



TOWN OF CASCO

635 MEADOW ROAD
CASCO, MAINE 04015

09-19MEMO

To: Selectboard
From: Tony Ward, Town Manager
Date: 09-12-2023
Re: Selectboard meeting 09-19-2023

Below are notes for agenda items for the September 19th meeting.

5. Managers Update

- A. As previously reported, ReVision Energy received all the permits required for the installation of solar panels on the Casco Naples landfill. The site engineer for ReVision is Ashton Ireland. Some construction will occur that will minimally affect the operation of the transfer station but not the public access portions. He advised the preliminary stages on the cap will occur over the next 2 or 3 weeks. In late September or early October, the foundation baskets will arrive, and this installation takes 4-6 weeks of construction. After this is completed, no further operational disruptions should occur with this installation project.
- B. I will be posting several committee or board vacancies per the recently approved appointment policy. The positions being posted will be alternate for the Planning Board, Zoning Board of Appeals and Veteran's Committee
- C. Glidden Excavation is currently working on the FY24 road projects. They have already reclaimed all roads that were scheduled for that and replaced multiple cross culverts. Two of the cross culverts (New Road and Leach Hill Road) were substantially increased in size per the engineers to meet the increasing amount of water flow during heavy rainstorms..
- D. Sebago Technics and GPCOG will be presenting at the Selectboard meeting about the recommendations of the COLAB (High speed internet).
- E. The Town completed the removal of the junkyard from 12 Harmony Road. The contracted company removed approximately 10 dump trucks and 10 1-ton trucks full of junk, as identified by the Cumberland County District Court. The property owner was visibly upset at times, but overall the process was completed without incident or conflict.
- F. The Winter sand RFP has been published with bids being accepted until September 29, 2023. The first delivery of sand is required by October 17, 2023. I anticipate the bids being presented to the Selectboard on October 3, 2023 for awarding of the bid. The RFP is included in your packet.

- G. In review, the Selectboard has not set goals for the FY24 as done in previous years. Is the Selectboard interested in this being an agenda item at a future meeting?
- H. The Planning Board is moving their October meeting to the 2nd instead of the 16th. This meeting will include an executive session with legal counsel, a site walk of 325 Roosevelt Trail and other agenda items to be determined at a later date.

Old Business

6. The Selectboard Will Consider the Septic System Replacement Program

Included in your packet is a copy of this policy updated in 2021. Since my arrival, I found this program being utilized by residents that truly need financial assistance with failing septic systems. While listed as a grant program, it typically requires the applicants to pay for the initial system repairs or upgrades. This policy does allow for the Town Manager to directly pay a septic contractor with pre-approval.

Staff and I are recommending the program be turned into a Grant program, increase the formalization and documentation of the application process, and increase the maximum grant amount to \$15,000. Included in your packet is the original 2021 policy, a redline version of the recommended changes to the 2021 policy, a clean version of the recommended policy and the updated application for the program.

7. The Selectboard Will Discuss the Status of The Comprehensive Plan

This will be a continued agenda item until the Comprehensive Comp Plan is completed. This line allows for the steering committee to seek guidance from the Selectboard, as needed. The chair will advise prior to the meeting if there are discussion points for the Selectboard. This process is being done based on the Selectboard's guidance on June 27, 2023.

A draft of the plan along with comments is included in your packet.

New Business

8. The Selectboard Will Consider a lease termination agreement with All the Ravan

Included in your packet is a copy of the lease termination agreement between the Town and All the Ravan. The agreement was authored by Jensen Baird and the concept was previously approved by the Selectboard. As an action item, the Selectboard would authorize the Town Manager to sign the agreement on behalf of the Selectboard/Town.

If approved by the Selectboard, the next discussion should focus on the potential uses of the property for the Town. The initial discussion can begin with this agenda item, but having this discussion as an agenda item at a future meeting insures transparency, which is a goal continually repeated by the Selectboard.

9. The Selectboard Will Discuss a Proposed Solar Ordinance.

The Planning Board finalized their final draft of the proposed commercial solar ordinance. This draft is included in your packet. They are scheduling a public hearing on October 2, 2023, for this proposed ordinance. This timeline would permit the Selectboard to conduct a public hearing on this ordinance on either October 3rd or October 17th and approve the ordinance for community discussion/ratification at Town Meeting.

10. The Selectboard Will Discuss the Workshop at Point Sebago

I was not in attendance at this workshop, and I cannot provide any additional information.

Workshop

11. The Selectboard Will Discuss Roads and Road Repairs.

This item was requested at the Board level. The timing of the dialogue works exceptionally well for staff as we work with Gorrill Plamer in developing an RFP for FY25 roadwork and developing a three-year road plan for repairs/repaving. We are also utilizing Street Scan to provide us with more recent and detailed review of all asphalt Town owned roadways.