



Public Hearing, Forest Avenue Construction Project

Tuesday, February 24, 2015 @ 6:00 PM

Southwest Harbor Fire Station

I. Public Hearing Called To Order/Roll Call

The public hearing for the Forest Avenue Infrastructure Project was called to order at 6pm by Select board Chairman, Dan Norwood. Also in attendance were George Jellison, JR., Thomas Benson, and David Minctons. Board member Lydia Goetze was excused. Dan Norwood offered instructions to the audience to please state their name and address for the record when making comments or asking questions.

II. Project Presentation

a. Manager Overview:

Town Manager, Donald LaGrange gave a brief overview of the project scope and the CDBG process.

b. Annaleis Hafford, Olver Engineering

Annaleis provided a presentation to the Selectboard and audience. This presentation included infrastructure projects completed to date: Mansell Lane, Wesley Ave, the Water Tank, and Main Street.

The current condition of Forest Avenue was presented and the reasoning for the “poor condition” determination in the infrastructure plan from 2011:

- ~Undersized & Shallow Drainage
- ~Road Base not able to support traffic load
- ~Sewer Line is sub-standard 8” Asbestos Cement Pipe
- ~Infiltration in the Sewer line
- ~Water Line is undersized 6” Cast Iron
- ~Tubercules have closed in the opening to less than 3”
- ~Water line does not provide adequate Fire Protection

How this project would remedy these issues was also presented:

- ~Upgrade drainage to closed piping with catch basins and possibly connect to Main Street improved drainage system.
- ~Complete rebuild of road base with 12” of gravel, 6” base and 4” pavement.
- ~Replace Sewer Line with 8” PVC Sewer and replace all services in the right of way.
- ~Replace Water Line with 8” Ductile Iron and replace all services and curb stops in the right of way with copper piping.

Q.) Susi Homer – 44 Fernald Point Road - asked what the timeline for construction would be if the funding is approved.

A.) Annaleis stated that although the project has not been awarded to them yet if they were to get it as the engineering firm construction would most likely not start in this calendar year.

c. Tabbetha Newenham, Finance Director

Tabbetha presented the requirements of the CDBG application and activities conducted to date. How the process works and that it's not guaranteed. Request for public involvement and comments.

Q.) George Soules – 27 Forest Avenue - asked who letters of comment should be addressed to.

A.) Tabbetha answered to please address them to the Town, the Town Manager, Donald LaGrange, or to herself directly and provided her email address for those who wished to email their comments.

III. Public Comments

Donald LaGrange noted that those who wish to submit comments should do so as soon as possible due to the application deadline.

Susi Homer – 44 Fernald Point Road - expressed her thanks to the Town for looking at this type of program.

Allen Willey – 196 Seal Cove Road - Superintendent of the Water Department, noted the extent of the tubercles in the water line that he has seen first-hand during repairs, and also noted there have been complaints from residents of Forest Avenue of rust in the water to the extent that bleeder lines have had to be left open for extended periods of time to keep the lines flushed and the water quality acceptable.

Marc Chalfoun – 26 Forest Avenue - commented that when he began developing his lot with seasonal rentals he installed new infrastructure coming off of Forest Avenue in a manner that would easily allow for the upgrade of Forest Avenue infrastructure knowing it was desperately needed in the near future. He is very happy to see the Town looking at this project and the potential for grant funding.

Dan Norwood, Select board chair, stated that if the Town is able to move forward with this project the prospect of adding a sidewalk would also need to be addressed due to the amount of foot traffic on that road. Obviously, none of the design work for that has yet been done but it will be a consideration during the appropriate phase of the project.

Tom Benson – 13 Parkview Road - Select board member, stated there is not enough width to the road in its deteriorated state to allow for two cars to pass easily if there is also a pedestrian on the road. There is no safe place for the pedestrian to then go.

Ben Rowell – 21 Forest Avenue – Agrees the width of the road is an issue. This is more apparent with one car at the end waiting to pull out to Main Street and another attempting to pull onto Forest Avenue. Does not appear to be adequate space in this area to add a sidewalk and still have two way traffic.

Q.) Is the project funding contingent upon having a sidewalk?

A.) Annaleis answered that the sidewalk is not required nor do we know if it is even feasible as that would have to be funded by the towns portion of the project.

Dan Norwood stated that the potential for a sidewalk would be discussed much more in detail at public hearings during the design phase of this project if we receive the CDBG funding for the Water, Sewer and Drainage aspects of the project.

Michael Miller – Police Chief – Patrolling for 21 years in Southwest Harbor has personally noticed the deterioration of the road. The buildup of ice and crumbling asphalt are a hazard to both pedestrians and vehicles.

Scott Alley – Highway Foreman – If we do not receive the grant funding we will have to band aid this area until the project can be bonded.

Q.) Susi Homer – 44 Fernald Point Road – Is it possible, in the process, to bury the utility lines so that if a sidewalk were installed it would not have utility poles within it.

A.) Dan Norwood noted this would need to be determined during the design phase for feasibility and economy.

IV. Adjourn Public Hearing

Public Hearing was adjourned at 6:37pm.

Selectmen Meeting

Tuesday, February 24, 2015 following public hearing
Southwest Harbor Fire Station

I. Call to Order/Roll Call

The regular select board meeting was opened by Chairman Norwood at 6:35PM following the public hearing. In attendance with the Chairman included George Jellison, Thomas Benson, David Minctons, Town Manager Don Lagrange and recording clerk Marilyn Lowell. Lydia Goetze was excused from the meeting.

II. Visitors to be heard not on the agenda

There were no visitors to be heard

III. Approval of Minutes:

a. Tom Benson moved to accept the Water/Sewer Board minutes of February 10, 2015. Second by David Minctons. Voted in favor 3/0/1.

b. Tom Benson moved to accept the minutes of February 10, 2015 meeting. Second by David Minctons and voted in favor 3/0/1.

IV. Manager's Report

~ An email from town attorney was presented summarizing the effort from legal to clear the title to Rhoades Park. Sierra Club is concerned with future development of the property. It was suggested, at the most, a gazebo with public bathroom, equipment storage and park office may be considered.

~ The overall debt service for the fire station has been reduced by \$42,187 in interest for the remaining life of loan due to the refunding in the market. This occurred two years ago where interest savings was \$27,271. Payoff of the 1.1 million dollar loan is set for November 1, 2030. Savings to the budget in the next fiscal year will be \$8,689.

~ Tabby is attending seminar regarding the Affordable Care Act; Investments-Is there any yield out there; and pension accounting-how the new rules will affect governmental employers. Everyone has the same concerns.

~ The sewer audit for fiscal 2013-2014 was included in this week's packet to be discussed during the public hearing on March 10 at the Fire Station.

~ Tabby made changes to the cellular wireless modems in police cruisers for savings of \$1,317.60 over a two year period.

V. Old Business:

a. Proposed Bathrooms (Location discussion)

Manager Lagrange asked the Selectmen to consider locating new restrooms at the current site behind the Veterans Park for the following reasons:

~ Proximity to available parking

~ Ease of maintenance. Any proposal for Harbor House will cause a parking dilemma for town crew to efficiently maintain the facility.

- ~ Size of structure can be modified to provide some storage as currently exists.
- ~ Construction will be less problematic compared to a retrofit to an existing structure if the Harbor House was considered.
- ~ Ease of access to utilities if constructed at current site.
- ~ Design can accommodate an alcove to provide shelter (such as waiting for a ride or perhaps use as a bus depot).

Tom Benson stated he looked at both sites, the Harbor House and the current location and also agreed the existing location was a better site. George Jellison echoed those same comments and agreed to by David Minctons and Dan Norwood. Tom Benson moved to proceed with the rebuilding of the public restrooms in its current location. Second by David Minctons and voted in favor 4/0/0.

b. Gordon-White Associates/Easement or Lease

Manager Lagrange stated there were no new developments between the Town and Gordon White Associates regarding an easement to the parking area in front of Carroll Drug.

VI. New Business:

a. Street Banner Project, Chamber of Commerce

Susi Homer presented a plan to install new banners off the utility poles from Smugglers Den to the ferry area. Seasonal banners to promote the ANP centennial. Size of banner to be 18" x 48".

b. Public Park Maintenance

Lagrange presented and planting and maintenance list developed by Ann Judd of the Conservation Committee to be put out to bid for Veterans Park, Norwood Square and Cable Crossing. Scott Alley suggested the planters also be included at Manset corners and by the bus depot on Clark Point. A bid document will be assembled and a consensus from Board is to place ad and Selectmen will reserve right to choose regardless of bid based on experience and prior performance.

c. Warrant Committee Resignations

George Jellison moved to accept the resignation of Eric Davis from the Warrant Committee. Second by David Minctons and voted in favor 4/0/0

d. Housing Authority Appointments

1) Tom Benson moved to re-appoint Sonia Field to the Southwest Harbor Housing Commission. Second by David Minctons and voted in favor 4/0/0.

2) David Mincton moved to re-appoint Ben C. Worcester, III, to the Southwest Harbor Housing Commission. Second by Tom Benson and voted in favor 4/0/0.

VII. Other Business

Due to an unforeseen situation of land ownership, Bud Brown represented the Great Harbor Marina to install a breakwater which includes a ledge outcropping known as Black Ledge. In their preliminary meetings with DEP and the State Submerged Land Lease program, there was significant progress toward approval until in the late hour it was discovered the State had deeded all outcroppings to the Town in 1982 and this area of approximately 6,800 square feet out of the 41,000 square feet needed for the project was owned by the Town. To continue with the project, Mr. Brown requested an easement to give them standing to continue with DEP, Army Corp and other State applications.

Scott Alley was concerned the change in wave action regarding the sewer outflow and it was stated it would enhance more current to dissipate the discharge. Also concerned was wave action back into the harbor and the explanation of the type of construction would dissipate the water.

Mr. Brown stated no further review or permitting can proceed without standing. There will not be any increase in the piers with this application. If all goes well, construction could start in October. George Jellison moved to submit a warrant article to the voters at the May Town meeting ballot to authorize the Selectmen to grant an easement to Great Harbor Marina. Second by David Minctons and voted in favor 4/0/0.

VIII. Accept & Sign Warrants:

Tom Benson moved to accept the following warrants. Second by David Minctons and voted in favor 4/0/0.

General Fund Warrants, FY 14-15;

Sewer FY 14-15:

Water FY2014:

Special Projects FY 14-15:

School FY14-15:

IX. Next Meeting Date:

March 10, 2015 Public Hearing – 5:30 PM

a. Referendum questions to be on the
May Town Meeting Ballot.

b. Sewer Rate increase.

At the Southwest Harbor Fire Station

Selectmen Meeting will follow public hearing

X. Adjourn Selectmen Meeting

Tom Benson moved to adjourn at 7:49 PM. Second by George Jellison and voted in favor 4/0/0.