



Town of Casco

Selectboard Regular Meeting Minutes

July 09, 2024 at 6:00 PM

Casco Community Center

Workshop

1. The Selectboard will conduct a walk-through and review of the future Meeting Building located at 9 Leach Hill Road
Discussion only. No Action taken.

Regular Meeting

2. Review and approval of the meeting agenda
The Selectboard moved and seconded to approve the meeting agenda.
Motion made by Avery, Seconded by Fernandes.
Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer
3. Approval of bills and signing and approval of all open warrants
The Selectboard moved and seconded to approve all bills and signing of all open warrants.
Motion made by Fernandes, Seconded by MacDonald.
Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer
4. Approval of Minutes: June 25, 2024
5. Public Participation for non-Agenda items
David Kimball requested the town to cite the Pledge of Allegiance before each meeting "as other towns in the area do".
6. Manager's Update
 - A. Included in your packet is an email from Cumberland County regarding the Towns desire to remaining in future Community Development Block Grants. This renewal occurs every three years and requires no action by the Selectboard unless they wish removal from the process. Staff and I do not recommend any action occur and the Town remain eligible for the grant process. This letter does not have any connection to previous CDBG funds.

Selectboard approved 07-23-2024

B. As previously advised, decades ago the Town voted to deed property over to the library. This action never occurred. We requested Jensen Baird file these deeds on behalf of the Town based on extreme delay in the Town Meeting vote and registering these deeds. Unfortunately, Jensen Baird found challenges with completing this task. Please see below for the description of the problems and possible resolutions:

“The Town has a basic survey of the properties, Library and Town-owned. While there was a TM vote in the early 1990’s to transfer the old Fire Station and the “necessary land” for the library expansion, the transfer never actually happened. The problem with doing the lot split now is that the properties are located in the Village District, which requires a minimum lot size of 60,000 square feet each. The current Library lot does not even appear to be close to this and the current Town lot does not have sufficient excess land to create 2 lots that both meet the minimum lot size requirements. Because of this, we aren’t ready to have the surveyor prepare a metes and bounds description for where we need to end up. While there might be some grandfathering arguments to be made about existing buildings that don’t meet setbacks, those same arguments can’t be made about lots that don’t exist. Also, I’ve looked at the Zoning Ordinance, and it appears to have been originally adopted in 1988, so it’s unlikely that the lots could have been split back then in compliance with zoning requirements.

Since it’s my job to identify and then try to find a way to resolve problems, there are two potential fixes to this. One is to adopt a contract zone for the municipal/library complex. Where the Town would be a party on both sides of the Agreement, there might be a greater comfort level with proposing an overlay zone, similar to the Resort Commercial Overlay District. This could substantially reduce setback and minimum lot size requirements such that the land under and around the portion of the library on the old Fire Station property could be conveyed to it, as was previously authorized by Town Meeting. The Ordinance could also provide for shared parking between the facilities. In that instance, you could as part of the conveyance give easement rights to the library for the shared parking area, in addition to any required access needed for deliveries, contractors, etc., or could create a license agreement for the same purpose. The Town and the Library would most likely grant release deeds to each other of their interest on the other side of a line that the surveyor could then develop.”

C. Maine Municipal Health Trust recently advised they were not offering POS A insurance beginning 1/1/2025. Please see the attached letter for further details. This is the Town’s primary insurance, and we have 14 employees utilizing this plan. In the upcoming months, we will conduct a discussion with all staff about the other options available to the Town and other programs to ensure they remain close to whole. This is obviously a Selectboard decision on the direction of the health insurance, but I would like to discuss with our team prior to your discussion.

D. A resident requested a discussion about Casco’s resiliency efforts and Citizen’s Climate Lobby be further discussed at the Board level. This will be placed on your July 23 meeting agenda. Below is the link to the Citizen’s Climate Lobby if you are interested in researching prior to your next meeting. <https://citizensclimatelobby.org/>

Selectboard approved 07-23-2024

E. The Ad Hoc Committee continues to meet and is progressing towards an end product. They are utilizing the Casco Day Parade to educate the public about pedestrian and bicycle safety. They also plan on distributing a survey to determine the populace's perception relating to pedestrian and bicycle safety in Casco. In addition, they are planning a second event in either September or October. They are also working on producing a Complete Streets Policy for Selectboard approval.

New Business

7. The Selectboard will consider a request from Robert Morton to re-acquire foreclosed property located at 21 Graffam Road

The Selectboard moved and seconded to table this item to give time to talk with attorney.

Motion made by Avery, Seconded by Fernandes.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

8. The Selectboard will consider voting for representation on the Maine Municipal Association Legislative Policy Committee

The Selectboard moved and seconded to vote for David Nadeau (and write in, if desired) as our representative on the Maine Municipal Association Legislative Policy Committee.

Motion made by MacDonald, Seconded by Fernandes.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

9. The Selectboard will consider declaring identified property as surplus and available for auction.

The Selectboard moved and seconded to declare the items identified by the Town Manager as surplus property and eligible for liquidation by auction.

Motion made by Avery, Seconded by Fernandes.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

10. The Selectboard will discuss Naples withdrawing from Animal Control Officer Interlocal agreement beginning in FY26

Discussion only. No action taken.

11. The Selectboard will discuss outstanding projects within the Town.

Discussion only. No action taken.

12. The Selectboard will consider updates to the "Selectboard's Rules and Procedures" policy

Discussion only. No action taken. (Selectboard typically discusses twice before vote)

13. The Selectboard will discuss FY24 Selectboard goals and the development of FY25 goals.

Discussion only. No action taken.

14. Selectboard Comments

Bob MacDonald stated he attended the first Comprehensive Plan Implementation Committee, he is very impressed and encouraged with the group. He added there is a lot of positive energy.

Grant Plummer voiced his concerns about traffic and our public beaches. He suggested some type of warning to drivers.

Gene Connolly shared that the board will be sharing all the ideas that resulted from tonight's workshop (walk through the old bank building).

Old Business

Executive Session

15. Executive Session pursuant to 1 M.R.S.A.405(6)(E) Consultation with legal counsel.

The Selectboard moved and seconded to go into Executive Session pursuant to 1 M.R.S.A.405(6)(E) Consultation with legal counsel at 7:01pm.

Motion made by Plummer, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

The Selectboard moved and seconded to exit Executive Session at 7:17pm.

Motion made by Avery, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

16. Adjournment

The Selectboard moved and seconded to adjourn at 7:18pm.

Motion made by Avery, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

Reminders to the Attending Public: Selectboard meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation or on agenda items. Matters related to personnel will not be heard.

Future meeting dates (subject to change)

July 15 @ 6:00 PM Open Space Commission

July 17 @ 6:00 PM Ad Hoc Committee Meeting (Vision Zero)

July 23 @ 6:00 PM Regular Selectboard Meeting

August 6 @ 6:00 PM Regular Selectboard Meeting

August 12 @ 6:30 PM Regular Planning Board Meeting

August 14 @ 6:00 PM Ad Hoc Committee Meeting (Vision Zero)

Selectboard approved 07-23-2024