fee/building permit schedules from surrounding towns. The SB will study these and consider George's recommendations for revising Edgecomb's fees before the next budget season.

3. Warrants - Lynn submitted the following warrants for approval

- General Warrant #10 \$93,151.59. Michael motioned to approve; Lynn seconded. Approved 3/0
- Waste water Warrant #105. \$4760 . Michael motioned to approve; Mike seconded. Approved 3/0.

4. Financials

- Claudia said Dawn Murray reported a need for emergency GA funds, which will put the GA line over budget.
- Claudia received a quote from Burgess for technology improvement. The SB will consider this along with other quote previously received. Michael will talk with Darrell Goodrow and report back.
- New owners of a Shore Rd lot plan to appeal several violations issued by the Town's CEO. George Chase explained that the waterfront lot is nonconforming and unbuildable. The Select Board received paperwork and a check from Alison Saylor for an appeal of fines from the CEO. The Appeals Board needs 2 new members and 2 Alternates.

5. Ongoing Business

- FEMA - Mike reported that the Army Corp approves of the repairs made to the Spring Hill Farm Rd. He will be finalizing costs of all storm damages with FEMA.
- ARPA - The SB approved the purchase of a new dehumidifier for the Vault using ARPA funds. Lynn motioned to approve the purchase; Michael seconded. Approved 3/0.

- TH cleaning bid - The SB will hire ServePro to deeply clean the Town Hall, approving a 70/30 (ARPA/Edgecomb TH budget) split of the costs. Michael motioned to approve from ARPA \$5839.40 and from Town Hall budget \$2502.60 for the cleaning of the building. Lynn seconded. Approved 3/0.
- Invite Dr Rohr to the next meeting, Nov. 28.
- Invite the Budget Committee to the meeting, Dec. 12

6. Next meeting: Nov. 28

7. The SB adjourned the meeting at 7:25 to enter Executive Session.

The Select Board entered ES (405-6) at 7:25. The Board came out of ES at 7:40 and returned to its regular meeting.

- **Old County Rd house:** the SB voted 3/0 to amend the agreement with the family until January 15, 2024.
- Michael motioned to adjourn the meeting at 7:52; Lynn seconded.
- Adjourned 7:53 PM.