

**South Berwick  
Board of Assessors  
March 13, 2012**

Chairman Gerald W. MacPherson, Sr. called the meeting to order at 6:30pm. Assessors present included Jean Demetracopoulos, David Burke, David H. Webster, and John C. Kareckas. Town Manager Perry Ellsworth and Assessing Agent Craig Skelton were also in attendance.

The Board discussed abatement request #2 from Diane Canada at 43 York Woods Road. The property suffered neglect and damage as the result of a divorce. Mr. Skelton explained that assessments are based on the condition of the property as of April 1<sup>st</sup>, regardless of how the property got the way it was. He added that a significant amount of the repair work has been completed and will increase the assessment for this April 1<sup>st</sup>.

On a motion by Mrs. Demetracopoulos, seconded by Mr. Burke, it was unanimously voted to grant abatement to Diane Canada, Map 7, Lot 44 in the amount of \$1550.00.

On a motion by Mr. Kareckas, seconded by Mrs. Demetracopoulos, it was unanimously voted to adjourn the meeting at 6:38pm.

Attest:

Barbara Bennett, CCM  
Town Clerk



## **South Berwick Town Council March 13, 2012**

Chairman Gerald W. MacPherson, Sr. called the meeting to order at 6:39pm. Councilors present included, David Burke, Jean Demetracopoulos, David H. Webster, and John C. Kareckas. Town Manager Perry Ellsworth was also in attendance.

### **Approval of Minutes**

1. Board of Assessors 2-28-12: On a motion by Mrs. Demetracopoulos, seconded by Mr. Webster, it was unanimously voted to adopt the minutes as written.
2. Council 2-28-12: On a motion by Mr. Webster, seconded by Mrs. Demetracopoulos, it was unanimously voted to adopt the minutes as written.

### **Treasurer's Warrant – March 13, 2012**

On a motion by Mr. Kareckas, seconded by Mrs. Demetracopoulos, it was unanimously voted to sign the warrant in the amount of \$620,985.90.

### **Public Comment**

1. Richard Clough, Academy St, asked the Council to consider sending some type of assessment to tax exempt property owners requesting payment to help toward the town services they receive **instead of the "payment in lieu of taxes"**. Mr. Kareckas questioned whether other jurisdictions do it. Mr. Ellsworth stated that he would check on it. Mrs. Demetracopoulos noted that we did send out a request for "payment in lieu of taxes" several years ago and the only non-profit to send a payment was one of the smaller churches in town. Mr. MacPherson stated that non-profits help the community in other ways with services and donations.

### **Reports & Correspondence**

1. Mr. Ellsworth made note that York County is working toward changing its fiscal year to July to June to adhere to state requirements. This could mean an 18 month assessment to the town during the conversion.
2. Tin Smith of the Great Works Regional Land Trust addressed the Council regarding the \$35,000 that had been set aside by the special town meeting vote on July 24, 2006 so the Land Trust could purchase the Balancing Rock property. Mr. Smith gave a brief history of the request for funding and the **Town's terms for releasing** the funds. Mr. Smith explained that the Land Trust has been working with the abutting landowners and a surveyor to come to agreed upon boundary lines. Mr. MacPherson asked if the Land Trust had received a warranty deed for the property. Mr. Smith stated that it had and was sure that the Rock was located on that parcel.

### **Town Manager's Report**

- Made note that the new library is open. The Friends have contributed another \$20,000; bringing their total thus far to \$185,000.
- On April 5<sup>th</sup> at 6:30pm there will be a public hearing here on the MDOT Route 236 project (Berwick Road).
- There have been 2 budget workshops so far and all seems to be going well.
- Still working on union negotiations.

### **Unfinished Business**

1. Mr. Ellsworth explained that the purchasing policy requires Council approval to initiate a bid process and recommended that the policy be amended, since Council approval would be required **to accept a bid**. Mr. Kareckas stated that it should be added to the "to do list".

On a motion by Mr. Kareckas, seconded by Mrs. Demetracopoulos, it was unanimously voted to authorize the Police Chief to initiate a bid package for an audio recorder.

2. The Council discussed the request by Donald Bolstridge of 169 York Woods Road to review and change the R-3 zone of the Zoning Ordinance on the Route 91 corridor.

- Mr. Burke stated that he was in favor of sending the issue to the Planning Board for review.
- Mr. Kareckas stated that he did not feel it was appropriate to initiate an ordinance change with **only one request. He added that it was inappropriate to "get between neighbors"**.
- Mrs. Demetracopoulos stated that she is not inclined to change the zoning along Route 91, especially since the Industrial zone was expanded a couple of years ago. She added that there is nothing preventing Mr. Bolstridge from going to the Planning Board.
- Mr. Webster suggested that Mr. Bolstridge pass a petition.
- Mr. MacPherson stated that "we've heard people say they want economic growth and revenues" but we're not willing to look at potentials". "If we want to continue as a bedroom community we might as well put up a sign closed for business"**.
- Mr. Kareckas stated that it is up to the applicant to make his case. He added that the Council Chairman, as an ex-officio member, can bring the matter to the Planning Board on his own.
- Mr. MacPherson responded that's what he'll have to do. **He added that he "feels strongly that we're not acting in the best interests of the Town and where we're going". In the future we may wind up with a lot of subdivisions and a full school, but no industry and no tax base.**
- Mr. Burke stated that we have to be cautious of the message that is being sent.

No action was taken.

### **New Business**

1. The Council discussed the request from Tin Smith to release the \$35,000 set aside for the GWRLT to purchase the Balancing Rock property.

On a motion by Mr. Webster, seconded by Mrs. Demetracopoulos, it was unanimously voted to release the \$35,000 to the GWRLT as voted on at the July 24, 2006 special town meeting.

Mr. Kareckas read a statement regarding the fact that he is a sitting board member of the GWRLT; and because there was no direct monetary interest for him or his family he did not feel it was a conflict of interest to discuss and vote on the release of the funds for the Balancing Rock property. A copy of the statement is included in the official record book.

2. On a motion by Mrs. Demetracopoulos, seconded by Mr. Webster, it was unanimously voted to renew the Solid Waste Hauler License for Troiano Waste Services through March 31, 2013.

3. On a motion by Mrs. Demetracopoulos, seconded by Mr. Webster, it was unanimously voted to sign the release deed for Map 4, Lot 22A, Rebecca Michaud, and to have it recorded at the York County Registry of Deeds.

4. On a motion by Mr. Webster, seconded by Mrs. Demetracopoulos, it was unanimously voted to authorize the Manager to initiate a bid package for a new phone system at Town Hall.

The Manager explained that the expense for the phone system was included in the \$960,000 bond approved by the voters at the June 1, 2010 town meeting.

5. On a motion by Mr. Webster, seconded by Mrs. Demetracopoulos, it was unanimously voted to hold a joint public hearing with the Planning Board on Wednesday, April 4<sup>th</sup> at 7:00pm to receive comment on the proposed amendments to the Zoning Ordinance regarding congregate housing.

### **Council Member Comments**

1. Mrs. Demetracopoulos:

-Stated that she was amazed that so much has been accomplished on the new library in the time allotted and within budget.

### **Adjournment**

On a motion by Mr. Kareckas, seconded by Mrs. Demetracopoulos, it was unanimously voted to adjourn the meeting at 8:07pm.

Attested:

Barbara Bennett, CCM

TOWN OF SO. BERWICK  
CHECK REGISTER

Check Number	Account	Date Paid	Amount
00030111	193660 STARKEY FORD INC	03/27/2012	-295.00
00030122	209999 TAX REFUNDS	03/27/2012	703.96
00030123	189999 REFUNDS	03/27/2012	8.00
00030124	189999 REFUNDS	03/27/2012	232.68
00030125	189999 REFUNDS	03/27/2012	25.00
00030126	189999 REFUNDS	03/27/2012	200.00
00030127	189999 REFUNDS	03/27/2012	200.00
00030128	189999 REFUNDS	03/27/2012	200.00
00030129	020225 BAKER & TAYLOR	03/27/2012	24.32
00030130	021095 BARBARA BENNETT	03/27/2012	209.84
00030131	021375 H T BERRY COMPANY INC	03/27/2012	63.47
00030132	021510 TOWN OF BERWICK	03/27/2012	9,013.94
00030133	022850 BUSINESS EQUIPMENT UNLIMITED	03/27/2012	510.00
00030134	021668 BLOW BROS	03/27/2012	56.58
00030135	022503 SHARON BRASSARD	03/27/2012	11.92
00030136	030500 CENTRAL MAINE POWER/CREDIT, COLL	03/27/2012	492.74
00030137	030510 CENTRAL MAINE POWER	03/27/2012	1,734.57
00030138	030725 CITIZENS BANK (CHG)	03/27/2012	887.53
00030139	030920 CLEAN-O-RAMA	03/27/2012	6.02
00030140	031430 COMCAST	03/27/2012	102.00
00030141	031579 CONSTELLATION NEW ENERGY	03/27/2012	1,045.83
00030142	040105 DAYTON SAND & GRAVEL	03/27/2012	2,072.76
00030143	040133 DOREEN DEARBORN	03/27/2012	117.78
00030144	032710 D.J.'S MUNICIPAL SUPPLY	03/27/2012	104.96
00030145	032002 EARTHLINK BUSINESS	03/27/2012	1,135.47
00030147	050793 ELIOT BAPTIST CHURCH	03/27/2012	50.00
00030148	141000 FAIR POINT COMM	03/27/2012	246.61
00030149	060750 FIRE TECH & SAFETY	03/27/2012	3,016.00
00030150	010525 G&K SERVICES	03/27/2012	789.31
00030151	070200 P GAGNON & SON INC	03/27/2012	4,132.67
00030152	070210 GALL'S INC	03/27/2012	322.26
00030153	070600 GEORGE GORMAN	03/27/2012	49.08
00030154	071090 GREAT WORKS REGIONAL LND TRUST	03/27/2012	35,000.00
00030155	191330 HANNAFORD'S	03/27/2012	414.44
00030156	080248 HANSCOM'S TRUCK STOP INC	03/27/2012	9,047.76
00030157	080450 HARVARD PILGRIM HEALTH CARE	03/27/2012	24,692.11
00030158	080501 BRUCE HASTY'S PLUMB/HEATNG	03/27/2012	71.95
00030159	080500 BEVERLY HASTY	03/27/2012	27.75
00030160	080635 HIGGINS	03/27/2012	7.34
00030161	022665 C.E. HOLMES CONSTRUCTION	03/27/2012	990.00
00030162	090375 INTERNATIONAL SALT	03/27/2012	22,191.50
00030163	090486 INTERSTATE MOVING/STORAGE INC	03/27/2012	3,112.00
00030164	100150 JANETOS MARKET	03/27/2012	116.43
00030165	100600 JUSTICE PLANNING & MGMT	03/27/2012	800.00
00030166	100820 FRED KEEN	03/27/2012	150.00
00030167	141367 KONE INC	03/27/2012	192.05
00030168	140500 LABORATORY CORP/AMERICA HOLDIN	03/27/2012	60.45
00030169	121300 LINCOLN PRESS	03/27/2012	36.20
00030170	133375 MAINE ENERGY RECOVERY CO.	03/27/2012	3,120.93
00030171	132700 MAINE STATE FEDERATION	03/27/2012	264.00
00030172	132400 MAINE SAD #35	03/27/2012	236.88
00030173	133195 MAINE TURNPIKE AUTHORITY	03/27/2012	5.85
00030174	133358 W.B.MASON	03/27/2012	47.02
00030175	133795 MICK BODYWORKS	03/27/2012	19.12
00030176	134300 MAINE MUNICIPAL EMPLOYEES	03/27/2012	3,411.29
00030177	134400 MAINE MUNICIPAL ASSOCIATION	03/27/2012	30.00

Check Number	Account	Date Paid	Amount
00030178	134601 EXXON/MOBIL	03/27/2012	477.83
00030179	133194 MAINE TOWN/CITY MGMT ASSN	03/27/2012	60.00
00030180	135220 MUNICIPAL TOY CO INC.	03/27/2012	386.00
00030181	135950 MWDA	03/27/2012	80.00
00030182	141080 NEXTEL	03/27/2012	19.02
00030183	141400 NORTHERN DATA SYSTEMS INC	03/27/2012	2,783.17
00030184	150775 GREGG PAQUETTE	03/27/2012	39.88
00030185	150930 M H PARSONS & SONS LUMBER CO	03/27/2012	750.00
00030186	160400 PITNEY BOWES	03/27/2012	138.00
00030187	160692 POLAND SPRING	03/27/2012	87.67
00030188	161015 PORTLAND STREET SERVICE CENTER	03/27/2012	19.20
00030189	161325 PRIORITY DISPATCH	03/27/2012	160.00
00030190	180400 RED'S SHOE BARN INC	03/27/2012	304.16
00030191	180603 RIVERBEND LANDSCAPE	03/27/2012	1,855.00
00030192	132500 SECRETARY OF STATE M/V	03/27/2012	31,301.54
00030193	191320 SHERWIN-WILLIAMS	03/27/2012	465.98
00030194	191498 SIG SAUER ACADEMY	03/27/2012	400.00
00030195	191530 SIRCHIE FINGER PRINT LAB INC	03/27/2012	107.48
00030196	191753 FOREST SMITH	03/27/2012	337.50
00030197	191916 SO BERWICK FIREFIGHTERS ASSOC	03/27/2012	801.96
00030198	192400 SO BERWICK PETTY CASH ACCOUNT	03/27/2012	38.92
00030199	191900 SO BERWICK EMERGENCY RESCUE	03/27/2012	6,409.27
00030200	193605 SOUTHWORTH-MILTON, INC	03/27/2012	57.80
00030201	193619 SPRING HILL	03/27/2012	480.00
00030202	193636 BRIAN STANKOVICH	03/27/2012	75.00
00030203	193640 STAPLES	03/27/2012	417.80
00030204	201300 TWO-WAY COMMUNICATION SERV INC	03/27/2012	5,205.42
00030205	210595 URBAN TREE SERVICE	03/27/2012	700.00
00030206	211500 VERIZON WIRELESS	03/27/2012	634.77
00030207	160278 WASTE ZERO	03/27/2012	13,647.02
00030208	230610 WEES LLC	03/27/2012	491.45
00030209	231320 WINDWARD PETROLEUM	03/27/2012	1,151.19
00030210	240725 YORK COUNTY FIREFIGHTERS	03/27/2012	66.00
00030211	240900 YORK COUNTY REGISTRY OF DEEDS	03/27/2012	39.50
Total Not Prepaid			200,229.26
Total Prepaid			1,274.64
Grand Total			201,503.90

**TOWN COUNCIL**  
***Agenda Information Sheet***

<b>Meeting Date: March 27, 2012</b>	<b>Item # NB 1</b>
<b>Agenda Item: Set Public Hearing for F/Y 2013 Municipal Budget</b>	
<b>Town Manager's Recommendation</b>	
In order to meet our publication deadlines the public hearing on the Council's Budget needs to be held on April 10 <sup>th</sup> . This allows for additional workshops (if necessary) and for the Council to sign the Town Meeting Warrant at the April 26 <sup>th</sup> meeting.	
<b>Requested Action</b>	
Motion to accept the Manager's F/Y 2013 Budget as amended and to set the Public Hearing on April 10, 2012 at 6:30 pm in Council Chambers.	
<b>Vote</b>	



**TOWN COUNCIL**

***Agenda Information Sheet***

<b>Meeting Date: March 27, 2012</b>	<b>Agenda Item NB 2</b>
<b>Subject: Alewife Harvesting</b>	
<b>Information:</b>	
Each year the Council must take action on the harvesting of Alewives. In the absence of an ordinance, the Council has always voted to close the waters within South Berwick to harvesting for conservation purposes.	
<b>Staff Comments/Recommendation:</b>	
<b>Requested Action:</b>	
Motion and vote to close all waters within South Berwick to Alewife harvesting for the 2012 season for conservation purposes.	
<b>Vote:</b>	