

## **Select Board Minutes**

**Date:** July 11, 2023

**Time:** 5:30 PM

**Location:** Multi-Purpose Room

**Next Meeting:** July 25, 2023

**Pledge of Allegiance to the Flag**

**Present:** Steve & Carol Conant, Dan & April Demers, Laureen Pratt, Mike Stephenson, Lisa Miller, Dina Walker, Richard Doughty and Carol Cochran

### **AGENDA ITEMS:**

#### **Department Heads:**

Dan reported that there was yet another flood on June 26<sup>th</sup>. Dan handed out a spreadsheet with the cost of material and labor of \$12,000 to date. They will grade the West Brook and Byron roads tomorrow. Richard said that Franklin County Emergency Management said that there was not enough damage County wide and felt that the damage was localized. Richard will call the County to see if there is anything else that they have heard about FEMA reimbursement about the previous flooding.

The gravel budget has been wiped out, if not covered by emergency funds Dan can use LRAP money. They still have about 80 yards of gravel at the garage that can be used for an emergency. There is no money for resurfacing back roads.

The report at the end of June for PW as a whole is under budget. Equipment repair and maintenance accounts are over. All of this work that was being talked about has been done and not all of it will be reflected in the report of June 30<sup>th</sup>.

The 2016 is back from Morrison Motors and will be taken to Allegiance in Auburn for them to look at it and see if they can fix it. It can be used but does not have 4-wheel drive and it does not have the locking differential rear axle, so right now it is running on 1 axle. This repair will come out of the equipment account. It could be the computer or wiring, if it is the computer it would easily be \$4,000.

The 2010 still has issues with the turbo, it runs but not great. In 2 weeks the turbo will be replaced for a cost of \$3,000. The light bar is on the new 2015 Ford and spare keys were purchased. Dan is still waiting on the lettering from Sign Works for the new truck.

### **Kennedy Bridge:**

Richard said that we do not have a design for the Kennedy Bridge. A proposal was done and the cost at that time was \$23,050. The proposal needs to be updated and as soon as Richard has the proposal and the Town accepts it we can move forward with a contractor. Richard has called for the proposal and he was told that it will be forwarded to us this week.

Dan has reached out to a contractor and he was ready to go when we have a design.

Richard said the cost for the Kennedy Bridge will be \$200,000 to \$300,000 and there is potentially money from DOT. To get that reimbursed we have to do the bridge to DOT's specifications. Richard spoke with an engineer that was a colleague of his and he strongly encouraged Richard to move forward with Eric Calderwood and indicated that others would cost more money for a design. Eric Calderwood was recommended by DOT.

There are lots of engineers out there if we want to find others. That was the intent but it has not been done.

We will be getting a proposal soon, however when Richard spoke with Eric Calderwood he indicated that everyone was very busy and did not think that anyone would have time to do it this year and we should work towards next year. All 3 bridges, Kennedy, West and Bowley Brook have issues with their undercarriage and need to be replaced, essentially a whole new bridge.

Richard said it will be a process of one bridge per year. There is one year-round residence beyond all three bridges.

Richard said that when we get that proposal that if it is reasonable that we should go ahead with the West Brook Bridge. It was decided that when we receive the bid that they can discuss at that time if we want to proceed or get another proposal.

### **Highway:**

The water is to the bottom of West Brook Bridge at this time, but the abutments seem to be holding up at this time.

The Cushman Road bridge has cracked abutments so far it is holding up. There is a roving person that works for DOT who came out and looked at the bridges. When he went to the Temple Road he said that we should consider something to be done with the culvert that has a washout on the downside. It is a large culvert with a flat concrete on the bottom which needs to be looked at.

### **Town Hall side door replacement update:**

The replacement of the side door has been pending for a long time and Patrick was going to do it. Richard has talked to Patrick and he said he would not be offended if we get someone else to replace it. We have the door. Ethan Miller will get the door on the Brook side of the Town Hall replaced.

### **Town Garage Bathroom:**

The bathroom is  $\frac{3}{4}$  done today. Dylan Orff was in looking at what needs to be done with the electricity and hooking up the well pump. Dan said that the well needs to be relocated to see if we can get better water. The present well is only good for washing trucks. We will need to decide if we want another dug well or a drilled one. A proposal for a new well will be put in for next year.

When the lighting upgrade is done, he can also put outlets in for the security camera at the same time. Dylan will be able to come back in 3 weeks and do the electrical in the bathroom. The water heater is at the town garage and the well pump is on order.

### **Weld Recreation Committee:**

April said that at the dance held on July 8<sup>th</sup> there were over 45 people in attendance, it was very hot and had 5 fans going and they danced up to 8 PM.

Tennis courts and traffic on the courts. It was suggested to be a net between the 2 courts for volley ball or badminton. Nancy stressed that the clay courts are delicate, especially after a rain and people need to be careful walking on the courts with non-tennis shoes, etc.

If we get much interest in them April will measure and see if there is room and what needs to be done between the 2 courts so as not to damage the clay tennis court.

The Town Hall has a policy that no alcoholic beverages are allowed in the parking lot or inside the Town Hall. There are no signs up stating this and where it is being used more April is asking if signs can be put up stating the policy. April was told that signs can be put up.

### **New Business:**

#### **Snow Removal for Perkins Township-County:**

County Office called Richard and were not sure getting bids for Washington and Perkins Township. Dan did not think that we had the equipment and time to do the plowing of Washington Township. The Office received a call today saying it was no longer an issue.

### **Old Business**

#### **Continue Discussion on draft ordinance on Solar Farms:**

Dina said that Lisa did an excellent job putting the first draft of the ordinance together and it was a lot of work.

Dina suggested that the SB should be in agreement on the larger points of the document before proceeding. Dina suggested that this Ordinance should apply only to Commercial Solar Farms on a large scale which could mean (such as an array the size 10 school buses) and not regulate smaller arrays nor anything on roof tops.

Richard said that he agreed with Dina, however that there may be some areas that large commercial solar farms would be okay, and do not want them on higher views.

The SB only wants to regulate large scale Solar Farms and not solar power on a small scale on the ground or roof.

There was discussion on setbacks from structures, etc. Our existing code may not apply to a solar array.

The SB agreed that the ordinance should provide guidance to the Planning Board on what they should take into account and to guide them in their approval process decision.

### **Definition of a Commercial Solar Farm:**

Definition of a small array is up to 3,000 square feet is 20 VW and a medium is more than 3,000 square feet to 4 acres and a large is 4 acres more large. The definitions were agreed on.

Richard clarified that if a business or someone needed more than 20 VW they would be able to have a larger solar array on if it was for their own use. All were in agreement. The intent is to regulate those who are producing energy on a larger scale and not for their own use. Dina asked if an application comes in now for large array on 15 acres what does Mike and the Planning Board supposed to do. What do they take into account? She advised the SB to think broadly about the mechanisms to be put in place via this solar farm ordinance. Examples include: approving authority does not always have to be the Planning Board. When an application comes in, we can take it to a Town Vote, that is one mechanism. Another way is the Planning Board and they would need a public hearing taking the views of neighbors or those with direct line of sight to the array at the highest priority. Those who would be in a direct line of the array would have more say in approval or those in the direct vicinity of that array. Building an array in the middle of the wood can be exempted. Mike said that clearing of trees can get into tree growth. Lisa said that abutters should be notified of the public hearing. Carol Conant said that the whole Planning Board should go out and look at the site.

Richard said he liked the permit going before the Town for approval and thought the Planning Board would like it as well. Anyone applying for a permit would not expect a response right. It takes years to design one of these projects. The application go to Town Meeting either in a special or regular Town Meeting.

It was agreed that decommissioning be made a part of the application.

Dina volunteered to incorporate today's comments by the SB into the next draft and will aim to circulate them for review before the next meeting.

### **Update on lighting upgrade proposals:**

Received Efficiency looked at upgrading – Dylan Orff's proposal should be coming any day.

### **Update on ditch at the WFPL:**

Lisa spoke with someone at DOT, explained what they wanted done and she was told that a driveway entrance application needed to be filled out. After they receive the completed application they will look it over and let us know if it is approved. They would not be the ones to pay for it.

Dan will complete the application, after getting the permit he will see what it would cost to make a safe access behind the memorials to see the names on the back.

Dan said if we get the approval he said he can do it. The cost of a 14" by 20' plastic culvert is \$450.

The following questions came up in discussing the issue:

1. Is the area within what the State owns?
2. Who will pay? Weld Free Public Library, Town of Weld, shared cost?
3. Does this need to go to Town Meeting?

### **Downeast Propane tanks at 17 School Street:**

An email was received from Downeast Energy Protections team in reference to the tanks at 17 School Street and would like us to switch to a will-call status. This would mean that when one tank gets between 30 and 40% that we would need to let them know when it needs to be filled. We decided that we would leave it as automatic delivery.

Respectfully submitted,



Carol Cochran, Town Clerk