



**TOWN OF WESTPORT ISLAND**  
**6 Fowles Point Road**  
**Westport Island, ME 04578**

---

Office of the Select Board, Board of Assessors, & Overseers of the Poor

**Town of Westport Island**  
**Selectboard, Assessors and Overseers Meeting**  
**Convened at Town Office, 6 Fowles Point Road, Westport Island, ME 04578**  
**January 30, 2023**

**Present:**

Select Board: Donna Curry, Jeff Tarbox, Ross Norton

Citizens: April Thibodeau (Town Clerk), Bob Mooney, Dick Tucker, George Richardson, Jim Cromwell (Road Commissioner), Judy Pagon, Mary Ellen Barnes

Guests Stephen Dyer, P.E., Principal and Senior Engineer, and Aaron Martin, L.G., Senior Project Manager/Geologist of Ransom, Inc.

**Meeting Convened:** Donna Curry called the meeting to order at 7:01 pm

- 1. Presentation Re: Phase 2 of the Environmental Site Assessment of the Old Town Dump:** Mary Ellen Barnes, Exec Dir of the LCRPC, who arranged the funding and supervised the study, introduced Stephen Dyer, P.E., Principal and Senior Engineer, and Aaron Martin, L.G., Senior Project Manager/Geologist, who reported on the study. The objective was to evaluate the site for the potential environmental hazards identified in the Phase 1 study, identify potential exposure risks, and evaluate the suitability of the site for potential reuse. It has been proposed that the site could be used as the location for an emergency/fire suppression water tank to improve fire safety to residents on the southern end of the town. They determined the depth of the bedrock and the boundary of the waste and drilled 4 borings around the perimeter of the former dump site to evaluate the soil and ground water conditions. Three of the borings found no water. The fourth, on the west side of the site, where it is on the edge of a wetland, did have water. The tested borings did not find contaminants seeping from the dump waste, except for traces of 2 PFAS chemicals in the fourth boring. These were in sufficient quantity to be reportable, but extremely tiny, about 20 parts per trillion. Their recommendation was that the waste area is not disturbed, and the abutting property owners be informed of the finding of trace amounts of PFAS with the suggestion that their well water be tested. This testing would be paid for by the State. With regards to the location of a fire-fighting water cistern on the site, Bob Mooney, former fire chief and the lead proponent for the cisterns, suggested that a cistern of 6000 gallons capacity could be located on the north side of the site, not disturbing the waste. Dyer and Martin agreed that this location was a likely candidate. Further engineering work would be required to determine the feasibility at that location. Donna motioned to contact the two adjacent property owners regarding testing their wells; Jeff 2nd; Vote 3-0. Jeff will contact them.

- 2. Warrants**

- Payroll #61 \$1,714.04. Donna motioned to approve; Jeff 2nd; Vote 3-0
- Accounts Payable #62 \$77,711.17. Donna motioned to approve; Jeff 2nd; Vote 3-0
- Payroll #63 \$1,714.04. Donna motioned to approve; Jeff 2nd; Vote 3-0
- Accounts payable #64 \$6,101.99. Donna motioned to approve; Jeff 2nd; Vote 3-0
- Payroll #65, \$1,714.04. Donna motioned to approve; Jeff 2nd; Vote 3-0
- Accounts Payable, #66 \$3,948.13, Donna motioned to approve; Jeff 2nd; Vote 3-0

**3. Minutes of January 9 Select Board Meeting:** Donna motioned to approve; Jeff 2nd; Vote 2-0

**4. Public Sand Shed Update:** April reached out to our adjuster at Maine Municipal Association and found out that adding a small public sand shed of approximately 10 x 10 size to our general liability insurance would only add about \$5/year to our insurance costs. Donna motioned to move forward with building an 8 x 10 sand shed for residential use; Jeff 2nd; Vote 2-1. Jim Cromwell, who is donating the labor to build it, will get in touch with Davies Allen, who is donating materials, to get started.

## 5. Correspondence

- RSU 12 sent an email requesting to present their budget to the Westport Island Select Board on 3/20/23. Donna motioned to approve that date and notify RSU 12; Jeff 2nd; Vote 3-0. April will let them know.
- The Humane Society sent a letter informing the town that there will be a rate increase to \$1.52 per capita and \$1,092.88 overall for the 2023/2024 fiscal year.

**6. Citizen's Issues:** Mary Ellen Barnes requested that the town make available in the town office fliers regarding free tax preparation for lower income residents through Midcoast Cash. April will share with Dedee and publicize.

**7. Update on Playground Research:** Judy Pagon of the WCA reported on their research regarding installing a playground for the town. The area south of the Old Town Hall has been identified as the likely best location since it is open, flat, includes parking, and already has a basketball court. The WCA plans to reach out to families with children to find out what kids want. Once they have a better understanding of the needs of youth on the Island, they will secure funding. Donna will check with the town of Bremen regarding their similar effort to install a town playground.

**8. Roads:** Jim Cromwell, Road Commissioner, reported on road conditions. He is particularly concerned about Bay Shore Road. He has also been preparing the specifications for the paving of Greenleaf and East Shore Roads. He hopes to a bid ready in February for the actual paving, though paving wouldn't be until late Spring. Jeff reported that we have more financing than previously thought for paving because the payment for Phase 1 made in July was funded in the prior year, should have been made in the prior year, and so was treated by the auditors as a carry forward. This will allow the town to pay back a \$57,000 loan we no longer need and save money on interest. Jeff motioned to pay back the \$57,000 loan; Donna 2nd; Vote 2-0

## 9. Administrative Items

- Flag update: Jim Wiles helped Jeff remove the town office flagpole rope. Jeff needs to splice the new rope and will enlist Jim's help again to install it when ready.
- Gina Bonti Town Hall rental application: Ms. Bonti submitted an application to rent the Town Hall on April 15, 2023 for a baby shower. Donna motioned to approve; Jeff 2nd; Vote 3-0
- Cartographic Associates, Inc. contract: The town received the contract and a \$700 invoice from Cartographic Associates, Inc. for upkeep of the town's tax maps. Donna motioned to approve the contract and pay the \$700; Jeff 2nd; Vote 3-0
- Audit Report: The auditors, William H. Brewer CPA, reported that the town staff did a great job preparing for the audit. We're in good shape financially with an unappropriated surplus close to \$480,000. The auditors recommend we keep at least \$250,000 in surplus and invest the rest in more lucrative places than our checking account. They also recommend that we no longer use carry forwards unless for dedicated funds and instead allow unexpended funds to lapse into Surplus and take money out of Surplus when we want to avoid raising the money through taxes. They suggested we review planned budgets more carefully to avoid overspending line items. The auditors requested a statement from the Select Board regarding town accomplishments and goals to accompany their report, which Jeff drafted. Jeff read the statement out loud. Donna motioned to approve the statement; Jeff 2nd; Vote 2-0

#### **10. Other Legal Business**

- Update and Questions from town attorneys regarding Baker Road litigation: John Belisle reported that the Greenleafs have retained Attorney David Levesque of Damariscotta to represent them. They did not have Attorney when they filed their response to our lawsuit. Attorney Levesque requested that the town allow them to re-submit their filing. The Select Board agreed to that. Atty. Levesque also asked if the town is satisfied enough with what the measures the Greenleafs have taken so far to remove obstructions to allow the removal of the temporary restraining order. The Select Board strongly felt that they do not want the temporary restraining order lifted.
- Update on Doug Davis issue: The town sent several letters to Doug Davis regarding his failure to obtain a building permit. Mr. Davis came into the town office and agreed to pay the fees and get a building permit. Donna will check with Code Enforcement Officer Gary Richardson to confirm the exact amount of the fees and then the town will bill Mr. Davis.
  - The Select Board set the meeting schedule for the remainder of February. The Select Board will meet every Monday except Monday, 2/20/23, which is President's Day. They will continue to hold noticed Workshops every Monday from 6:00 – 7:00 to discuss assessing issues, and every Wednesday 3:00 – 5:00 to review and organize Select Board files, as well as the regular Monday 7 PM meetings.

**11. Adjournment:** Donna motioned to adjourn at about 9:10 PM; Jeff 2nd; Vote 3-0

Minutes taken and prepared by Town Clerk April Thibodeau.

A True Copy, Attest: \_\_\_\_\_