

**MINUTES
TOWN COUNCIL REGULAR MEETING
STANDISH MUNICIPAL CENTER
TOWN COUNCIL CHAMBERS
STANDISH, MAINE
TUESDAY, NOVEMBER 14, 2023
6:00 PM**

CALL TO ORDER

The meeting was called to order by Chair Deakin and the Pledge of Allegiance was recited.

ROLL CALL

Councilors present: Deakin, Gaba, Gardner, LeClerc, Macri, Pomerleau, and Watson.

MINUTES OF PREVIOUS MEETING (S)

There were no minutes submitted for approval at this meeting.

PETITIONS AND COMMUNICATIONS

The Clerk noted that an email communication was received today regarding Pine Tree Estates, copies are at their seats.

REPORT OF THE TOWN MANAGER

The Town Manager, Tashia Pinkham yielded her time to a group that is proposing to offer broadband internet service in our area, she noted that the town had received grant funding for this cause.

Clara McCool, the regional broadband coordination at Greater Portland Council of Governments (GPCOG) presented a slideshow presentation that highlighted GPCOG's guidance with the Lakes Region Broadband Initiative. She explained that 2021 GPCOG joined with the towns of Casco, Naples, Sebago, Standish and Raymond to identify and recommend a broadband solution for these communities. She noted that funds were received from Maine Connectivity to get the grant program going. She explained that each community received funding for community outreach for this program. She said that approximately a year ago they put out an RFP for this project. She said that five vendors submitted proposals, after interviews and review of the proposals, the Private ISP with Municipal Partnership model was selected.

Andrew Davis, the owner and founder of Sebago Fiber, a small family-owned Maine business, explained their business model including customer service, area of coverage, service guarantees, and transparent pricing. He noted they provided a pilot installation program for Frye Island and at this time 2/3 of the internet subscribers on Frye Island have switched to Sebago Fiber for internet service. He went in to explain that their business model is different from the large companies, their approach is a demand approach utilizing a survey to drive a phased build for coverage. He presented a slide that showed the homes in Standish that have internet coverage noting that the community is under served for fiber internet services.

Brandy from Sebago Fiber explained the demand survey, which starts out with notifying the community about what's happening, launching a survey for the community to take so that they can

determine if the community is interested in their service. She highlighted the results of the survey that was conducted in the Town of Sebago noting that the results indicated that Sebago residents were dissatisfied with their current internet availability. She noted that the results of the Standish survey would be shared with the town. She provided an overview of their outreach campaign which includes social media, email, website postings, road signs, articles, ads and attending local events.

Clara McCool provided information that Sebago Fiber participates in the Digital Equity and ACP program which provides qualifying households \$30 off of their internet.

Andrew Davis described their business model that includes discussions with the Town Manager and the town's IT department to help determine the needs of the town. They then use that information to design the internet fiber network for the town's facilities, including the public survey results to determine the entire town's needs. He provided an overview of the Town of Sebago's recent installation of broadband abilities to show what would be available in Standish. He noted that in Sebago there are enough unserved residents that they were available for grant funding. He then showed a slide of the proposed service in Standish, which would be rolled out in phases. He announced that tomorrow they will be launching the public survey to receive the public's input.

Chair Deakin reminded everyone that per the Rules of Procedure that comments from the public are limited to 5 minutes per person per agenda item. He opened comments from the public on this matter. There were no public comments. He then called for Council comments.

Councilor LeClerc noted that this process has been in the works for some time. He said that residents had voiced concern regarding internet coverage in Standish, the Council determined that working with GPCOG and surrounding communities would benefit the town.

Councilor Macri questioned if this plan would service all the people in Standish?

Andrew Davis said with fiber optics there is no limit, however the rollout will be in phases. He noted that the survey results will help determine the need.

Councilor Gardner questioned what they were voting on regarding this matter?

Tashia Pinkham, the Town Manager explained that there was no vote this evening, this is just an informational presentation. She explained that the town received grant funding for this portion of the process, once the survey is completed Sebago Fiber will return to present the survey results. She said at that time if the Council wants to move forward there will be a vote regarding the costs.

Andrew Davis said that the industry standard cost per mile is approximately \$60,000, he said that Sebago Fiber tries to lower the cost by considering the municipal and residential needs.

Councilor Gardner asked if there were other vendors involved in this process?

Andrew Davis said that at this time there are no other companies considering offering fiber optics in the area.

Councilor Gardner questioned if fiber optics was better?

Andrew Davis said that fiber optics is better because it is not limited by travelling on copper wire as the prevalent current service availability.

Councilor Gardner questioned the cost to residents for setting up the service?

Andrew Davis said that the installation fee will be a low fee.

Councilor LeClerc questioned the \$75 monthly fee and if the \$30 ACP was included in that projected fee?

Andrew Davis said that the ACP program discount is available for all service plans if the resident qualifies. He then briefly highlighted the available plans and their service capacities.

Councilor Gardner questioned if more residents are added to the service will it bog down like the current service does?

Andrew Davis explained that the technology is different and the bandwidth is not restricted.

Councilor Macri questioned the cost of installation on Frye Island, was it \$60,000 per mile?

Andrew Davis said that Frye Island was privately funded by Sebago Fiber.

Councilor Gaba noted that initially they wondered if other internet vendors would invest in Standish and none came forward to improve the current service.

Chair Deakin questioned service coverage in the area of town where he resides.

Andrew Davis said that area has the same challenges as other areas in Standish, the service rollout will be based on the survey results.

Chair Deakin said that we're part of MSAD No. 6, how does that impact this process?

Andrew Davis explained that schools receive their internet through Networkmaine. This service currently provides them with a better service than is availability to residents in the same area. He explained that Networkmaine has a hub at Bonny Eagle High School.

Chair Deakin asked if they have plans to address other towns in MSAD No. 6?

Andrew Davis said that their company is focused on the Sebago Lake area service needs. However, any town in the state can request their services.

Chair Deakin suggested that they reach out to the superintendent of MSAD No.6 to notify the school about the service their service. He also voiced his concerns regarding internet services for non-profits such as libraires and other non-profit entities.

Andrew Davis explained that they will be reaching out to all of the libraires in Standish. He noted that like schools, libraries are eligible for Networkmaine services. They are willing to work with all non-profits.

Brandy said that they will ask that Tashia provides a list of non-profit entities in Standish and they will reach out to them.

Chair Deakin asked if they had data on those residents that are not served or those that are not connected?

Andrew Davis said that they don't have the data on the specific homes that are underserved or not connected, however, it is in their plan to reach out to those residents.

Tashia Pinkham said that there is a plan in place to reach out to residents through the recreation department and the senior luncheons to make contact with those who might not currently have service.

Clara McCool said that GPCOG is working thought out Cumberland County on this issue.

Councilor Pomerleau noted this presentation has gone beyond the estimated allotted time and questions can be addressed at future meetings.

Chair Deakin asked if Sebago Fiber proved a wrap-up of their presentation.

Andrew Davis said that fiber connectivity will improve service and agreed that questions can be answered at future meetings.

Tashia Pinkham noted that she could be contacted to answer questions related to this matter.

PUBLIC HEARINGS

83-23 Amendments to Standish Town Code, Chapter 151, General Assistance Ordinance, Adopt Updated Appendices for the Maximum Levels of Assistance as provided by the Maine Department of Health and Human Services [Deakin]

Chair Deakin explained that this ordinance provides updated rates to general assistance recipients. He then called for public comments, hearing none, he called for Council comments, hearing none, he called for the roll call vote and the public hearing was closed.

The Town of Standish hereby ordains the following amendments to the General Assistance Ordinance, effective immediately upon adoption:

ORDERED that the General Assistance Ordinance is amended by adopted the appendices for the overall maximum levels of assistance, which includes dollar figures, rates, percentages and tables, which are determined by the Maine Department of Human Services for use in the General Assistance Program, are approved by Council beginning October 1, 2023.

VOTE: 7 YEAS

COMMITTEE REPORTS

Councilor Pomerleau – Ad-hoc Cemetery Committee – No report.

Councilor LeClerc – Appointments Committee – Met to discuss the new town hire, there is an item regarding this on tonight's agenda.

Councilor Watson – Finance Committee – He was unable to attend the meeting, however reports that the town's finances are in good shape.

Councilor Deakin – Ordinance Committee – Has presented a number of ordinances that are on the agenda.

Councilor Gaba- Economic Development Committee – She was unable to attend the most recent meeting, however, at the meeting the committee discussed the TIF district.

Councilor Macri – Capital Improvements Committee – Did not meet this month.

Councilor Gardner – Personnel Committee – Has not met yet.

CONSENT CALENDAR

There were no Consent Calendar Items on this agenda.

UNFINISHED BUSINESS

61-23 Amendments to Standish Town Code, Chapter 187, Licenses and Permits, §187-25, Regarding Mobile Food Services (Sent to Ordinance Committee September 12, 2023) (First Reading - substitute ordinance presented October 10, 2023) [LeClerc]

Moved by Pomerleau seconded by Watson and voted to waive the reading of the ordinance.
(Unanimous)

Councilor LeClerc explained that these amendments will streamline the ordinance's regulations regarding Mobile Food Services to include allowing Mobile Food Service to set up at Standish Memorial Park on a first-come basis, providing only one vender is allowed at time. He said that he believes that these amendments are an incubator for small businesses in town.

Chair Deakin called for public comments, hearing none, he called for Council comments, hearing none, he called for the roll call vote to move the ordinance to public hearing at the December Council meeting.

VOTE TO MOVE TO PUBLIC HEARING: 7 Yeas

91-23 Amendments to the Standish Town Code, Chapter 263, Vehicles and Traffic, §263-3 - Weight Restrictions, Closing Middle Jam Road to Vehicles having three or more axels and/or a Weight of Sixteen Tons or More (First Reading) [Deakin]

Minutes

Page 5 of 12

Regular Meeting

Standish Town Council

November 14, 2023

Chair Deakin noted that the Town of Gorham has a similar requirement on their section of this road. He then called for public comments, hearing none, he called for Council comments, hearing none, he called for the roll call vote to move the ordinance to public hearing at the December Council meeting.

VOTE TO MOVE TO PUBLIC HEARING: 7 Yeas

92-23 Amendments to the Standish Town Code, Chapter 181, Land Use, Part 1, Zoning, Article IV, General Standards, Manufactured Housing Units (First Reading) [Deakin] 4932

Moved by Pomerleau seconded by LeClerc and voted to waive the reading of the ordinance.
(Unanimous)

Town Planner, Zach Mosher explained that this is the First Reading, the ordinance amendments reduce the road frontage to 60-feet.

Chair Deakin called for public comments. The Chair asked if Sharon Walton, the person that submitted the email on this matter was in the audience. It was indicated that she was not at the meeting.

Councilor LeClerc said that the email relates that entity needs to improve their communication. His opinion was that they need to stick to their word. He said as an elected representative, he will, on behalf of the residents, speak up and let the entity know that we expect them to keep their word.

Councilor Pomerleau voiced his concerns and noted that the Council has no hand in the planning process, the Council only is reviewing the 60-foot road frontage amendment. He said that the group still will have to go through the Appeals Board and the Planning Board review process. He said that it is his intention to attend future meetings on this plan, he hoped that the residents of the park attend those meetings too. He recalled that plans that were presented show that the park would have sidewalks, but a representative at a meeting announced that there would not be sidewalks. He reiterated that the Council's only is reviewing the road frontage.

Councilor Macri agreed that this is only regarding changing the rules on the road frontage. He said that he would like clarification as to why the road frontage should be changed. He said that this is changing the rules for all times and he sees no good reason for changing the rules. He said that he has not been presented with a reason that sits well with him and continues to be against this. He questioned the number of lots that will be added to the expansion versus the number of growth permits that can be issued in a year, what happens if this is built and all the permits are issued, does that mean that no more building permits can be issued?

Zach Mosher said that during the Planning Board process the applicant will propose that a certain number of the homes will be for residents 55-years old and older, noting that those homes would be exempt from our growth ordinance.

Councilor Gardner wanted clarification on the process, he thought this was a variance to the rule, he questioned if they were actually changing the code?

Councilor Pomerleau said that this would be a change to the code for mobile home parks.

Councilor Gaba said that she understands that there is a love/hate relationship for development in general in Standish. She said that the process through the boards is hard, to protect the town. She said that we are looking at a larger issue as well, is how we make affordable housing available. She said that this developer is offering that, however they need to be held to do what they've presented. She noted that providing affordable housing is part of our current comp plan.

Chair Deakin called for additional Council comments, hearing none, offered public comments.

Janalyn Brazier, a longtime resident of Pine Tree Mobile Home Estates said that there are major issues at the park including water problems, rat infestation, there is talk about relocating the kids park which may take years. They talk about affordable housing and they just raised the lot rent, she noted the lot rent is approximately \$800, which is a large amount out of senior's social security. She compared this park's amenities to those in neighboring town indicating that doesn't compare to those parks.

Chair Deakin called for additional Council comments, hearing none, he called for the roll call vote to move the ordinance to Public Hearing at the December meeting.

VOTE TO MOVE TO PUBLIC HEARING: 5 YEAS – 2 NAYS, Gardner and Macri

NEW BUSINESS

93-23 Standish Stands with Lewiston [Gaba]

WHEREAS, in the wake of the senseless act of violence that sent shockwaves throughout Lewiston, its neighboring communities, the State of Maine, and the nation, as leaders and residents of Standish, we find ourselves united by a common purpose — to stand with Lewiston and support its residents as they address the aftermath of a deadly shooting.

Lewiston was profoundly affected by the heartbreaking events of that tragic day. Lives were lost, families were shattered, and the pain and trauma have undoubtedly left an indelible mark on the community. The days following the incident have been challenging, but the community's response is an example of what solidarity and unity can achieve.

The phrase "We Stand with Lewiston" has emerged as a powerful symbol of unity and understanding.

Central to this resolve is Standish's unwavering support for the victims and their grieving families, as well as for the law enforcement agencies, dispatchers, first responders, and medical staff who were on the front lines during the event. These dedicated individuals put their lives on the line to protect the community, and to attend to the needs of their neighbors, friends, and family members.

Support for Lewiston and surrounding towns and cities transcends geographical boundaries, reminding us that when communities come together in unity, we can overcome even the darkest moments.

Lewiston and the surrounding communities' response to the October 25 mass casualty reminds us that when we stand together in solidarity, we are at our strongest, and together, we can rebuild and heal, now be it

RESOLVED, that Standish Stands with Lewiston.

Councilor Gaba said that she brought this resolution forward as a way to say that we support our neighbors as all Mainer's do. She continued to explain that Tashia has reached out to see if there are any resources we can share with Lewiston. She called for a moment of silence after which she read the names those lost:

Tricia C. Asselin, 53
Peyton Brewer-Ross, 40
William Frank Brackett, 48
Thomas Ryan Conrad, 34
Michael R. Deslauriers II, 51
Maxx A. Hathaway, 35
Bryan M. MacFarlane, 41
Keith D. Macneir, 64
Ronald G. Morin, 55
Joshua A. Seal, 36
Arthur Fred Strout, 42
Stephen M. Vozzella, 45
Lucille M. Violette, 73
Robert E. Violette, 76
Joseph Lawrence Walker, 57
Jason Adam Walker, 51
William A. Young, 44
Aaron Young, 14

Chair Deakin called for public comments, hearing none, he called for Council comments, hearing none, he explained that one of victims was a graduate of MSAD No. 6. and even though Lewiston is some distance from us, this still has an effect on us, he called for the vote.

VOTE: 7 YEAS

94-23 Confirmation of Town Manager's Appointment of the Director of Parks and Recreation [LeClerc]

Tashia Pinkham explained that upon the resignation of our former director an ad was posted and an interview committee was formed. The committee interviewed a number of great candidates, the committee unanimously forwarded a couple of candidates to bring forward. The final interview team selected Matthew based on his years of experience, she noted that she has had the pleasure of working with him in the past. She said that he would do a great job.

Matthew Duplisea said that he was super excited.

Chair Deakin called for public comments.

Clytie Bello came to the podium and spoke about the mobile home park representatives leaving the meeting.

Councilor Pomerleau explained that the Council had gone through this evening's agenda item on the park.

Maurie Hill asked if the new director would tell us a little bit about himself.

Matthew Duplisea explained that he was from Madison, Maine. He attended college and graduated with a degree in Sports Management and Recreation. He and his wife and two daughters live in Waterboro. He said that he has been in municipal government for eighteen years.

Chair Deakin called for additional public comments, hearing none, he called for Council comments.

Councilor LeClerc welcomed him aboard, said that the past director did a great job and his always characterized Recreation Department the crowned jewel of Standish that serves all ages in our community. He thanked Matthew for stepping up to the job.

Councilor Watson welcomed him aboard.

WHEREAS, a candidate has been selected to serve as the Director of Parks and Recreation, now

BE IT ORDERED that the Town Manager's appointment of Matthew Duplisea to serve as the Director of Parks and Recreation, is confirmed by the Town Council, with a hire date of November 15, 2023.

Chair Deakin called for additional Council comments, hearing none, he noted he hoped that the Recreation Department can collaborate with other towns in MSAD No. 6 to support each other. He then called for the roll call vote.

VOTE: 7 YEAS

95-23 Waive Bid Process and Authorize Purchase of Mechanical CPR Unit [Macri]

Tashia Pinkham noted that we currently have two of these CPR units, but we have three ambulances, so the hope was to have one CPR unit on each ambulance. She also noted this vendor is the only manufacturer of these CPR units.

WHEREAS, Section 302(f) of the Standish Charter requires a competitive bid process for transactions exceeding \$3,500 in value, unless so waived by the Town Council, and

WHEREAS, the Public Safety Department has determined that the acquisition of mechanical CPR units would be beneficial to the town, and

WHEREAS, the manufacturing of these mechanical CPR units is limited, making the bid process impracticable, now be it

ORDERED, that the bidding requirement regarding the purchase of these units is hereby the waived, now be it

FURTHER ORDERED, that the quote from Stryker Medical to purchase one mechanical CPR unit at a cost not to exceed \$22,961.22 is approved by the Town Council.

Chair Deakin called for public comments, hearing none, he called for Council comments, hearing none, he called for the roll call vote.

VOTE: 7 YEAS

96-23 Amendments to Standish Town Code, Chapter 181, Land Use, Part 3: Subdivision Regulations, Article XVII Enforcement and Part 4: Assessment of Capital Impact Fees, Article XXIII Applicability (Introduction) [Deakin]

Moved by Pomerleau seconded by LeClerc and voted to waive the reading of the ordinance. (Unanimous)

John Cross the Director of Public Works explained that the next order goes along with this so his comments will be regarding them both. He said that currently through the subdivision process a cash bond is required on an estimate of the cost to complete the project. He explained that through the development process as stages are completed funds are released to the developer. He said that part of the next ordinance would allow for surety bonding. He said that currently the developer may request a street opening, however, in his opinion the road may be at a level of construction where he does not believe that a permit should be issued. He explained that surety bonding allows the developer to still sell lots while building the infrastructure, he highlighted the funds that the developer would have to have in place for either the surety bond or cash bond. These changes would allow the developer to sell lots but not be able to build houses until the infrastructure is built.

Chair Deakin called for public comments, hearing none, he called for Council comments, hearing none, he called for the roll call vote to move the ordinance to the First Reading.

VOTE TO MOVE TO FIRST READING: 7 YEAS

97-23 Amendments to Standish Town Code, Chapter 252, Streets and Sidewalks, Article III Construction and Acceptance (Introduction) [Deakin]

Moved by Watson seconded by LeClerc and voted to waive the reading of the ordinance.
(Unanimous)

Chair Deakin called for public comments.

Maurie Hill, resident – questioned if there are other fees that the Council should be reviewing?

Tashia Pinkham noted that they are reviewing the town's fees.

Chair Deakin called for additional public comments, hearing none, he called for Council comments, hearing none, he called for the roll call vote to move the ordinance to the First Reading.

VOTE TO MOVE TO FIRST READING: 7 YEAS

PUBLIC ITEMS

Clytie Bello voiced her concerns regarding rent at Pine Tree Mobile Home Park, possible relocation of the playground and rat problems.

Gary Kulhanek said that the Council had mentioned that they are pro-affordable housing, he said that this scenario at Pine Tree Estates has *left the building* of affordable housing about a year and a half ago. He cited the mortgage on a \$200,00 home and costs on the lot rent brings the monthly costs to approximately \$2,100.

Theresa Kim said that she is representing/speaking for those people in the park that are afraid of retaliation. She went on to question state law regarding rent increases noting that there are various levels of increases across the population at the park. She said that the children utilize the playground even though park management say the playground is not used. She expressed that residents report issues to the management and the reports are not acted upon. She said that on a daily basis reports are made and they go nowhere. She said that regarding traffic matters she notes that residents have contacted the Sheriff's Department who cannot respond since it is private property. She cited that the park rent was out of range for many. She noted that the park amenities are water, sewer and winter plowing. She said that most streetlights don't work and all of the security cameras are broken.

Chair Deakin thanked all who had waited to speak.

Councilor LeClerc recalled that there has been some discussion in passing regarding the expansion of the Huskey Line running to Standish. Also, he suggested tapping into our resident Mr. McFerren's resources at MaineDOT should be considered.

Tashia Pinkham said that there are GPCOG grant opportunities for transportation matters.

ANNOUNCEMENTS

There were no announcements at this meeting.

EXECUTIVE SESSION

There was not an executive session at this meeting.

ADJOURN

Moved by LeClerc seconded by Pomerleau and voted to adjourn. The meeting adjourned at 7:35 p.m. by unanimous consent.

Submitted by: _____
Clerk/Secretary

Mary Cury