



TOWN OF ORRINGTON  
Public Meeting and Agenda  
Selectmen's Meeting

May 14, 2012

7:00 P. M. Town Office

*Call Selectmen's Meeting to Order:* The regular meeting of the Board of Selectmen was called to order at 7:00 PM. Those present were; Chairman, Kevin Allcroft, Christine Lavoie, Howard Grover, James Goody; Town Manager, Paul White; Town Clerk, Susan Carson; Economic Development Advisor, Ron Harriman and 3 citizens. Selectman, Terrence Bladen was absent.

1. *Adjustments To the Agenda:* White requested to add an executive session at 7:10 for a legal matter. It is to be added under new business.
2. *Public Comments:* None.
3. *Approve: Selectmen's Meeting Minutes for April 23, 2012:* Lavoie moved to approve the minutes as presented. Goody seconded. **Vote: Yes-4.**
4. *Awards & Recognition:* None
5. *Appointments & Resignations:* None

*Old Business:*

- A. *Swetts Pond Road Update:* White stated that the road has not been shouldered yet. The paving company will come back to take care of areas of concern as there are several spots that need to be fixed.
- B. *Swetts Pond Road Beaver Flowage update:* Allcroft and White met with Larry Pelletier, Tom Schaefer with IFW and Alan Gillis with the game warden's office. They are trying to coordinate efforts to decide on a safe water level. IFW had no opinion on what level the water should be at. It was suggested that an engineer from IFW and DEP find a Hydrologist to determine the current water volume. Another engineer should do core boring to determine the stability of the current structure. It was asked of Larry Pelletier as to what he would like to see as a resolution. He stated that he would follow whatever the Town wishes, but that he would not like to see the area drained. Grover suggested to White that he check with Louis Morin to see if the University has any people who would want to take this on as a project.

*Kevin M. Allcroft, Chairman*

*New Business:*

6. *Department and committee reports:*

A. *Fire/Rescue Monthly Report:* Submitted in writing.

B. *ACO Monthly Report:* Submitted in writing.

**C: Executive Session to discuss legal matters with Town's attorney via telephone conference pursuant to Title 1 MRSA, Section 405, Subsection (6) (E) and Town Charter Sec 3.03**

**Subsection (4) (2)&(4):** Lavoie moved to go into executive session to discuss legal matters with Town's attorney via telephone conference pursuant to Title 1 MRSA, Section 405, Subsection (6) (E) and Town Charter Sec 3.03 Subsection (4) (2)&(4). Grover seconded. **Vote: Yes-4.** The Board left at 7:10. The Board returned at 7:30. Lavoie moved to come out of executive session. Grover seconded. **Vote: Yes-4.** Lavoie moved to authorize Paul and Attorney Ed Bearor make a decision at a meeting between the Board of Environmental Protection and Mallinckrodt at the Settlement Conference scheduled for June 6<sup>th</sup> in the Portland Business Court as long as it is within Woodard and Curran limits or greater than.

7. *Budget Revisions for 2012-2013:* When building the budget it was uncertain what we would see with property valuations. Dick Harriman's illness will put him out for quite a few weeks and we will have a lot of work to do when he comes back to get building permits, etc. in order before the valuation can be completed. White revised the part-time assessing payroll budget by reducing the municipal building reserve by \$40,000. \$10,000 is being put into part-time budget to cover the extra help needed to carry forward the projects, and \$30,000 to help reduce the tax commitment

8. *Ron Harriman Presentation and Proposal for Business Park:* Ron Harriman stated that he is obtaining pricing from engineers for cost of building infrastructure. Sebago Technics and CES are the engineers approached. Harriman is asking what development cost would be. The cost estimates from CES is \$6,000, and \$6,600 from Sebago Technics to prepare infrastructure cost as requested by the Selectmen. Sebago did work for the Brewer side and knows the property well. Most felt that Sebago was the logical way to go. Grover asked if it would be cheaper to go in from the Brewer side. Allcroft suggested that it be asked of Sebago what the schedule is for phasing on the Brewer side so we can know what the timeline would be before Brewer would reach the Orrington line. Grover moved to accept the proposal from Sebago tech. Lavoie seconded. **Vote: Yes-4.** Harriman said the second thing was to find out from realtors what they would list as selling price for three different parcels. ERA Dawson, Realty of Maine and Coldwell were the realtors approached. Coldwell's list price would be \$29,100, ERA would be \$40,000(+), and Realty of Maine would be \$32,000. Allcroft said that of the three realtors, Caldwell who was recommended by SEAC but wanted to inform the Board that they did not name their price based on accurate math. Their price was based on 2.1 acres and the other three were 2.7. Caldwell may have seemed like the best price but it averaged out the same because of the difference in acreage. Allcroft thought we weren't going to sell many lots until there is an established subdivision. Harriman said that selling one lot would not affect the subdivision plan because it was road frontage. White disagreed. Lavoie felt it would be better to just do the subdivision plan first before we sell any lots. Allcroft agreed and stated that this is what he thought was agreed on before. Allcroft suggested Harriman move ahead with asking Brewer for a timeline. The board was in a consensus. Lavoie moved to allow Paul to sign the contract with Sebago. Grover seconded. **Vote: Yes-4.**

9. *Signing of Town Warrant Articles and Election Warrant:* Passed around and signed.

*Kevin M. Allcroft, Chairman*

10. *Marston Cemetery Proposal*: White asked that this be tabled. Lavoie moved to table. Goody seconded. **Vote: Yes-4.**

11. *Town Manager's Proposal for additional support staffing*: White just reiterated that we have a part-time person to work on various assessing projects that have not been completed.

12. *Treasurer's Warrants and Budget Summary*: Passed around and signed.

13. *Report Folder*: Passed around.

14. *Town Manager's Report* : June 11<sup>th</sup> selectmen's meeting will be moved to June 18<sup>th</sup> due to the State primary election being the 12<sup>th</sup> and the unavailability of the Town Attorney. White has been working with engineer Bill Oliver on Snow's Corner Road. Proposal will be given and once that is done it will be put out to bid. He is also working on the Kozy Korner Culvert and Swetts Pond Dam as well. Resident on Mill Creek Road has requested we not use the school bus turn around anymore. Grover asked if the property on the Grant Road owned by Winchell is being sold. White stated it had and once the sale is complete a right-of-way to the Town's land down behind, will be surveyed, recorded and given to the Town by the new owner.

15. *Board Comments*: Goody asked if White had heard about Richardson Road school bus turn around. White has not. He also asked if we were hiring public works part-time person. White said the position is going to be in the paper. Grover asked how he would go about getting some of the poles that are being replaced on the road construction. White said Hydro or Fairpoint. Lavoie asked White if everyone has been satisfied now that the construction has slowed down on Grant Road. White stated he has not heard any more complaints. She asked if the Oak Hill Cemetery road has been worked on. White stated not yet. She stated she would like to have it done before Memorial Weekend. Allcroft touched on the Town mail he received and passed it around. He also noted that dates on website regarding terms of Boards needs to be updated.

16. *Adjourn* : Lavoie adjourn at 9:10PM. Grover seconded. **Vote: Yes-4.**

Respectfully Submitted,  
Susan L. Carson, Town Clerk

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Chairman

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Manager

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Clerk

*Kevin M. Allcroft, Chairman*