

BOOTHBAY HARBOR
SELECTMEN'S MEETING MINUTES
January 13, 2025, 6:00 PM

In addition to these typed minutes, video recordings of all Selectmen's meetings can be viewed at BRCTV, and audio recordings at the Boothbay Harbor Town Office.

ATTENDING: Michael Tomko - Chair

Alyssa Allen

Ken Rayle

Mark Osborn

Julia Latter, Town Manager

PLEDGE OF ALLEGIANCE

TOWN MANAGER ANNOUNCEMENTS:

1. Nomination papers for Town Officers will be available from the Town Clerk starting January 22, 2025, for the following positions:

3-YEAR TERMS

2 SELECTMEN AND OVERSEERS OF THE POOR

1 SCHOOL COMMITTEE MEMBER OF THE BOOTHBAY-BOOTHBAY HARBOR CSD

1 TRUSTEE OF THE BOOTHBAY-BOOTHBAY HARBOR CSD

1 TRUSTEE OF THE BOOTHBAY REGION WATER DISTRICT

1 TRUSTEE OF THE BOOTHBAY-BOOTHBAY HARBOR CEMETERY DISTRICT

1 TRUSTEE OF THE BOOTHBAY HARBOR SEWER DISTRICT

Papers must be returned by 4:30 PM on March 3, 2025. Voting will occur at the Municipal Building Fire Station on May 2, 2025, from 8:00 AM - 6:00 PM. The town meeting will be held on May 3, 2025, at 9:00 AM.

2. Dog Licenses are due by the end of January to avoid a \$25 late fee.
3. The town office will be closed on January 20th in observance of Martin Luther King Jr. Day.
4. Officer Mackenzie Strout will begin training at the Basic Law Enforcement Academy on January 21st and graduate in May.
5. The first budget meeting is scheduled for January 15th from 4:30 - 6:00 PM.
6. A new internet database for assessing is now live (<https://harris-hopp.com/Maine/Boothbay%20Harbor/search>)
7. Nick honored Arthur Richardson with an award for 61 years of service at the annual Chief's dinner in Southport for his work with the fire department.
8. Fred Brewer will present the annual audit for the fiscal year ending June 30, 2024, on January 27th.

SELECTMEN REPORTS: Michael Tomko recalled the severe weather-related storm damage from January 10-13, 2024, which impacted the area and the footbridge. Efforts are ongoing to restore services.

FINANCIALS: Taxes collected year-to-date are 61%, consistent with last year's performance.

MINUTES: Motion to approve the minutes of the December 13th workshop as presented; approved 4-0.

OLD BUSINESS:

1. **Comprehensive Plan Bids:** Julia Latter reported that an RFP was sent to nine firms, with responses from Northstar Planning and VHB. Northstar's work would begin in March, while VHB would start in February.
 - Resident Denise Griffin inquired about community support for the comprehensive plan and the consultant's timeline.
2. **Proposed Ordinances Discussion:** The selectmen discussed revisions to invigorate the downtown area, identifying concerns with potential implications for parking and municipal matters. Proposed changes include:
 - Allowing residential and lodging in the downtown business zone
 - Revising energy-related building standards
 - Increasing building height restrictions to 35 feet
 - Defining accessory dwelling units (ADUs) size and stories
 - Implementing a registry program for rental properties
 - Eliminating certain dimensional requirements in the downtown business zone
 - Limiting cruise ships, which were dropped due to board hesitation
 - Agreement to not require the town to accept the lowest bid for town projects

These proposals will be forwarded to the planning board for further review.

3. **LD2003 Discussion:** John Cunningham and Northstar Planning are currently working on mapping.

4. **Parking Discussion:** Fees can be adjusted after July 1; a workshop is planned for March.

Public Forum:

1. Resident Roger Williams asked about vacation rental registrations and fee determination. Fees will not be included in the ordinance, but rather in the annual fee schedule.
2. Resident Deborah Yale provided an update on the affordable housing project on Alexander Way, noting upcoming closings for new homes.
3. Denise Griffin requested the town to review available facts and figures from the AOS school website as the budget season begins.

Warrants: Motion to approve the warrants upon review; approved 4-0.

Executive Session: Motion to enter executive session under MRS Title 1, Chapter 13 §405(6)(A), Personnel at 8:26 PM; approved 4-0.
No decisions were made during the executive session.

Adjournment: Motion to adjourn at 9:18 PM; approved 4-0.