

BRUNSWICK TOWN COUNCIL MINUTES

November 6, 2006

6:15 p.m. Executive Session

7:00 p.m. Regular Meeting

Municipal Meeting Facility

6:15 P.M. Chair King called the meeting to order

Councilors Present: Chair Joanne T. King, W. David Watson, Jacqueline A. Sartoris, Hallie Daughtry, Jeffrey A. Schneider, Ryan E. Ewing, Newell A. Augur and Forrest Lowe.

Councilors Absent: None

Town Staff Present: Donald Gerrish, Town Manager; Patricia Foley, Executive Administrative Assistant; Patricia Harrington, Assistant Town Manager; John Foster, Director of Public Works; Mat Eddy, Director of Economic Development; Craig Worth, Assistant Director Public Works; and TV video crew.

EXECUTIVE SESSION: 6:15 P.M. Real Property per 1 MRSA Sec. §405(6) (c)

Councilor Augur moved, Councilor Sartoris seconded, to go into executive session pursuant to MRSA 1 §405(6) (c) to discuss property matters, the motion carried with 7 yeas, Councilor Daughtry arrived after the vote.

MEETING CONTINUED: 7:00 P.M.

Chair King called for the Pledge of Allegiance

Public Comment: None.

Correspondence: None

Manager's Report:

(a) Presentation of Iron Bear Triathlon Check

Manager Gerrish invited Jeff Ward of Bowdoin College to the podium. Jeff explained that the Iron Bear Triathlon has been a very successful event over the past four years. He said there were over 400 participants in this year's event. Jeff introduced the Director of the race, Anne Cronin who presented the \$1,500 check to Steve Balboni, Deputy Director of the Parks & Recreation Department as a token of their appreciation to the Town of Brunswick.

Chair King Moved, Councilor Sartoris seconded, to accept the Iron Bear Triathlon check in the amount of \$1,500. The motion carried with (8) yeas.

(b) Update of Traffic Signs on Pleasant Hill Road

Manager Gerrish called John Foster, Director of Public Works to the podium. Foster is working with A.D. Electric on this project and is hopeful to get the signs up soon. He is waiting for the contractor to get back to them with the price for lights on the intersection. Councilor Daughtry asked what the estimated time would be. John Foster stated that he is trying to get this done before winter.

(c) Update on LRA

Manager Gerrish met with Chair and Vice Chair. He will have more information at the November 27, 2006 meeting. We are trying to hire Ballard/King Consultants who worked with us when we did the Parks & Recreation open space for recreation uses project. This is a very complicated process and will cost around \$25K which will come out of the existing budget. Councilor Sartoris wanted to know if the consultants will look at carrying costs of the buildings. Manager Gerrish advised that they will indeed look at the carrying costs of the buildings.

(d) Pay Per Bag Update

Manager Gerrish invited Craig Worth, Assistant Director of Public Works to the podium to give an update of the Pay Per Bag and Two Stream Recycling. Mr. Worth handed out a publication that Pine Tree Waste printed on the Two Stream Recycling process. The projected start up cost is \$135,000. The program will begin on January 15.th

Chair King questioned the Funding. Manager Gerrish advised that money will be up front and will be reimbursed when the money from the Pay Per Bag starts to come in from the program. Chair King expressed that she was not happy to hear that the cost is so high after Council had already voted on this item.

(e) Council Committee Update

Councilor Ewing gave an update on the Maine Street Station Committee and advised that they have met with J.H.R. Development Consultants on this project. Councilor Sartoris said that the Teen Center is up and running on Tuesday and Wednesday after school, in the basement of the People Plus Building. They have supervision and also have a billiard table. Today is the filing deadline on Mere Point Boat Launch and no appeals have been filed. A memorandum of understanding will be brought before the Council soon.

Councilor Watson advised that there will be a forum at the Old High School on November 18th. The Public is invited to attend. There will be a tour with Recreation Staff if anyone is interested. Councilor Daughtry advised that the Elementary School Committee is working with Portland Design Team to select a location and they need public input.

(f) Financial Update

Manager Gerrish advised that we are in good shape. Revenues from automobile excise are \$25,000 ahead of where they were last year. State revenue sharing is \$85,000 less than last year. We have budgeted \$2,000,000 and we will be pretty close to that.

(g) Council Workshops

Manager Gerrish advised the Council of the following meeting dates;

- Comp Plan Update –Monday, November 13, 2006 at 7:00 P.M.
- Update on Town Process in B.N.A.S Public Benefit Conveyance-Monday, November 27, 2006 at 7:00 P.M.

(h) Arbitration Discussion-Cook's Corner Fire Station Property

Manager Gerrish advised that arbitration ruling was to have the Town pay \$40,000 more than we wanted to pay.

(i) Maine Emergency Management Award

Chief Labbe is requesting that we accept the \$4,625 award to support the Community Emergency Response Team (CERT) training for the members of the Merrymeeting Amateur Radio Club.

Councilor Ewing moved, Councilor Daughtry seconded, to accept the \$4,625 award to support the Community Emergency Response Team (CERT). The motion carried with (8) yeas.

Adjustments to Agenda:

Chair King wanted requested that item number 182 to be moved ahead on the agenda.

PUBLIC HEARINGS:

178. The Town Council will hear public comments on the following request for a Junk Yard/Automobile Recycling and Automobile Graveyard permit, and will take any appropriate action.

Edward Mackness & Shawn Letourneau
DBA Brunswick Auto Recycling, LLC
117 Bath Road

Mr. Mackness & Mr. Letourneau

Chair King opened the public hearing; hearing no comments, she closed the public hearing.

Councilor Watson moved, Councilor Sartoris seconded, to approve a Junk Yard/Automobile Recycling and Automobile Graveyard permit for Edward Mackness & Shawn Letourneau at Brunswick Auto Recycling, LLC. The motion carried with (8) yeas.

179. The Town Council will hear public comments on the winter closing of Sawyer Park, and will take any appropriate action.

Manager Gerrish advised that this is an annual closure and he recommends approval.

Councilor Watson moved, Councilor Daughtry seconded, to approve the winter closure of Sawyer Park. The motion carried with (8) yeas.

TABLED ITEMS:

ACTION ITEMS:

180. The Town Council will discuss extending the deadline on its option to buy back Lot 6 in the Industrial Park for another six months, and will take any appropriate action. (Manager)

Manager Gerrish called Mat Eddy, Director of Economic Development to the Podium. Mat referred to his letter enclosed. Mat pointed out that we are in our third year and he feels if we do extend it that we only go with a six month window. Chair King asked Charlie Wallace, representative for Thibeault Oil to speak about the amount of time we would be looking at. Mr. Wallace advised that they are committed to building this building but want to build it out in phases and he stated that the prior owner had the lot longer than Thibeault and did nothing with it but a little clearing. Councilor Sartoris-questioned Planning Board permits expiration and wanted to know when they plan to meet with the Planning Board? Mr. Wallace said that has not been decided at this time. Councilor Lowe asked Mat Eddy if there is an interim step of procedures that Council can follow up on. Chair King agreed.

Councilor Sartoris moved, Councilor Lowe seconded, to table this item. The motion carried with (8) yeas.

181. The Town Council will consider acceptance of a \$7,500.00 grant from the Land for Maine's Future Program, and will take any appropriate action.

Manager Gerrish highly recommends that we accept this grant and advised anyone that has not been out on this trail to do so. Councilor Sartoris spoke about the great job on the commons trail.

Councilor Sartoris moved, Councilor Daughtry seconded, to accept the \$7,500.00 grant from the land for Maine's Future Program. The motion carried with (8) yeas.

182. The Town Council will discuss the request for a zoning amendment for Pleasant & Stanwood Streets, and will take any appropriate action.

Manager Gerrish advised Council that this request change is to build a new Walgreen's on the corner of Pleasant Street and Stanwood Street. Zone HC 1 would have to be extended and four parcels on other side of Pleasant and Stanwood would have to be rezoned. Council needs to consider this then it goes on to the Planning Board.

Chair King invited Charlie Wiercinski of Sitelines to the podium. David LaTulip, Vice President of Richmond Company has an agreement with five properties for this project which include the David Belleville, Paul Caparratto and Margaret Shields properties. The property owned by Margaret Shields will stay as is after they purchase it. They have reached out to abutters who have been positive. They will be willing to meet with any persons in the neighborhood for an informational meeting. The plan is to eliminate curb cuts on Stanwood Street and one on Pleasant Street. They would create new lanes to improve turns onto Mill Street. He wants the property to remain in Village Review area and will work with the Planning Department to make sure it conforms to Village Review standards. They are looking to use a clapboard façade with shingled awnings. This is in the TR1 zone which has a different density and impervious surface than the HC1 zone. Councilor Augur asked about traffic flows in that area. They anticipate adding lanes will make the flow of traffic smoother. Gorrell Palmer will analyze this issue. Councilor Watson asked if they had given any thought to adding crosswalks. Mr. LaTulip advised that they will also look into this.

Councilor Daughtry questioned why the building will be set back so far. Mr. LaTulip advised that they want it to be architecturally acceptable. Councilor Sartoris requested that Mr. LaTulip explain the zoning differences between HC1 and TR1.

Chair King opened this up to public comment

Paul Capperatto, 5 Stanwood Street-When they were approached by the Town for the possible Fire Station site, they felt threatened and worried about what they may get for those properties. When Richmond Company approached him about this proposal they were very professional in the way they handled this. He thought the offer was a very reasonable one. David Bellville owns 3, 4 & 8 Stanwood Street. He was not in favor of a fire station on their site but feels that this project would be a welcome addition. He is also aware that Walgreen's does not sell alcohol and being a substance abuse councilor, he is in favor of them not selling alcohol in the area. He feels the traffic pattern possibilities were going to make a difference. He is impressed with the work done in Topsham by the Richmond Company.

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Candace Kanen, 5 Sage Hill is concerned about the traffic. There is already a problem with traffic in this area. She is concerned about more future businesses coming into that area.

Doris Gnauck, 36 Stanwood Street is concerned about elderly who may shop there because of traffic increase she felt it would be unsafe for them. She is worried that more people will use Stanwood Street and does not feel a Walgreens fits on that location.

Don Turner, 64Cumberland Street thinks there is a problem with this for lack of town's concern with poor driving habits i.e.; turning left onto Pleasant Street. He feels that the Town should do something about this problem.

Councilor Sartoris Quoted from minutes of 2004 in reference to when the Town was considering this site for the Fire Station. "When Manager Gerrish spoke with those owners he asked if they would be interested in selling at fair marked value". At that time Councilor Sartoris moved to keep this neighborhood residential. Sartoris was disappointed that those same owners who would not sell when community wanted them to for the best interest in the community are now willing to sell for more money for a commercial interest. Sartoris voted to reject this matter.

Councilor Daughtry is concerned that this is a bad location for construction of this size. Doesn't want Anywhere U.S.A. creeping closer into town. She is opposed to spot zoning. She is not in favor of this.

Councilor Augur supports sending this on to the Planning Board. Brunswick House of Pizza is already there and he realizes there are traffic problems there but this may be an opportunity for Richmond Company to come up with ways to make the traffic pattern work more efficiently.

Chair King, no further comments she will not oppose it at this time.

Councilor Lowe thinks this is a very unattractive route into Brunswick thinks it is the wrong location for this business and does not support it.

Councilor Schneider does not support it being sent to planning board.

Councilor Ewing is not in favor of changing what the current zoning already is protecting.

Councilor Watson- no comment.

Chair King agrees with Augur, however, after this discussion feels that it cannot go any further.

Councilor Augur moved to send this to the planning board, Chair King seconded, those in favor- Chair King and Councilor Augur and Councilor Watson. Those opposed-Councilor Daughtry Councilor Schneider, Councilor Ewing and Councilor Lowe and Councilor Sartoris. The motion was denied 5-3

183. The Town Council will consider appointments to the Town's Boards and Committees, and will take any appropriate action.

Councilor Watson read the list of candidates who were interviewed.

Councilor Sartoris moved, Councilor Schneider seconded, to make the appointments to the Town's Boards and Committees. The motion carried with (8) yeas.

Manager Gerrish gave update on dates of meetings and workshops and spoke about the survey the Police Department has distributed throughout the Town. He urged citizens to complete this survey. Manager Gerrish also encouraged everyone to get out and vote tomorrow.

Councilor Watson moved, Councilor Sartoris seconded, to adjourn the meeting. The motion was carried by (8) yeas.

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PLEASE NOTE: THESE MINUTES ARE NOT VERBATUM. A VIDEO RECORDING OF THE MEETING IS AVAILABLE AT THE TOWN CLERK'S OFFICE DURING REGULAR BUSINESS HOURS.

Patricia A Foley
Executive Administrative Assistant
Manager's Office
November 6, 2006

Date of Approval

Council Chair