

**FAYETTE
BOARD OF SELECTMEN
MEETING**

August 22nd, 2023

Roll Call of Members –Brian Holman, Toby Pond, Mike Carlson, Jon Beekman and Lacy Badeau

Attending members of the public –Jason Simcock of Northeast Bank, Brent St.Clair, Joel Swimm and George Boff

Pledge of Allegiance – Stated

Public Comments – None

Committee Reports – Michael Carlson reported that that School Committee met on the 13th and gave a quick recap of the meeting, reelected Nancy Cronin as Chair and Dick Darling as Vice Chair, they voted for Dick and Lana Sturtevant serve as the finance committee to approve school warrants, Superintendent George Joseph has instituted a residency affidavit procedure. The School Committee will also be reviewing its meeting time in the future so not to conflict with the Board of Selectmen meetings at their next meeting. Also they went back two years to get money owed to the school from the state because the prior administrator did not follow proper procedures and let money sit at a state level. The gym fall was redone and painting for school has been delayed due to all the rain. New school sign donated by an anonymous donor soon to be installed. Lacy Badeau reported that she attended the Kennebec Land Trust's Hales Pond grand opening there was a well attended turn out thought it was a great opportunity to express the Town's support for the conservation project.

Town Managers Report- Mark reported that it has been a calm and productive two weeks since our last meeting During the time attended for a couple of days the annual Maine Town and City Managers Association conference at the Sugarloaf ski resort. Mark stated he hand delivered the financial investment requests for bid to each bank whereas they also attend the conference as a supporting vendor of MTCMA. Also in the Board packet is information in regard to the University of Maine Cyber Security Cyber Range that made a presentation at the conference. In response they have been invited to assess our cyber security posture at no cost to the Town. Mark referenced a letter from Wayne resident James Bryant regarding his request that the Town consider cost sharing the planting of trees at the Fayette Mills Cemetery New Yard Section. Mark also pointed out the 2001 Starling Hall Rental Use paperwork he copied in the Board's packet. The office has received two requests for October and November. At the end of the meeting the Board revisited the issue of cemetery tree request and directed the Town Manager to inform Mr. Bryant that the Town would not be participating in allowing for the planting of trees at the cemetery rather discuss alternatives with Mr. Bryant that were more with in his financial reach. Concerns about tree roots leading to the cemetery plots from Trees along the road side border were expressed by the Board. The Board also took action relative to the two requests for Starling Hall. A motion made by Michael Carlson for the Town of Fayette to pay the TULIP fee for the Schmidt Anniversary Party as a token of appreciation for his service to the Town and benevolent individuals requesting anonymity to pay fee for the Godfrey TULIP fee seconded by Jon Beekman Vote 5 in favor 0 opposed

Old Business-None

New Business

23-93 Financial Investment Services Bid Award

Motion to award the financial investment services bid award to Northeast Bank made by Michael Carlson seconded by Jon Beekman vote 5 in favor 0 opposed

23-94 Heat Pump Bid Award

Motion to award the Heat Pump bid for discussion made by Toby Pond seconded by Brian Holman,

Discussion Motion to award the Heat Pump bid for Town Office, Fire Station meeting room, Starling Hall, Library with the addition of bidding out the Fire Station Bays and Public Works Garage and allocating Maine Markets price for Fire Station to award to Heat Pumps of Maine made by Toby Pond seconded by Jon Beekman vote ___ in favor ___ opposed. 1 minute

23-95 Guardrail Purchase and Installation

Motion to approve Superior Construction Services of Levant to remove and install new guardrails on East Road and on Jackman's Mill Road made by Toby Pond seconded by Jon Beekman Discussion Brian Holman stated he was ok with everything but the Jackman's Mill culvert as it has too much pitch and needs to be redone. There needs to be cobble at the bottom of the culvert for the crustaceans and fish to pass. Jon Beekman suggested installing the guardrail in a way that allowed for the culvert replacement and or the addition of an overflow culvert. Toby asked if there was a guardrail was there before. Mark responded that there was never a guardrail there before. Joel Swimm spoke to the safety concern. Mark suggested using the services of the engineer hired on the Bamford Hill Road project to review. Vote 4 in favor 1 opposed (Pond)

23-96 Municipal Quitclaim Deed

Motion to sign the quitclaim deed as prepared for parcel map U12 lot 22, Richard and Kathleen Mulcahy made by Jon Beekman seconded by Brian Holman vote 5 in favor 0 opposed.

23-97 Permit Pole Location

Motion to sign the Central Maine Power permit pole application as prepared for North Road made by Jon Beekman seconded by Brian Holman vote 5 in favor 0 opposed.

23-98 Warrants Motion to approve the Town payroll and accounts payable warrants #4 made by Toby Pond seconded by Michael Carlson vote 5 in favor 0 opposed.

23-99 Minutes

Motion to approve Board of Selectmen minutes for July 25, 2023 made by Brian Holman seconded by Jon Beekman vote 5 in favor 0 opposed.

Motion to approve Board of Selectmen minutes for August 8, 2023 made by Brian Holman seconded by Jon Beekman vote 3 in favor 0 opposed 2 abstentions Beekman and Carlson

23-100 Board of Selectmen Comments Toby Pond asked about the Chesterville Ridge Road and area that constantly floods near Mosher Pond. Toby asked if we can use the school IT person. Mark responded that we have not had the conversation about the IT service long term with the IT person. Brian Holman inquired a status report on the State taking over Campground Road. Mark explained that circumstances have changed with the departure of Carrie Castonguay who is now the Livermore Falls Town Manager and left Maine Local Roads....Brian Holman asked on Jackman's Mill culvert if safety covers could be covered. Brian asked if the keep me warm dinners could start up again. Mark responded to say that if the people are willing to volunteer to put them on then the best location would be Starling Hall. Lacy spoke to the ending of the property tax stabilization and alternatives the State have identified for property taxpayers. Lacy asked the Board of any agenda items. Michael Carlson asked about the status of the radio Tower. Motion made to appoint Jessica

Leighton as Local Plumbing Inspector by Toby Pond seconded Jon Beekman Vote 5 in favor 0 opposed

23-101 Executive Session regarding a legal matter

Motion made by Jon Beekman to Enter seconded by Michael Carlson at 8:22 p.m. vote 5 in favor 0 opposed

Exit at 8:35 p.m. no action taken

Adjournment

Jon Beekman motioned to adjourn seconded by Toby Pond Vote 5 in favor 0 opposed 8:35 p.m.

**FAYETTE
BOARD OF SELECTMEN
MEETING
September 5, 2023**

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, Lacy Badeau and Toby Pond (7:02)

Attending members of the public –Brent St.Clair, Dan and Linda Kimble, Donna Barrett and George Boff, Code Enforcement Officer Jessica Leighton.

Pledge of Allegiance – Stated

Public Comments – None

Committee Reports – None

Town Managers Report- Mark reported that it has been a calm and productive two weeks since our last meeting University of Maine Cyber Security Cyber Range met with us last week and their work will be on-going to assess our cyber security posture at no cost to the Town. I have yet to reach out to the Wayne resident James Bryant regarding his request that the Town consider cost sharing the planting of trees at the Fayette Mills Cemetery New Yard Section. Mark shared that there has been a little calm in real estate interests based on the call volume. Dennis Spencer will be assisting us for some spot location paving jobs due to the need to repair to a master cylinder on our paver. Rusty Belle from Yankee Communications of Benton have reviewed all of our buildings for video security systems a risk safety grant. Mark asked the Board to consider dates to meet with the Town of Winthrop regarding the dispatch center upgrades. Jon Beekman and Michael Carlson agreed to meet with Winthrop officials.

Old Business-None

New Business

23-102-A Land Use Referendum Question for the November 7th Local and State Election

The Code Enforcement Officer Jessica Leighton explained the need for the question. The Town Manager explained why the need for Board action on the question well in advance of 60 days prior to the election. Jessica is awaiting the specific language from the Maine Department of Environmental Protection Shoreland Coordinator and should have the specific question soon. Motion made to accept Jessica Leighton's recommendation for changes to the Land Use Ordinance for the referendum on November 7, 2023 made by Jon Beekman seconded by Michael Carlson vote 5 in favor 0 opposed.

23-102 ARPA funds allocation review the list was reviewed by the Town Manager that covered how the Town expended and or obligated ARPA funding. August 30, 2023 the US Treasury required all entities to report how they expended or encumbered the ARPA funding they received. The Town of Fayette has received and reported to the US Treasury \$122, 902.54 in American Recovery Plan Act funding . These monies have been devoted in the following ways: \$57,487.19 for the High Speed Broadband Internet effort, The balance of \$65,415.35 was devoted to the purchase of the Baldwin Hill Radio Communications Tower, Heat Pumps for all Town buildings and upgraded security camera systems for the Town Office and Public Works facilities.

23-103 Starling Hall Registration/Use Form Mark reviewed the circa 2001 application and fee schedule with the Board and asked the Board to offer any suggested changes to be approved for first meeting in October.

23-104 2023-2024 General Assistance Appendices Tabled to next available meeting

23-105 Board of Selectmen Comments Michael Carlson complimented the job done by Public Works on East Road. Jon Beekman shared that short-term rentals are a real problem. Michael Carlson stated that Joe Stevenson purchased the land around Starling Hall. Lacy inquired about the status of investment move to NorthEast Bank. Mark stated that it was still in process.

23-106 Warrants Motion to approve Town and School payroll and accounts payable warrants #5 made by Toby Pond seconded by Jon Beekman vote 5 in favor 0 opposed.

23-107 Minutes

Motion to approve Board of Selectmen minutes for August 22, 2023 made by Brian Holman seconded by Toby Pond vote 5 in favor 0 opposed.

23-108 Board of Selectmen Comments 5 minutes Redundant Error

23-109 Executive Session regarding a legal matter and property matter pursuant to M.R.S.A. Title 1 §405 The BOS will enter executive session pursuant to M.R.S.A. Title 1 §405. (Section 6. Permitted deliberation. Deliberations on only the following matters may be conducted during an executive session:

Motion made by Jon Beekman to Enter seconded by Michael Carlson at 7:43 p.m. vote 5 in favor 0 opposed

Exit at 8:00 p.m. no action taken

Adjournment

Jon Beekman motioned to adjourn seconded by Toby Pond Vote 5 in favor 0 opposed 8:00 p.m.

**Town of Fayette Board of Selectmen Meeting
September 19, 2023
7:00 pm at the Fayette Central School**

Attendance: Michael Carlson, Brian Holman, Lacy Badeau, Toby Pond (7:07pm)

Proclamation of Constitution Week stated by Lacy Badeau

Preamble of the Constitution: Stated

Pledge of Allegiance: Stated

Public Comments: Bonnie Wilder, of the Daughters of the Constitution, presented the Board of Selectmen with hats and performed the ceremony "the ringing of the bells."

Committee Reports:

Michael Carlson attended the beginning of the School Board Meeting. He reported that the bus rental agreement with Vega went very well.

The discussion of the meeting days came up, they did not vote, but did bring up the question of whether the Board of Selectmen need to meet every other week, and if they could meet twice a month on set Tuesdays instead. Lacy said that she would ask Mark.

Before the meeting Mike and Superintendent George Joseph spoke of his talk with the Planning Board yesterday, about numbers and school capacity. Currently there are eighty students enrolled, and there is a total capacity of around 120 students.

Town Manager's Report: None

OLD BUSINESS: None

NEW BUSINESS

23-110 Tilton Pond Bladderwort

Lidie Robbins was present to speak over zoom, and had requested the item to be put on the agenda. A little over a month ago, invasive bladderwort was discovered in Tilton Pond. A few weeks ago a survey of the pond was performed and it was found to be a very widespread problem.

Lidie recommends the following steps to be taken to protect other lakes in Fayette and

1. Replace the old, faded signage clearly displaying that it is a hand carry launch and install an invasive plant warning sign.

2. Consider putting a jersey barrier up to prevent trailers from entering the pond. Before action is taken on this request, 30 Mile would like to contact boatowners who may leave their boats on the pond and use trailers, to discover the patterns of these residents.

Toby asked why we would need to install barriers if barriers aren't installed when lakes that have milfoil don't have barriers when inspectors aren't present.

Lidie responded that it is already a hand carry launch, so the use wouldn't be changed. Having inspectors present at this launch would be very costly.

Toby asked how long it would be closed for. Lidie was not sure, but assumed it would not be a short lived situation.

Michael Carlson mentioned the culvert where Tilton flows into David Pond, and if some type of screen can be installed to prevent the flow from Tilton into David. Lidie didn't have an immediate answer, but acknowledged that her and DEP have discussed this.

Brian asked if instead of jersey barriers, could there be a combination of jersey barriers and a gate. Lidie said that a gate could be an option, but that it may be a more expensive option. A gate that could be locked would allow for controlled use and the ability to inspect what is coming in and out of the pond.

Lacy mentioned that this pond is frequently used for ice fishing, so a gate may be a good idea. Toby said that if the jersey barriers are moved in the fall, they could just be moved back in the spring.

Lori Beaulieu spoke as a resident of Tilton Pond. She says there are boat owners on the pond who do use the ramp, and she wants to ensure that residents who reside on Tilton Pond aren't prevented from putting their boats in each season.

Toby doesn't like the idea of restricting access to the pond at all.

Brent St. Clair asked when the plant was first discovered in Maine. Lidie said last year, and is known to be on 6 bodies of water. Brent asked when it was put on the invasive plant species list. Lidie stated this year. It's now illegal to transport plant matter of invasives in the state of Maine.

Research has shown to be true that most people don't check their own boats when they enter and exit a water body. It only takes a half inch piece of this plant to spread to another water body.

Lacy would like to take this in two motions, one for the signage and one for a potential barrier.

Michael Carlson asked if whatever is decided upon for restricting the boat launch to a hand carry only, if it would be covered by the State or the town. Lidie knows the signage would be covered by the state, and believes the town would be responsible for placing barricades.

Sarah Young is at 19 Tilton Pond Rd, and spoke over zoom. She has a boat on the pond, and would like to make a push for residents having access to the pond. Lidie stated that she does intend to survey the residents.

Lori asked about ice fisherman gear, if that could transport the bladderwort. Lidie said it's less likely, but definitely possible.

Brent asked if it was a floating plant. Lidie confirmed that it is not rooted, and can float or be located along the bottom of the pond.

Michael Carlson motioned to approve the installation of new signage at the Tilton Pond Boat Launch, seconded by Brian Holman.

VOTE: YES: 3 NO: 1 (Pond)

Brian Holman motioned to install jersey barriers with a chain, to restrict the access of boats to the lake, until the proper procedure is decided upon, seconded by Mike Carlson. Discussion: Michael Carlson asked how we would allow access for ice fisherman. CEO Jess Leighton suggested we remove the chain once the ice freezes over and puts it back up once ice is out. Brian said that if we immediately put up a barrier, even if we decide at a later date how it is regulated, that will immediately stop the potential spread. Toby wants to add that if anyone needs to remove their boats in the meantime that they can contact the town office for removal.

VOTE: YES: 3 NO: 1 (Pond)

This will be revisited at the next meeting.

23-111 2023-24 Tax Commitment

Lacy commented that there are a number of options recommended by Ellery.

Michael Carlson motions to set the tax rate for the next fiscal year at 13.40 seconded by Toby Pond.

Discussion: Lacy wants to open by mentioning that Jon was not able to be here tonight. He was hoping to have a discussion tonight, and a vote at the next meeting. Lacy says typically this is done in September, sometimes even earlier. Lacy personally feels that this should be voted on tonight so that tax bills can get out. Michael Carlson wanted to note that he chose 13.40 because it is the closest overlay that we had last year. Holman doesn't want to see any increase, due to the revaluation last year.

VOTE: YES: 1 (Carlson) NO: 3

Brian motions to keep the rate at 13.29, seconded by Toby Pond. Discussion: Michael Carlson questioned if having zero overlay would be a good idea.

VOTE: YES: 1 (Holman) NO: 3

Michael Carlson motions to set the tax rate at 13.35, seconded by Brian Holman. Discussion: Toby asked why this number. Mike explained that this was the lowest recommended by the assessor.

VOTE: YES: 3 NO: 1 (Holman)

23-112 MDEP Conditional Approval

CEO Jessica Leighton explained the paperwork provided and why the necessary changes will appear on the November 7, 2023 local ballot. Public Hearings will be held October 16 and 17th at the Planning Board meeting and Select Board meeting respectively.

23-112A Land Use Committee Appointment

Land Use Joint Committee

Motion to create and appoint a Land Use Joint Committee and appoint members made by Michael Carlson and seconded by Brian Holman. Discussion: Brent St. Clair asked if they needed to be residents. Code Enforcement Officer deferred to the Selectboard and how it was possibly done with the Comprehensive Plan Committee. Chair Badeau didn't know necessarily if it was necessary to treat a non resident any differently if they were willing to serve on the committee in this capacity.

VOTE: YES: 4 NO: 0

23-113 Property Tax Abatement

Motion to approve the property tax abatement for parcel map r9 lot 96-A as prepared by the RJD Assessing Agent made by Michael Carlson seconded by Brian Holman.

VOTE: YES: 3 NO: 0 Abstain: 1 (Pond)

23-114 Board of Selectmen Comments

Michael Carlson asked when we are going to sit down with FOSH to hammer out details of building use. Lacy said October, the board agreed on October 17th. On the 3rd, they will discuss fees and insurance options. Lacy has spoken with Readfield and Vienna so far, and will have a report of what the surrounding towns charge.

Lacy asked if we wanted to discuss the fees and the status of the kitchen on October 3rd. Mike said the kitchen is the town's decision. He said the 3rd is a good time to talk about fees. Lacy said she is going to add the kitchen to her list.

Brian says that the guardrails look pretty nice. Lacy agreed.

Lacy commented that we need to ensure that we revisit the barrier of the Tilton Pond launch next meeting. She asked if anyone has any other future agenda suggestions. Mike asked about the audit, and Lacy had it on there.

Brent mentioned that there have been four break-ins in the Sandy River Rd area. There is one person that have been arrested, one person believed to have been responsible has not been arrested. Brent noted that two of the homes had gates up, which used to keep people out but clearly indicated to these people that there is not someone regularly visiting the property.

23-115 Warrants

Motion to approve Town payroll and accounts payroll and accounts payable warrants #6 made by Michael Carlson seconded by Brian Holman. Discussion none

VOTE: 4 - 0

Mike motioned to adjourn seconded by Brian Holman.

VOTE: YES: 3 NO: 1 (Pond)

**FAYETTE
BOARD OF SELECTMEN
MEETING**

October 3rd, 2023

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, via ZOOM Lacy Badeau and Toby Pond.

Attending members of the public –Brent St.Clair, Donna Barrett, Joy Beekman and George Boff, Code Enforcement Officer Jessica Leighton, Misty Beck, Lori Beaulier, Renee and Rick Keen , John Andrews, Ellie Andrews, Michael Cross, Ty Mohlar, Robert Capers, Anne Piroso, Heather Chalmers, Michelle Briggs, Margie Bruen, John McPhedran of Maine Department of Environmental Protection, Dwayne Jason Seiders of the Maine Department of Inland Fisheries and Wildlife (Fisheries Division)

Pledge of Allegiance – Stated

Public Comments – None

Committee Reports – Lacy reported the joint land use ordinance revision committee recent meetings. Michael Carlson reported the Solid Waste Committee shall meet at Starling Hall. Mike also reported on the process with Matrix and need to update addresses that were not duplicates to ensure the 50% presubscription goal has been met.

Town Managers Report-Most everyone has received their tax bill by now. 30 day notices for 40 properties. Oak Hill was cold mix shimmed in places with pot holes and wheel ruts.

Old Business-23-110 Tilton Pond Swollen Bladderwort

A 50 minute discussion followed. There was no action taken by the Board as the result of the discussion.

New Business

23-117 General Assistance Ordinance 2023-2024 Appendices

Motion made to approve and sign the General Assistance Ordinance made by Jon Beekman seconded by Michael Carlson vote 5 in favor 0 opposed.

23-118 Underwood Memorial Library there was an 11 minute discussion with the Board of Trustees regarding the Heat Pump Grant. There was no action taken by the Board as the result of the discussion.

23-119 Utility Pole Location Permits

Motion made to approve and sign the utility pole permits as prepared for campground road and echo lake road made by Michael Carlson seconded by Jon Beekman vote 5 in favor 0 opposed.

23-120 Starling Hall Rental and Fees

There was an 11 minute discussion with the Board of Trustees regarding the Heat Pump Grant. There was no action taken by the Board as the result of the discussion. Jon Beekman discussed Joe Young's suggestions that suggested having the attorney draw up the use agreement, a non-resident and resident key. Michael Carlson suggested locking up the convection oven. Joy Beekman suggested locking some of cabinets. Toby Pond

asked who is the primary target of who we want to use the Hall?. How charges are issued really depends on who is using it? Inspections should be done at the end of the day of use. And to create an inventory list of contents, pots, pans, etc. Lacy Badeau wants to make sure all items acquired by FOSH are protected. And use of stove and other equipment. Jon Beekman asked the Town Manager to have the Town Attorney draw up the use agreement.

23-121 Financial Audit for Year Ending June 30, 2022 Michael Carlson reviewed the issues and only concern was regarding reconciliation of bank accounts. Mike offered to help Crystal with Bank reconciliation.

23-121a Board of Selectmen Comments Michael Carlson stated that Chris Lynch is back to work today Brian Holman asked about Campground Road clean-up. Jon Beekman complimented the work done by Erlon and Charlie on Echo Lake Road. Toby Pond all of these other agencies not using the TULIP. How much do we as a Board do we see Starling Hall as a money maker? What is our goal in Starling Hall? What do we want from the facility and our public? Brian Holman we was in favor of resident only use and require TULIP. Lacy asked to have a quarterly update on the interest earned.

23-122 Warrants Motion to approve Town payroll and accounts payable warrants #7 made by Jon Beekman seconded by Michael Carlson vote 5 in favor 0 opposed.

23-123 Minutes

Motion to approve Board of Selectmen minutes for September 5, 2023 made by Toby Pond seconded by Jon Beekman vote 5 in favor 0 opposed.

Motion to approve Board of Selectmen minutes for September 19, 2023 made by Toby Pond seconded by Michael Carlson vote 4 in favor 0 opposed 1 abstention JB

Adjournment

Jon Beekman motioned to adjourn seconded by Toby Pond Vote 5 in favor 0 opposed 8:55 p.m.

**FAYETTE
BOARD OF SELECTMEN
MEETING**

October 17, 2023 at 7:13 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, Lacy Badeau and Toby Pond

Attending members of the public –Brent St. Clair, Donna Barrett, Joy Beekman, George Boff, Code Enforcement Officer Jessica Leighton, Kirstie Ludwig, Election Warden, Diane Polky, Jeanne St. Clair, Ellie Andrews, Belinda Bothwick, Rich Polsinello and Lori Beaulier

Pledge of Allegiance – Stated

Public Comments – Dave Gow, new owner of the former Andrews Farm introduced himself and explained he is in the process of planning the site as a wedding event center. Rob Rogers map maker for the Town introduced himself to the Board. Rob shared his work and planned work for the future.

Committee Reports –Michael Carlson reported the Solid Waste Committee met at Starling Hall New officers elected. Mike discussed some staffing issues and need to cross train to operate the station. There will be new stickers. Need to be affixed to your windshield. The Town Manager reported a likely increase of 4 to 6% in the fee for running the transfer station. Michael also attended the School finance Committee meeting where the discussion focused on future school purchases. School still pursuing resident affidavits, \$200,000 grant applied by Daniel Picard for school security. Jessica Leighton gave an update on the last Land Use Ordinance review effort.

Town Managers Report-Mark gave an update on Matrix's plans moving forward. They anticipate having boots on the ground in November and maintain their commitment to complete town-wide service delivery by end of December 2024. The PW crew did more ditching on Echo Lake and Sandy River Road. Tax revenue has been robust. Jon Beekman asked for a report from the Road Foreman.

Old Business-None

New Business

23-124 2023-2024 Tax Certificate the Board signed the signatures from the Board required

23-125 Investment Strategy Status Lacy Badeau stated the earnings in interest in excess of 3,400 in 2 weeks. Michael Carlson stated that our gains at the end of the fiscal year will be in excess of 82,000.

23-126 2002 Loader Upgrades Mark relayed the likely impact of the costs associated with Loader repairs.

23-127 Board of Selectmen Comments Toby asked about the Campground Road clean-up status. Mark gave the Board an update and expected the building down by the end of next week. Brian asked to have abutters notified. Toby asked about delays in paving. Toby inquired about the possibility of the Town contributing to the Thanksgiving Basket program sponsored by the Kennebec Sheriff's Office. Jon Beekman supported a \$200 donation from the Town from the general assistance. Jon Beekman commended the crews work on Echo Lake Road. Brian Holman asked what kind of rock and how are doing on heat pumps. Mark stated it is round rock and will find out about heat pumps. Is the trailer long enough to haul the loader around Town. Brian asked to use the trailer around Town from job to job. Michael Carlson referenced the School

Committee's meeting schedule as a non-issue.

23-128 Warrants Motion to approve Town and School payroll and accounts payable warrants #8 made by Toby Pond seconded by Jon Beekman vote 5 in favor 0 opposed.

23-130 Executive Session regarding a personnel and legal matter motion made by Jon Beekman seconded by Michael Carlson to enter into executive session 7:53 p.m. Vote 5 – 0

Exit at 8:01 p.m. no action taken.

Adjournment

Jon Beekman motioned to adjourn seconded by Toby Pond Vote 5 in favor 0 opposed 8:01 p.m.

**FAYETTE
BOARD OF SELECTMEN
MEETING**

October 31, 2023 at 7:00 p.m.

Meeting called to order by Chair Badeau at 7 p.m. Lacy asked to observe a moment of silence for the victims and loved ones of the Lewiston Shooting.

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, Lacy Badeau absent: Toby Pond

Attending members of the public –Brent St. Clair, George Boff, Marty Maxwell, Mary Ann Hayes, Mark Jarell and Zachary Magid from Matrix.

Pledge of Allegiance – Stated

Public Comments –. None initially and at the end of the meeting Brent St. Clair asked if the Selectmen and School Committee could resolve conflicting meeting times. Michael Carlson expressed that it is not as significant an issue as Brent believed it to be. A 10-minute debate ensued leaving it to the Manager and Superintendent to discuss.

Committee Reports – Jon Beekman stated that the truck or treat did very well over 100 kids attended. Lacy stated the Land Use Committee continued its work

Town Managers Report-Mark relayed that last Wednesday he had a meeting with the Kennebec County Emergency Management Agency to review our preparedness for emergencies and discuss membership to the Local Emergency Planning Commission. Weather has hampered any thought of a window for final paving plans. Please note the Road Foreman report in the packet and article regarding Winthrop’s upgrade of its dispatch center.

Old Business-None

New Business

23-130 Matrix Status Report Zachary Magid gave an update on where Matrix is to date with contract acceptance.

23-131 Municipal Valuation Return A form to be submitted to the Maine Property Tax Division to be signed by the Board this evening. No action necessary just your signatures. Jon Beekman asked about the interest rate charged for late taxes and the 4% was too low. Lacy asked if there were any issues regarding the stabilization reimbursement from the State.

23-132 Heat Pump Status Dave from Heat Pumps of Maine stated he planned to be in Fayette November 30th.

23-133 Abatement and Supplemental

2023-2024					
	Name	Map & Lot	Assessment	Mil Rate	Tax
Abatements			Difference		

2023-1	Robert & Julie Tribou	R09 Lot 54-A	\$155,500.00	0.01335	\$ 2,075.93
2023-2	Douglas A. Gretchen Heely Trust	R02 Lot 30	\$217,900.00	0.01335	\$ 2,908.97
2023-3	Douglas A. Gretchen Heely Trust	R02 Lot 30E	\$65,900.00	0.01335	\$ 879.77
2023-4	Douglas A. Gretchen Heely Trust	R02 LOT30-D	\$68,800.00	0.01335	\$ 918.48
2023-5	Douglas A. Gretchen Heely Trust	R02 LOT 30-G	\$47,800.00	0.01335	\$ 638.13
2023-6	Levi J. Emery	R04-48-4	\$128,300.00	0.01335	\$ 1,712.81
2023-7				0.01335	\$ -
Supplement				0.01335	\$ -
2023	Douglas A. Gretchen Heely Trust	R02 LOT 30	\$278,000.00	0.01335	\$ 3,711.30

Motion made by Jon Beekman to approve as prepared by RJD Appraisal all abatements and supplemental as presented seconded by Mike Carlson vote 4 in favor 0 opposed

23-134 Board of Selectmen Comments Jon Beekman inquired about the culvert replacement at the Fire Station before the Fire Station parking lot is paved. Brian Holman suggested not installing the culvert and digging the ditch deeper with the same pitch. Brian also stated that Campground Road looks great! Lacy suggested thinking of a detail to slow down traffic. The Board asked the Town Manager to review the Road Foreman report. Lacy asked if there was anything the rest of the Board wanted to see in future meetings. Jon Beekman asked that more information be provided regarding the cost to Fayette regarding dispatch center upgrade. Jon Beekman made a motion to nominate The Town Manager to serve on the Kennebec County Local Emergency Planning Commission. Seconded by Brian Holman vote 4 in favor 0 opposed

23-135 Warrants Motion to approve Town and School payroll and accounts payable warrants #9 made by Brian Holman seconded by Jon Beekman vote 4 in favor 0 opposed.

23-136 Minutes Motion to approve minutes of October 3rd, 2023 made by Michael Carlson seconded by Jon Beekman Brian Holman asked that his residents only comment be clarified to mean the responsible person is a Fayette resident. vote 4 in favor 0 opposed.

Adjournment

Michael Carlson motioned to adjourn seconded by Jon Beekman Vote 4 in favor 0 opposed 8:11 p.m.

**FAYETTE
BOARD OF SELECTMEN
MEETING**

November 14, 2023 at 7:00 p.m.

Meeting called to order by Chair Badeau at 7 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, Lacy Badeau and Toby Pond

Attending members of the public –Brent St. Clair, Dennis Spencer of Spencer Paving, Randall Main of Auctions International, George Boff

Pledge of Allegiance – Stated

Public Comments –. None initially and at the end of the meeting Brent St. Clair asked if the Selectmen and School Committee could resolve conflicting meeting times. Michael Carlson expressed that it is not as significant an issue as Brent believed it to be. A 10-minute debate ensued leaving it to the Manager and Superintendent to discuss.

Committee Reports – Lacy reported the Joint Land Use Committee met yesterday and continue its work with the goal to have the Board approve ballot question on April 2nd, 2024. One of the items is for the Town to consider a mass gathering ordinance. The Land Use Committee wanted to know whether or not the concept of a mass gathering ordinance would be supported by the Board.

Town Managers Report-Mark introduced Dennis Spencer of Spencer Paving Group to speak to the 2024 roadwork. As soon as the frost is out of the ground we will start with grinding the road and rebuild work to be done prior to base paving. A lot of tax payments coming in other than that it has been fortunately smooth and quiet.

Old Business-None

New Business

23-136 Town Equipment Auction Service Randall Main of Auctions International gave a presentation to the Board and the Board authorized the Town Manager to proceed to work with Mr. Main to put Town Equipment up for auction.

23-137 Drainage Easements The Town Manager explained the need for drainage easements for neighboring property owners of Starling Hall. The authorized the Town Manager to request the Town Attorney draft the easements for the neighbors to review.

23-138 Board Meeting Schedule December 26 being a problematic meeting date for the Board and they agreed to come in to the Town Office for the approval warrants as the only business of the Board on that day. The Board continued the discussion about conflicting meeting dates with the school awaiting a recommendation from the Superintendent.

23-139 Board of Selectmen Comments Lacy had relayed that Brent St.Clair informed her that the Board needs to review the Comprehensive Plan annually. Brent mentioned they started at page 101-115. Lacy relayed that the 1st meeting in December is largely devoted to a discussion with the Friends of Starling Hall. Toby asked that we entertain more local auctions. Toby expressed his concerns regarding a mass gathering ordinance. Lacy commended the local Veteran's Day event as it was well attended. Brian Holman asked if we have entertained a contribution to Honor Flight Maine? Mark stated that we have not.

23-140 Warrants Motion to approve Town and School payroll and accounts payable warrants #10 made by Michael Carlson seconded by Brian Holman vote 5 in favor 0 opposed.

23-141 Minutes Motion to approve minutes of October 17, 2023 made by Brian Holman seconded by Jon Beekman. vote 5 in favor 0 opposed.

23-142 Executive Session- regarding personnel

Motion to enter made by Jon Beekman seconded by Michael Carlson 5 in favor 0 opposed time in 8:01 p.m.

Exit 8:08 p.m.

No action taken

Adjournment

Michael Carlson motioned to adjourn seconded by Jon Beekman Vote 4 in favor 0 opposed 8:11 p.m.

**FAYETTE
BOARD OF SELECTMEN
MEETING
November 28, 2023 at 7:00 p.m.**

Meeting called to order by Chair Badeau at 7 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, Lacy Badeau and Toby Pond

Attending Members of the public –Brent St. Clair, George Boff, Chris Lynch of Matrix and Town Attorney, Mary Denison

Pledge of Allegiance – Stated

Public Comments –None

Committee Reports – Michael Carlson shared with the Board that Superintendent Joseph has proposed a non-conflicting meeting schedule to the School Committee. Mike also shared that the School Committee has reformed its budget committee and have started meeting. Mike also shared that the Bus situation at the school is precarious. Mike shared they received the new bus, and new safety and camera for free. Still have work to do to find a carpenter to fix repair and replace trim. Brian shared how the City of Lewiston off loads its students. Lacy informed the BOS about the next event for the Land Use Review Committee. The group will be putting the more controversial items in separate categories. Licensing responsibilities of the Board of Selectmen potentially.

Town Managers Report-Mark reported it was an uneventful two weeks we did receive our \$3,000 MMA risk management grant for security cameras. Mark referenced a Jensen and Baird packet on what to do about foreclosed properties.

Old Business-None

New Business

23-143 Tax Abatements

Motion to approve property Tax abatements as prepared by the RJD Assessing Agent for Parcel Map R2 Lot 30-A, R9 Lot 21, U11 lot 28 R8 Lot 85B made by Michael Carlson seconded by Jon Beekman two include the previous year for the DeCastro property (22-23 tax year for \$1445.95) vote 5 in favor 0 opposed.

23-144 Town Pole Permit

Motion to approve pole permit as prepared by Avangrid for Echo Lake Road made by Jon Beekman with the correction that echo lake road does not run into Puddleduck Road seconded by Toby Pond vote 5 in favor 0 opposed. 1 minutes

23-145 Board of Selectmen Comments

Toby Pond asked if there any issues with Town Trucks after the last storm Mark said there were no issues during the storm. Just learned today that the 2012 lost its 4-wheel drive.

23-146 Warrants

Motion to approve Town payroll and School accounts payable warrants #11 made by Michael Carlson seconded by Jon Beekman vote 5 in favor 0 opposed. 1 minutes

23-147 Executive Session regarding a legal matter The BOS will enter executive session pursuant to M.R.S.A. Title 1 §405. (Section 6. Permitted deliberation.

Motion to enter made by Michael Carlson seconded by Jon Beekman 5 in favor 0 opposed time in 7:30 p.m.

Exit 8:15 p.m.

No action taken

Adjournment

Michael Carlson motioned to adjourn seconded by Jon Beekman Vote 5 in favor 0 opposed 8:16 p.m.

FAYETTE
BOARD OF SELECTMEN
MEETING MINUTES
December 12, 2023 at 5:00 p.m.

Meeting called to order by Vice Chair Holman at 7 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Jon Beekman, Toby Pond and via ZOOM Lacy Badeau

Attending Members of the public –None

Pledge of Allegiance – Stated

Public Comments –Brenda Allen issued the following statement: *“My Name is Brenda Allen and I live beside the Starling Grange Hall and I am the person whose property is being flooded and this all started back in 99 (1999) when they drained the bog and the silt fence is still there from back in 99. At some point Joe Young called me and asked for an easement on to my property. I called an attorney and he advised me not to give it to them. As time went on my property was getting wetter and wetter eventually coming on to my lawn. No knowing why (this was happening) I walked the property. The water was ankle deep and upon further investigation a culvert was found on my property to drain water from the parking lot and the bog across from the parking lot. Also, there were 3 plastic culverts draining the water from the basement of the grange hall. All of this was to divert water from the hall and flooded my property. This after they were refused an easement. The gate to the entry to my property was removed. All of this seems to have been done in the dark of the night by the people doing it with out my permission. Now there is a problem that has to be corrected and not brushed under the table and the plan to correct this has been prepared by Josh Platt, President of Maine Environmental Solutions. The Town should consider this plan and stop diverting the water on my property. The person or person(s) responsible for diverting water on to my property with out permission is very disturbing me. This has to stop, nobody wants DEP or EPA involved or attorneys involved but if this need be it will happen. This does not mean correction years down the road this means asap. The people running this project should be ashamed of themselves they are looking out for their own goal no matter who or what you step on. It has to be stopped. One thing is the Town is lucky all the water has been tested, drinking water, the culverts, the pond I own all of this is satisfactory. I didn’t ask for this but I absolutely want to make sure it is corrected. I also request another entrance to my property. Anyone knows its against the law to put water on person’s property without an easement. An easement to go on my property to stay 25 feet away from my property not to move the fence that was on my deed as a border. I have pictures and I have the plan with me if you want to look at them.”*

Other comments: Brent St. Clair asked where we stood with Matrix. Mark said he would have more to share after tonight’s meeting.

Brent asked if the chain has been removed from Tilton Pond launch site for ice fishing? Mark as soon as we can.

Committee Reports – Michael Carlson shared with the Board the School Committee. Mike also shared that the School Committee to meet next week Jon Beekman in Lacy’s behalf invited the public to the next Land Use Review Committee discussion event.

Town Managers Report-Mark passed on whereas we have a lot on the agenda and came back to at the end of the meeting Mark stated he would have an announcement about Matrix tomorrow and any calls or comments should be directed to the Town Manager. The 2015 Western Star had to be towed to Allegiance in Hampden due computer issues. In the packet you have the latest on Northeast Bank investment status. New business Mary Ann Hayes has requested that Belinda Bothwick be appointed by the Board to the Land Use Advisory Committee as a replacement for Phil Colbath who has stepped away from service on the Planning Board and Advisory Committee.

Motion made by Jon Beekman to appoint Belinda Bothwick seconded by Toby Pond Vote 5 in favor 0 opposed.

Motion to accept Phil Colbath's resignation from the Planning Board and thank him for his tremendous years of service made by Jon Beekman seconded by Lacy Badeau vote 5 in favor 0 opposed

Old Business-None

New Business

23-148 Radio Repeater Replacement

The Repeater that serves the Town and School needed an immediate and temporary replacement. It has out lived its useful life and the Town will need to go through a process of replacement costs estimated are between \$11-14K.

Brian Holman asked to touch back to comments made by Brenda Allen when Lacy and I walked your property we want to let you know the Board is on board for the Town to make it right. *"Brenda Allen stated that Mark has kept me up on it and I just feel that I needed to speak my piece. Because they want to put money into this building but look at what they destroyed on my property. Its not right. I wanted to say how I felt."* Mark stated that the Town has been working toward a solution with procuring the plan and awaiting drainage easements from Mary Denison to do this work.

23-149 30 Mile River Community Resilience

Whitney Baker of 30 Mile River gave an 18 minute presentation regarding an opportunity for the Town to pursue a State resiliency grant.

23-150 Friends of Starling Hall (FOSH)

Joseph Young, President of the Friends of Starling Hall engaged with the Board in an 38 minute discussion regarding what FOSH would propose in a series of what the issues are for Starling Hall. What needs to be done for the building to serve as a public facility for the Town? What are the existing building and safety codes and site constraints inherent with the Starling Hall lot? What are the regulations and requirements that need to be met then a 3rd meeting on financing opportunities other than just tax payer dollars?

23-151 Board of Selectmen Comments

Lacy just a reminder about the joint land use committee meeting and encourages board members to attend. Jon Beekman regard in the land use ordinance stated that if we don't define what happens in this town then other people will come in and define it for us. There are unfavorable situations that we are dealing with right now.

23-152 Warrants

Motion to approve Town and School payroll and accounts payable warrants #12 made by Michael Carlson seconded by Brian Holman vote 5 in favor 0 opposed.

23-153 Minutes

Motion to approve minutes of October 31, 2023 made by Toby Pond seconded by Michael Carlson vote 4 in favor 0 opposed 1 abstention (Pond)

Motion to approve minutes of November 14, 2023 made by Jon Beekman seconded by Toby Pond vote 5 in favor 0 opposed.

23-154 Executive Session regarding a legal matter The BOS will enter executive session pursuant to M.R.S.A. Title 1 §405. (Section 6. Permitted deliberation)

Motion to enter made by Michael Carlson seconded by Brian Holman 5 in favor 0 opposed time in 7:58 p.m.

Lacy Badeau recused herself from the executive session.

Exit 8:25 p.m.

No action taken

Adjournment

Michael Carlson motioned to adjourn seconded by Jon Beekman Vote 5 in favor 0 opposed 8:25.5 p.m.

FAYETTE
BOARD OF SELECTMEN
MEETING MINUTES
December 26, 2023 at 5:00 p.m.

Meeting called to order by Chair Badeau at 5 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Toby Pond and Lacy Badeau absent: Jon Beekman

Attending Members of the public –None

Pledge of Allegiance – Stated

Public Comments –None

Committee Reports – None.

Town Managers Report-None

Old Business-None

New Business

23-155-A Board of Selectmen Comments

Michael Carlson commented on how Jackman Mills culvert performed in the heavy rain.

23-155-B Warrants

Motion to approve Town payroll and accounts payable warrants #13 to include a reimbursement to Brenda Allen for water testing and reimbursement to Jared Gilbert for road damage made by Brian Holman seconded by Toby Pond vote 4 in favor 0 opposed.

Adjournment

Michael Carlson motioned to adjourn seconded by Brian Holman Vote 4 in favor 0 opposed 5:14 p.m.

FAYETTE
BOARD OF SELECTMEN
MEETING MINUTES
January 9, 2024 at 7:00 p.m.

Meeting called to order by Chair Badeau at 7 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Toby Pond, Lacy Badeau and Jon Beekman

Attending Members of the public –Mary Ann Hayes, Ellie Andrews, Belinda Lemay, Westley Hall, Jane Flannery-Hall, Leo and Louise St. Pierre, Joan Cook, Belinda Bothwick, Judith McCown, Jack Sutton, Joseph Young, Adam Lyon, Courtney Lyon, Mark Jarrell, Renee and Richard Keen, Jim Wright, Elaine Wilcox, Lori Beaulieu, Joy Beekman, Josiah Garcia, Brent St. Clair, Pam Zeutenhorst of Envision Prosperity, Scott Homer and Ellen Angel from Artifex Architects and Engineers.

Pledge of Allegiance – Stated

Public Comments –Josiah Garcia requested a status on tree removal from Harris Choate Road and clean up the road of debris. Mark replied that it would be addressed in the spring. Brent St. Clair expressed concern over the shoulder erosion on Route 17 and asked the Town to address. Mark stated that MDOT is aware and will address according to their timeline it is 100% their responsibility. Brent St. Clair asked about Matrix and Fidium. Mark responded that he and Michael Carlson would be meeting with the Maine Connectivity Authority tomorrow and will have more to share later in the week.

Committee Reports – Toby Pond referenced the recent e-mail about scams and encouraged the public to always question such contact if you do not know the person contacting you. Michael Carlson stated that the December School Committee meeting was cancelled and tomorrows Solid Waste Committee meeting was postponed. Lacy Badeau commented that the Land Use Review Committee is doing great work and should be ready for June. This is a big task. Jon Beekman complimented all the work done at the public gathering was well received and well-done.

Town Managers Report-Mary Ann, Jessica and all did a great job the recent event. A long-time resident called me to tell me that it was the best event she ever attended. The Western Star is back up and running work was all related to computer and def system. Crew did a good job despite getting bitten by illness. Covid namely to blame with a light crew. As we prepare for the Primary election on March 5th that will likely be well-attended. Mark requested that the School Committee approve the use of the school for the November election that will result in likely remote learning or school closure day.

Old Business-

23-148 Radio Repeater Replacement Sean Goodwin informed Mark of the County's interest to fund the repeater replacement and generator replacement along with \$2,000 to be included in the 24-25 budget. Sean suggested that it is always advisable to reach out to the County Commissioners to express the Boards support.

23-150 Friends of Starling Hall- A 1 hour and 12-minute discussion ensued led by Meeting Moderator Pam Zeutenhorst of Envision Prosperity to discuss the issues facing the Starling Hall restoration efforts to make

the building available for full public use.

New Business

24-01 Community Resilience Resolution

Motion made by Jon Beekman seconded by Michael Carlson to sign the resolution Vote 5 in favor 0 opposed

Mark stated we had our workshop earlier this evening at 6 p.m. and our focus is the stream crossing locations listed in the resolution. Mark referenced the letter of support from Fisheries Biologist Wesley Ashe for the \$200,000 MDOT stream crossing grant.

24-02 Board of Selectmen Comments

Toby Pond asked about the minute man security \$11,900 bill. Mark stated it was a school contract for new electronic locks throughout the school. Toby Pond asked about the Fielding's oil contract. Mark stated that the Town participated in the Maine Power Options bid process and Fielding's won the bid for both heating and diesel fuels which also benefits the school. Propane that is still under a 2-year contract with Fabian. Toby Pond asked about the street light issue Mark stated he has yet to do so but will soon. Michael Carlson and Toby Pond discussed the school parking matter and Michael said he would bring it up at the next School Committee meeting. Toby Pond asked if there was anyway the school could support people that were without power, heat and water. Mark replied that when people are in need of such things, they need to notify the Town and during the last outage no one contacted the Town Office for assistance of any kind. Toby Pond expressed concern about the end of Russell Road and how it was plowed and why the Town is sanding a road on its first pass when it returns and likely scrape off the sand on the return trip. Mark stated that we have always sanded while plowing during a storm and yes, it is reasonable to assume some of that will be scraped off on the return trip but a lot of time passes before the return trip and if its commuter traffic time the sand needs to be laid down at that time if in the middle of night with no traffic then shutting off the sander during a heavy snow would make more sense. It really comes down to the time of day and need to keep a hot load of sand in the middle of the road. Michael Carlson said people should be contacting the Town Office. Brian Holman the taxpayers own this building. Mark stated this is a school matter. This is a school building and it is managed by the school. This is not the business of Selectmen. Jon Beekman when we did an investigation on how the building could be an emergency shelter if what was installed as a toilet could have been used as a shower stall it could have been qualified as a warming shelter. Brian Holman asked to add to Executive Session. Toby Pond expressed why the facility cannot be used by the public not just as an emergency facility. Lacy thanked everyone for stepping up in her absence. Brent talked to the School Chef and asked if he could supervise the Keep Me Warm Supper. Michael Carlson added that he has discussed the matter with school committee meetings.

24-03 Warrants

Motion to approve Town and School payroll and accounts payable warrants #14 made by Brian Holman seconded by Toby Pond vote 5 in favor 0 opposed.

24-04 Executive Session-regarding a property matter the BOS will enter executive session pursuant to M.R.S.A. Title 1 §405. (Section 6. Permitted deliberation)

Motion to enter made by Michael Carlson seconded by Jon Beekman 5 in favor 0 opposed time in 9:13 p.m.

Exit 9:32 p.m.

No action taken

Adjournment

Jon Beekman motioned to adjourn seconded by Toby Pond Vote 5 in favor 0 opposed 9:32 p.m.

January 9, 2024 Question & Answer Summary

Fayette Town Meeting

The purpose of this informational session was to gather information about building improvements and constraints that affect the utilization of Starling Hall as a public building.

Ellen Angel, Principal Architect, AIA, and Scott Homer, PE Senior Structural Engineer, of Artifex AE were not able to walk through Starling Hall before the Town meeting due to health issues. Brief statements made by both Ellen & Scott based on previous inspections.

Mike Johnson, Historic Rehabilitation Tax Credit Coordinator, Grants & Easements Coordinator for the Maine Historic Preservation was not able to participate due to a prior commitment. Mike Johnson sent a letter which was read by Joe Young.

Mike Veilleux, Public Safety Inspector III, NFPA and ICC CFI I-II, CFPE Plans Review Supervisor from the Public Safety Office of State Fire Marshal was not present.

Questions were asked, in turn, by the Board of Selectmen, Budget Committee, and the public.

Renovations to the building would be dependent upon the type of future use of Starling Hall.

Summary for second floor:

- The occupancy rate could not be determined without an on-site inspection and definition of activities to occur. Repetitive action such as dancing vs small meetings would have different occupancy rates. There are options to determine occupancy that would not require dismantling the second floor.
- Building codes require two means of egresses to be used for public meetings. Currently, second floor has a single egress.
- Public meetings must be accessible and comply with ADA codes. Providing virtual access may be a solution for public meetings.
- Products are available to seal wood to increase fire retardancy.

Summary for basement:

- If the basement is to be used for public meetings it would need a second egress. This could be accomplished by adding an indoor staircase to the first floor.

Overall summary:

- The integrity of the structure was demonstrated when Starling Hall was moved to its current location.
- To be used as a place for public assembly it must be brought into compliance with Maine Uniform Building Codes.
- Starling Hall could be used as an emergency shelter and warming facility if it were brought into compliance with the codes and met the requirements of Maine Emergency Management and the Red Cross.
- To determine the full extent of needed improvements the Town must determine its goal for using the Hall. Once that is accomplished the architect/engineer can work with the Town to develop a plan for the needed renovations.
- The term public assembly refers to a facility that would be used for meetings of fifty or more people at one time. The exact code requirements may vary depending on the total number of participants. Larger audiences would have different requirements.

FAYETTE
BOARD OF SELECTMEN
MEETING MINUTES
January 23, 2024 at 7:00 p.m.

Meeting called to order by Chair Badeau at 7 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Toby Pond, Lacy Badeau and Jon Beekman

Attending Members of the public –Kendra Jo Grindle of the Maine Connectivity Authority, Marc Veilleux of the Miane State Fire Marshals Office, George Boff, Donna Barrett, Brent St Clair, Mary Ann Hayes, Joseph Young, Mark Jarrell, Joy Beekman, Brent St. Clair and Pam Zeutenhorst of Envision Prosperity.

Pledge of Allegiance – Stated

Public Comments –None at the end of the meeting Mary Ann Hayes inquired about when the land use amendments were to be discussed.

Committee Reports –Michael Carlson stated that the December School Committee last Tuesday they discussed alternative ways to heat the school. They could do a large part of the school with Heat Pumps. They have started their 2025 budget and plan to present the warrant articles completed in April. Mike relayed the School Committee approved the use of the school on election day in November. Mike added that the use of the gym and the superintendent stressed the gym is available for everything except individual use. A committee has been formed to review. The parking issues are also being reviewed and are actively monitoring what goes on every day. Lacy Badeau commented that the Land Use Review continues its work and make progress on changes.

Town Managers Report-Mark informed the Board of the status of the heat system at the Fayette Fire Station as it has approached the end of its useful life. The Kennebec County Emergency Management informed the office today that we have been approved for the use of County ARPA funds to pay for the Baldwin Hill Tower Radio Repeater and Generator. A total of \$21,000 was approved. Mark also relayed that the street light accounts have been settled with CMP. Fayette is billed for only 1 steet-light, the light that illuminates the exit at the school and intersection of Tom Surry Road. Truck 20 delivered to Meader’s Garage in New Sharon for inspection and other work required in order to get the inspection sticker. Brian Holman asked about the ¾ ton status Mark stated the truck 4 wheel-drive had been restored however it was involved in backing into a school employees vehicle. Jon Beekman asked that we install back up cameras as well as the laser that was paid for by an MMA grant. Mark had an addition to the agenda to request with a request letter to support a community concepts request for a grant support letter for USDA grant to support home ownership.

Old Business- None

New Business

24-05 Maine Connectivity Authority Kendra Jo Grindle gave the Board a very encouraging presentation regarding the continued commitment and use of the \$2.5 million Connect the Ready Connectivity Authority Grant to benefit the Town of Fayette. As stated Fayette was always the award and that is our commitment.

24-06 State Fire Marshal- Marc Veilleux gave the Board a 20 minute presentation regarding the Fire Marshal's role in the review process related to Starling Hall renovations. Pam Zeutonhorsts summary of that discussion are incorporated in the minutes for this meeting and are found to be correct and accurate.

24-07 Board of Selectmen Comments- None

24-07a USDA grant support letter- Motion made by Jon Beekman to sign letter of support for the Community Concepts sample support letter seconded by Michael Carlson vote 5 in favor 0 opposed.

24-08 Warrants Motion to approve Town payroll and accounts payable warrants #15 made by Brian Holman seconded by Michael Carlson Amended to include school warrants vote 5 in favor 0 opposed.

24-09 Minutes Motion to approve minutes of November 28th, 2023 Motion to approve minutes of December 12th, 2023 made by Brian Holman seconded by Toby Pond vote 5 in favor 0 opposed. Motion to approve minutes for December 26th, 2023 made by Brian Holman seconded by Michael Carlson vote 4 in favor 0 opposed.

Brian Holman asked at the end of the meeting about the status of the Campground Road being taken over by the State. Mark indicated that had not been addressed recently.

Adjournment

Jon Beekman motioned to adjourn seconded by Lacy Badeau Vote 5 in favor 0 opposed 9:32 p.m.

January 23 Public Safety Office of State Fire Marshall Presentation Fayette Town Meeting

The following is a summary of the presentation by Mark Veilleux, Public Safety Inspector III from the Public Safety Office of State Fire Marshal, at the Fayetteville Town meeting on January 23, 2024. Mr. Veilleux provided an overview of the permit application process and answered questions.

Terminology:

The use of "codes" refers to relevant sections of codes and standards in National Fire Protection Association (NFPA) Life Safety Code, specifically Chapter 43.10, and International Existing Building Code (IEBC) and Maine Uniform Building and Energy Code (MUBEC).

Summary:

- For permit applications to the Public Safety Office of construction projects costing \$50,000, it is a requirement to have a design professional such as an architect or engineer provide stamped actual drawings of the structure. Acknowledged that the town already has an existing relationship with a design professional (ARTIFEX).
- Intended use of the building affects codes that will apply. For example, a public building will have to comply with specific codes that do not affect a structure if it were used for a private business.
- If a building has a historical designation, such as Starling Hall, this does allow historical components to be. However, codes still must be maintained. For example, if a stairway is designated as a historical component of the building, it would not need to comply with current code if a code approved egress could be provided elsewhere.
- Acknowledged 2007 inspection had a lengthy list of issues to be addressed and codes have been updated since then.
- Cannot visit a structure to point out issues. Mitigation of issues is part of the permit application process.
- Application process includes: 1) Submission of stamped architectural plans by design professional. 2) Review of stamped architectural plans by Public Safety Office. 3) Public Safety Office works with design professional to resolve any compliance issues.
- Public Safety Office provides educational classes on current codes. Although not targeted to design professionals, some do attend.

Next step is a public discussion to be held as part of the Feb 6, 2024 Fayette Town meeting. Topics for discussion to consider include:

- Should the Assembly Hall designation be maintained for Starling Hall to allow public use?
- How might Starling Hall be used in the future? Occupancy rate and type of future activities will impact cost of construction.
- What could be the intrinsic value of maintaining the historic Starling Hall?
- If maintained for public use, could construction be done in phases? I.e., focus on one floor at a time?
- What are the consequences if nothing is done?
- Could the Starling Hall be used to generate revenue for the town?

FAYETTE
BOARD OF SELECTMEN
MEETING MINUTES
February 6, 2024 at 7:00 p.m.

Meeting called to order by Chair Badeau at 7 p.m.

Roll Call of Members –Brian Holman, Mike Carlson, Lacy Badeau ,Jon Beekman Toby Pond via ZOOM.

Attending Members of the public –George Boff, Donna Barrett, Brent St Clair, Mary Ann Hayes, Joseph Young, Joy Beekman, Brent St. Clair and Pam Zeutenhorst of Envision Prosperity, Shelley Lizotte of Artifex Architectural, Code Enforcement Officer, Jessica Leighton, Lori Beaulier, Rick and Renee Keene, Belinda Bothwick, Chris Teitlebaum, Michael Delisle, Maggie Chadwick and Robert Weimont.

Pledge of Allegiance – Stated

Public Comments –None at the end of the meeting Mary Ann Hayes inquired about when the land use amendments were to be discussed? Following the short term rental discussion Brent St. Clair asked about the consequences of the State not fully reimbursing the Town for the property tax stabilization program. Mark responded that the few thousand dollars expected from the State was not included in the annual budget therefore there is no consequence.

Committee Reports –Michael Carlson reported that the solid waste and recycling committee met and reviewed a quote of \$750K to put up a roofing system that has been tables to next year. Also, our annual allocation is 7.2%. Also handed over plans from Jon Beekman regarding the school parking lot to the School Superintendent. Jon Beekman reported that the County budget is looking at a significant increase. Lacy reported the joint land use committee activities continue.

Town Managers Report-Mark informed the Board of 2 grants submitted as part of the Community Resiliency program a \$200,000 for stream crossing and \$125,000. Announcement should be made in March. Equipment wise we are ok with exception of the 2006 Sterling that is getting the bed repaired temporarily but really needs a new dump body. Crew will be doing what they can to get us through the rest of winter but it will need a new body. Brian Holman asked if we were able to get Truck 20 inspected. Mark reported that we did. Jon Beekman asked about the backhoe status Mark reported that the overheating has been addressed and so far so good. So the focus is keeping these older pre-emission controlled vehicles running and road worthy for as long as we can. Road Weight Limit posters distributed throughout the road. Jessica Leighton, asked the Board for their support regarding housing related grants if she or Mark were to apply for these grants that have been recently published? Motion made by Michael Carlson to authorize the Town Manager or his designee to apply for any grants in general seconded by Jon Beekman. Brian Holman asked that the only Town Manager not designee. Motion amendment approved by Michael and Jon
Vote 5 in favor opposed

Old Business

23-150 Friends of Starling Hall- Pam Zeutonhorst led the discussion including a historical review of the Hall by Joe Young and Shelley Lizotte of Artifex Architectural firm reviewed their perspective of the Hall the discussion was 36 minutes.

New Business:

24-10 Proposed Short-Term Rental Ordinance

Code Enforcement Officer Jessica Leighton and advisor Mary Ann Hayes reviewed the current draft of the short-term rental ordinance with the Board.....the discussion lasted 63.5 minutes.

24-11 Joint Land Use Committee Job Description

Mary Ann Hayes reviewed the draft description amendments. Jon Beekman motioned to approve the draft amendment as presented seconded by Michael Carlson Vote 5 in favor 0 opposed.

24-12 Board of Selectmen Comments Michael Carlson inquired about MCA grant status. Mark did not have an update. Michael Carlson reminded everyone of Kennebec County Emergency Agency Ted Marshall e-mail requesting more information about costs. Jon Beekman added that individuals that had private damage. Brian was asked anyone but the Town Manager or Code Enforcement Officer? Mark responded that only the Code Officer or Town Manager authorized to contact the Town Attorney.

24-13 Warrants Motion to approve Town payroll and accounts payable warrants #16 made by Michael Carlson seconded by Jon Beekman vote 4 in favor 0 opposed 1 abstention (Pond)

24-14 Minutes Motion to approve minutes of January 9th, 2024 made by Jon Beekman seconded by Michael Carlson vote 4 in favor 0 opposed. 1 abstention (Pond)

Adjournment

Jon Beekman motioned to adjourn seconded by Lacy Badeau Vote 5 in favor 0 opposed 9::03 p.m.