

# TOWN OF CHINA

571 Lakeview Drive  
China, ME 04358



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## Select Board Meeting

Monday – 11/14/2016 – Town Office Meeting Room

7:00 P.M.

## Minutes

The acting Chair Neil Farrington opened the meeting and welcomed all in attendance at 7:00 p.m. Board members present were Irene L. Belanger, Jeffrey LaVerdiere, Neil Farrington, Ronald R. Breton, and Joann C. Austin. Others present were James Hartigan, Sherlene Hartigan, Marie Michaud, Tom Michaud, Robert MacFarland, Ed Brownell, Jim Wilkens, Sheri Wilkens, Sandra Kostron, Elaine Philbrook, Mary Grow and the Town Manager. All present recited the Pledge of Allegiance to the American Flag.

**Election of Chairperson and Secretary of the Select Board and Board of Assessors:** On a motion by Selectperson Ronald R. Breton and a second by Selectperson Joann C. Austin, the Board voted 5-0 to elect Neil Farrington to the positions of Chairperson of the Select Board and Board of Assessors and to elect Irene L. Belanger to the positions of Secretary of the Select Board and Board of Assessors.

On a motion by Selectperson Ronald R. Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to adopt Roberts Rules of Order as the guiding procedural rules for conducting Select Board meetings for the ensuing year.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Ronald R. Breton, the Board voted 5-0 to accept the minutes of the 11/02/2016 Select Board meeting as presented.

On a motion by Selectperson Irene L. Belanger and a second by Joann C. Austin, the Board voted 5-0 to accept China Payroll Warrant #29 for \$26,180.92, and Town Payables Warrant #30 for \$456,432.43 as presented.

## Unfinished Business:

- **Public Comment:** There was not any public comment at this time.
- **Transfer Station Co-Coordinator's Conversation and Organization/Other Reports:** There was discussion at this time about the two transfer station related ordinances that did not pass the vote on November 8, 2016. It was decided to consider having the two items on the Annual Town Business Meeting in March of 2017. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to change the days of operation of the transfer station to MTFS from MWFS to begin on December 12, 2016.

Also noted was that the trash bags for Palermo residents to purchase for disposal at the China transfer station will be arriving in early December.

It was noted that the RSU#18 Governance meeting is scheduled for Thursday, November 17, 2016 at the Williams School in Oakland and that RSU#18 officials strongly encourage people to

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attend. Selectperson Ronald R. Breton provided the Board with an update on the Cost Sharing Committee meetings.

- **Town Policies – Request for Quotes and Other Policies:** It was decided to discuss this item at the Strategic Planning/Vision Session scheduled to November 29, 2016.
- **November 8, 2016 Referendum Ballot Outcomes – Next Steps -:** On a motion by Selectperson and a second by Selectperson, the Board voted 5-0 to direct the Town Manager start implementing the voter approved initiatives as noted below.

Question 4. To see if the Town will vote to authorize the municipal officers/Select Board to acquire land, more specifically described as Map 38, Lot 010-C, and further to appropriate \$12,000 from the town's Unassigned/Unrestricted Fund Balance for the acquisition of the land and further to authorize the Select Board to execute said transaction as they deem in the best interest of the Town of China.

Question 5. To see if the Town will vote to accept an unconditional gift of land from Wachusett Properties, Inc., more specifically described as Map 63, Lot 008 in the town's tax map records and located off Lakeview Drive, and further to authorize the Select Board to accept a Warranty or Quit Claim Deed on behalf of the town for said described and gifted property.

Question 7. To see if the Town will vote to appropriate an amount up to \$3,800 from the Unassigned/Unrestricted Fund Balance to conduct a community needs assessment relating to the understanding of the challenges facing older residents as they age in China.

Question 10. To see if the Town will vote to authorize the Select Board to sell to the South China Public Library a Portable Classroom owned by the town for \$1.00 and costs incurred by the town associated with the moving of the portable, said portable to be used for library purposes; offer by the town to the South China Public Library to be valid for 60 days after town vote, if passed; and further to authorize the Select Board to execute the sale and transfer of the portable to the South China Public Library under such terms and conditions as the Select Board deems in the best interest of the Town of China.

Question 12. To see if the Town will vote to authorize the Municipal Officers/Select Board to acquire land, more specifically described as Map 63 Lot 059-A, and further to appropriate an amount up to \$10,000 from the Development Program Fund, (established through revenues received from the Central Maine Power/China Lake Tax Increment Financing District and

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Development Program) for the purpose of acquiring the property, and further to authorize the Select Board to execute said transaction as they deem in the best interest of the Town of China.

## New Business:

- **Public Comment:** There was not any public comment at this time.
- **Policies and Procedures:** The Board will continually review policies and procedures with the intent of updating any and all that need attention.
- **Petition Submittal – Marie Michaud:** This item was moved forward on the agenda and discussed just after the payroll and payables approvals. The Town Manager noted that a petition organized by Neck Road resident Marie Michaud was submitted to the Town Clerk and that a petition validation process is being followed by the Clerk. Marie Michaud spoke about the intent of the submitted petition, asking the SB to declare a six month moratorium on new commercial development in China to give time to reconvene the China Comprehensive Plan Implementation Committee in order to establish Land Use Districts in accordance with the goals and provisions set forth and prescribed in that Plan. The SB, Town Manager and some of those in attendance at the meeting talked about the legal requirements for a moratorium, the history of the 2008 voter adopted China Comprehensive Plan, the history of the deliberations of the Implementation Committee, and the possible difficulties of creating districts in China. The SB did not take any action on that request for a moratorium. Selectperson Ronald R. Breton expressed that he was not in favor of zoning in China noting that he felt it would be selective. Selectperson Joann C. Austin expressed that she has mixed feelings about zoning, noting that it would be difficult to draw lines for the districts. Selectperson Jeffrey LaVerdiere expressed that it has been a long time since the Comp Plan was adopted and close to the time to renew the Plan. Selectperson Neil Farrington expressed that it seemed that one half of China residents want districts and another half do not want districts. Selectperson Irene L. Belanger expressed that she felt the moratorium be a benefit to the community. There were additional comments by the audience members about the need to re-engage the Implementation Committee. On a motion by Selectperson Ronald R. Breton and a second by Selectperson Irene L. Belanger, the B voted 4-1 (LaVerdiere) to reactivate the Implementation Committee to review the 2008 voter approved Comprehensive Plan in general and to review the concept of establishing Land Use Districts in particular. Selectperson Irene L. Belanger volunteered to ask current Committee members if they would remain interested in continuing on the Committee with the new goal. New interest on serving on the Committee would be solicited thereafter.

## Manager's Communications (Non-Action Items):

- **Public Comment:** There was not any public comment at this time.
- **Committees – Meetings/Updates: Thurston Park II, Economic and Community Development Committee, Transfer Station Committee, Tuesday, November 22, 2016 at 8:30 A.M. in the Town Office, and TIF Committee, Monday, November 21, 2016 at 6:30 P.M. in the town office meeting room, and Emergency Preparedness Committee, Tuesday,**

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November 7, 2016 at 10:15 A.M. in the Town Office. The respective dates, times, and places of the meetings were announced.

- **TIF Information/Conversations:** The Board agreed to have this item on the agenda for continued conversation and clarification.  
**HHW Collection Day – Report on the Results of the Offering:** The Town Manager noted that the cost for the HHW Collection Day to China approximated \$850.00, much less than in previous years and possibly because of the low participation rate. It was decided to review the media advertising for the event and to promote the event in future years.  
**Personnel Items – Executive Session:** This item will be addressed at a later date and on a later agenda.  
**Visioning Session Scheduling:** The date and time were noted for this meeting and the SB was asked to propose strategic planning goals for consideration by the full Board at this session.

In other business:

The Chairperson Neil Farrington presented a certificate of appreciation to previous Chairperson Robert MacFarland, who was not re-elected on November 8, 2016.

China resident Sandra Kostron complimented transfer station staff for being helpful and for keeping the facility neat and clean.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Ronald R. Breton, the Board voted 5-0 to appoint Frederick Montgomery to the Alternate-At-Large position on the China Planning Board.

On a motion by Selectperson Ronald R. Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to appoint James Wilkens to the TIF Committee.

On a motion by Ronald R. Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to adjourn at 8:39 p.m.

Respectfully submitted,

Irene L. Belanger, Secretary  
China Select Board