

**POLAND BOARD OF SELECTMEN  
MINUTES OF MEETING  
March 4, 2014**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE** – Chairman Steve Robinson called the meeting to order at 7:00 PM with Selectmen Janice Kimball, Walter Gallagher, Stan Tetenman and James Walker, Jr. present.

**WORKSHOP** – The Board held a workshop with resident Ernie Ray to discuss a consent agreement regarding code violations he was cited for on his property. The consent agreement written in November stated the stove needed to be removed from the property. Mr. Ray would like authorization to keep the stove but will agree not to rent out the property. The consensus of the Board was that a new consent agreement be written between the Town and Mr. Ray and brought to the next Board of Selectmen meeting for approval.

**APPOINTMENTS AND RESIGNATION**

Selectman Gallagher moved to accept the resignation of Kevin Pacheco from the CEDC. Selectman Walker seconded the motion. Discussion: None  
Vote: 5-yes 0-no

Selectman Gallagher moved to accept the resignation of Daniel Ouellette from the CEDC. Selectman Walker seconded the motion. Discussion: None  
Vote: 5-yes 0-no

Selectman Gallagher moved to appoint Arthur Berry to the CEDC with a term to expire June 30, 2014 to finish out Kevin Pacheco's term. Selectman Walker seconded the motion. Discussion: None  
Vote: 5-yes 0-no

Selectman Tetenman moved to appoint Cyndi Robbins to the CEDC with a term to expire June 30, 2016 to finish out Daniel Ouellette's term. Selectman Gallagher seconded the motion. Discussion: None  
Vote: 5-yes 0-no

**MINUTES OF PREVIOUS MEETINGS** – None

**RECOGNITION OF VISITORS** (A list of visitors who attended the meeting is attached to these minutes.) Joe Cimino a resident and member of the CEDC was present to ask if the Board would look into setting up a revolving fund for small businesses that would require the Town to put \$150,000 into the fund. The Board has agreed to meet with the CEDC regarding this item.

**REPORTS AND COMMUNICATIONS**

**Acting Town Manager's Report** – Written report was submitted to the Board for review.

**Department Reports**

**Communications** – The following were handed out at the meeting for review.

**Realtor Contract Information** – The only piece of property we have currently listed is 1217 Maine Street, the contract expired. The Board will take a look at retaining a new contract with a realtor in the future.

**OLD BUSINESS** – Memo of Understanding between RSU #16 and Public Works – The consensus of the Board was to let the RSU review the contract first.

329 North Raymond Road Update – Code Enforcement Officer Nick Adams reported that the bank involved has solicited bids and the property is in pre-foreclosure and they are willing to demolish the building once they have ownership. Consensus of the Board is to allow the bank to continue working with CEO Nick Adams on the situation at this time.

238 Everett Road Land Use Violation Update – Code Enforcement Officer Nick Adams reported that as of 6 PM the violation has been removed and the person is applying for a building permit. No further action from the Board is necessary on this property at this time.

### **NEW BUSINESS**

Poland Fire Rescue Association Donation – Lee O'Connor, President of the Association and member of the Poland Fire Rescue was present to ask the Selectmen if they would accept a donation of and Air Responder from the Association. Selectman Tetenman moved to accept the Air Responder that will be donated by PFRD BA and to take ownership of the vehicle, provide upkeep and pay any annual fees for registration. Selectman Walker seconded the motion. Discussion: None  
Vote: 5-yes 0-no

Autumn Drive & Wedgewood Circle Proposal for Public Way – Brian Merrill was present to represent Wedgewood Estates. He requested an article be placed on the warrant for the Annual Town Meeting for acceptance of Autumn Drive and Wedgewood Circle as public ways. Discussion pursued between the Board and Mr. Merrill as to what the current code states and that according to what the Board has done in the past the Board cannot put a road on the warrant for acceptance if it does not meet today's standards. Mr. Merrill stated that the Planning Board issued waivers when the roads were proposed and they accepted those waivers. Other residents from the subdivision spoke about the safety and integrity of the road. After some discussion it was agreed upon that Autumn Drive does meet the standards of today's code but Wedgewood Circle does not. Selectman Tetenman moved to place an article on the Annual Town Meeting warrant to accept Autumn Drive as a public way. Selectman Gallagher seconded the motion. Discussion: The Board would like to have a workshop with the Planning Board to see how we may be able to change the code so that roads that meet the code when they are built can later be accepted as town roads even if they don't meet current code. That meeting is suggested to take place at the Planning Boards April 8<sup>th</sup> meeting.  
Vote: 5-yes 0-no

Board of Appeals Training Request – The chairman of the Zoning Board of Appeals would like authorization from the Board to allow a training with the Town Attorney. The consensus of the Board was to allow the training as the free yearly training from the Attorney to be conducted prior to July 1, 2014.

Town Manager's Contract Acceptance – Bradley Plante will be starting on April 1<sup>st</sup> as the Town of Poland Town Manager. Selectman Kimball moved to authorize Chairman Steve Robinson to sign the employment contract between the Town and Mr. Plante. Selectman Tetenman seconded the motion. Discussion: None  
Vote: 5-yes 0-no

Draft Warrant Articles for Town Meeting – Draft warrant articles have been given to the Board of Selectmen and the Budget committee for review.

Community Dynamics – TIF Informational - John Cleveland was present to review the status of splitting TIF 1 and TIF 2. The 2009, 2010 and part of 2011 records have been reviewed at this time. Documentation showing the work they have completed was handed out at the meeting. They will continue with the review and will keep us informed as to the status of this project. Mr. Cleveland also asked the Board if they would like him to write articles for the Annual Town warrant relating to offering credit enhancement agreements. Selectman Tetenman moved to authorize Mr. Cleveland to submit the language for the warrant articles to negotiate credit enhancement agreements with up to 100% reimbursements for both TIF accounts. Selectmen Walker seconded the motion. Discussion: None  
Vote: 5-yes 0-no


**ANY OTHER BUSINESS**

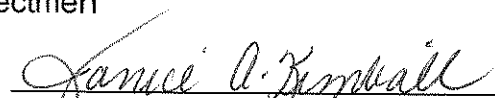
Former Town Manager's Severance – Selectman Kimball moved to approve a severance payment to former Town Manager Rosemary Roy as follows: \$16,250 as severance pay; \$1,983.36 as the Town's share of the cost of her health insurance for 2 months and \$3,750 to her attorney and to authorize the Chair of the Board to execute the documents necessary to finalize this matter. Selectman Gallagher seconded the motion. Discussion: None  
Vote: 5-yes 0-no

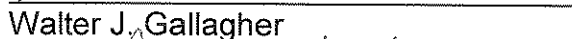
**ADJOURN** – Selectman Gallagher moved to adjourn. Selectman Tetenman seconded the motion. Discussion: None  
Vote: 5-yes 0-no

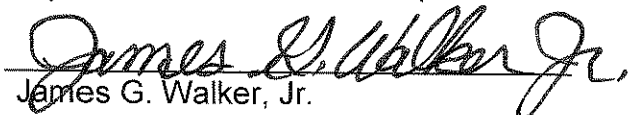
Recorded by: Nikki M. Pratt

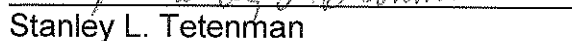
Board of Selectmen

  
Stephen E. Robinson, Chairperson

  
Janice A. Kimball, Vice Chairperson

  
Walter J. Gallagher

  
James G. Walker, Jr.

  
Stanley L. Tetenman

# MEETING SIGN-IN SHEET

Meeting Date march 4 2014



Board of Selectmen



Planning Board



Other \_\_\_\_\_

NAME	COMPANY OR PURPOSE
Nick Adams	CEO
April Corcoran	WEHA
Rob + ELAINE NIGHTINGALE	WEHA
John + Christing DeSantis	Weha
Wade Wilton	Weha
ARTHUR BERRY	
Diana Miller	Weha
Charles Mudge	WEHE
Steve Johnson	" "
LORIN MARTIN	WEHA
Sheldon Nightingale	"
Cheryl Nightingale	"
Cyndi Robbins	CDEC
Joe Cimino	CDEC
Winslow Duggan	
Christina Burnani	WEHA
Brian Merrill	

# MEETING SIGN-IN SHEET

Meeting Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

☐ Board of Selectmen      ☐ Planning Board      ☐ Other \_\_\_\_\_

☐ Board of Selectmen      ☐ Planning Board      ☐ Other \_\_\_\_\_

☐ Board of Selectmen      ☐ Planning Board      ☐ Other \_\_\_\_\_

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