

# TOWN OF CHINA

571 Lakeview Drive  
China, ME 04358



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## Public Hearing – Russell Coston – Relicensing of a Junk Yard

11/30/2015

6:30 P. M.

The Chair, Robert MacFarland opened the public hearing at 6:30 p.m. Board members present were Irene L. Belanger, Joann C. Austin, Ronald Breton, Neil Farrington, and Robert MacFarland. Others present were James J. West, Bill and Susan Pettipas, Russell Coston, Jean Rogachaff, Kevin L. Luczko, Susan and Ken Priest, Frank Soares, Glenn Healey, Robbie Baker, Mary Grow and the Town Manager. All were led in the Pledge of Allegiance to the American Flag by Selectperson Ron Breton.

Mr. Coston responded to the Boards questions about the operations at his residence associated with a junk yard license. The Board was concerned about the wood operation to the north end of his property that seemed to expand over time to cutting, splitting and sale of wood items. There was concerned that this operation needed a conditional use permit from the China Planning Board.

Selectperson Ron Breton referenced the original 2010 conditional use permit issued by the Planning Board and associated conditions of the permit. The town's CEO, Paul Mitnik, noted that State law necessitates annual renewal of the permit with a public hearing.

There was not any comment from the audience in this hearing.

The Chair, Robert MacFarland closed the public hearing at 6:48 p.m.

## Public Hearing – New England Imports – Automobile Grave Yard License

11/30/2015

6:55 P. M.

The Chair, Robert MacFarland opened the public hearing at 6:49 p.m. Those present were the same as noted above in the previous public hearing.

Mr. Pettipas questioned the need for an automobile graveyard permit, noting that most of what he does as his place of business is covered by his State recycling permit and everything he does could be covered with minor procedural changes.

The only member of the audience to speak during this hearing was Mr. James West, who spoke in support of Mr. Pettipas' statements.

The Chair, Robert MacFarland closed the public hearing at 6:58 p.m.

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## Select Board Meeting

Monday – 11/30/2015 – Town Office Meeting Room  
7:00 P.M.

## Minutes

The meeting was opened by the Chair at 7:00 p.m. Board members present were Irene L. Belanger, Robert MacFarland, Neil Farrington, Ronald Breton, and Joann C. Austin. Others present were as noted above in the public hearings.

Agenda – Welcome, Agenda Review (Chair R. MacFarland): The Chair welcomed everyone and asked if anyone had reviewed the agenda.

On a motion by Selectperson Ronald Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to renew Mr. Coston's Junk Yard License provisionally; that Mr. Coston fulfill the conditions of the 2010 Conditional Use Permit issued by the China Planning Board, and that he or his son apply for a permit to conduct the woods operation being conducted on the respective site.

On a motion by Selectperson Neil Farrington and a second by Selectperson Ronald Breton, the Board voted 5-0 not to require Mr. Pettipas to have an automobile graveyard license for his business operations provided that Mr. Pettipas submits a log of the vehicles he has on hand semi-annually as evidence that the number of unregistered vehicles on his site does not exceed the number that would trigger the need for an automobile grave yard license. (A certain number of unregistered motor vehicles is not allowed on properties for more than 180 days.)

On a motion by Selectperson Ronald Breton and a second by Selectperson Joann C. Austin, the Board voted 5-0 to accept the minutes of the 11/16/2015 Select Board meeting as presented.

On a motion by Selectperson Neil Farrington and a second by Joann C. Austin, the Board voted 5-0 to accept China Payroll Warrant #29 for \$25,062.71 as presented. On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept Town Payables Warrant #30 for \$24,897.48 as presented.

## Unfinished Business:

- **Public Comment:** There was not any public comment at this time.
- **Transfer Station Committee – Mission/Deliverables Expected:** The Board
- **Committee/Organization Reports – Selectperson Belanger:** Selectperson Irene L. Belanger reported the following had provided the Board with a summary of various organizations' meeting dates, times and locations. She felt it important to bring to the Board that: the Economic and Community Development Committee will need a new Chairperson; that the ARI group will not be meeting for several weeks, and that the School Committee will be meeting in China on Wednesday, December 2, 2015.

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- **Transfer Station Co-Coordinator's Conversation – Transfer Station Committee Items Pay-Per-Throw Public Information and Communications – Study:** Selectperson Irene L. Belanger commented about an initiative she has been pursuing to have a box placed at the transfer station to collect clothes.

The Board engaged in a considerable amount of discussion about trash disposal and referred to the Transfer Station Committee the suggestion to postpone the planned late March vote on whether or not to institute a PPT system at the China transfer station. Transfer Station Committee Frank Soares said that he fears there might not be enough time to collect information and share it with residents before the March meeting.

Selectperson Neil Farrington expressed that the March vote was for one option only, that is, whether or not to implement a PPT disposal system. Some were commenting about other options being presented to voters in March.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to spend up to \$1690.00 to have Mr. Ross Nason, Planner with the KVCOG, conduct an efficiency study of the operations at the China Transfer Station in December of 2015 and to provide his findings to the SB as soon as possible. The cost of operations of certain functions at the transfer station will be assessed, along with other related functions.

The Board heard from Mr. Todd Martin, a Natural Resources Council of Maine Outreach Coordinator, regarding the PPT initiative in Waterville and his experiences with promoting that program to other municipalities. Mr. Martin strongly supports the PPT system of disposal.

## **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.

**Appointment(s): China Planning Board, TIF Committee, and Recreation Committee:** On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to appoint Martha Wentworth to the China Recreation Committee.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to appoint Thomas Miragliuolo to the China Planning Board from District 4. Tom provided background information about his professional experiences in solid waste planning, land use planning and MDOT work. He noted that he participated in the development of the town's 2008 voter approved Comprehensive Plan.

On a motion by Selectperson Ronald Breton and a second by Selectperson Neil Farrington, the Board voted 5-0 to appoint Mr. Edward Fredrikson and Mr. David Cotta to the TIF Committee.

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- **Waiver of Foreclosure – Branch Mills Flour and Grain:** On a motion by Selectperson Neil Farrington and a second by Selectperson Ronald Breton, the Board voted 5-0 to authorize the Town Manager to execute a Waiver of Foreclosure document if necessary relating to the lien/foreclosure process associated with the Branch Mills Flour and Grain property. The SB felt it might be appropriate to file the document because of the potential and unknown liability that the town would necessarily have if the town took possession of the property through the automatic foreclosure process.

**Visioning Session - Monday, December 7, 2015 at 6:30 p.m. in the China Town Office:** The Board will be having a visioning session to begin at 5:30 p.m. on Monday, December 14, 2015 in the town office meeting room.

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

- **Public Comment:** There was not any public comment at this time.
- **Committees – Meetings/Updates: Thurston Park II 2<sup>nd</sup> Tuesday of the Month, 7:00 P.M. in the Town Office, Economic and Community Development Committee, As Announced, Time 6:30 P.M., at the Green Bean Restaurant, Transfer Station Committee, Tuesday, November 10, 2015 at 9:00 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. The Board would like to have an inaugural meeting of the TIF Committee in December.
- **HHW Day Update – Participation, Volumes, and Cost:** The Town Manager provided the Board and audience with a summary of the number of items processed for China and the cost for the services and processing provided. He said that the cost-share for China would be \$1314.75; under the \$1500 appropriated by the Board.
- **2016-2017 Municipal Budget – First Draft Available December 14, 2015 and 2016 Annual Town Business Meeting – Warrant Items for Consideration:** The Town Manager noted that he would be providing the Board with a first draft of the 2016-2017 China municipal budget and draft of potential Warrant Articles for the 2016 Annual town Business Meeting to be held on Saturday, March 26, 2016 at the CMS multi-purpose room. It was also noted that the final acceptance of the budget would need to be completed by the first week in February 2016 to be prepared to be included in the Town Report.

In other business:

The Board agreed to have the door in the meeting room looked at for recommendations to have it ADA compliant. The Board did discuss whether or not to modify the main entrance to the town office building and found it to be too expensive and that the modification to the meeting room door might be effective and cost acceptable.

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The Town Manager referenced a recent FairPoint Communications press release noting that enhanced Broadband services are available to parts of China and that residents should take note and call FairPoint for additional and more specific information.

On a motion by Selectperson Neil Farrington and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign the Municipal Officers' Notice of Public Hearing associated with the public hearings conducted and noted above in this document.

On a motion by Neil Farrington and a second by Selectperson Ronald Breton, the Board voted 5-0 to adjourn at 8:43 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Irene L. Belanger".

Irene L. Belanger, Secretary  
China Select Board