

Town Council Meeting
November 24, 2009

COUNCIL PRESENT: Oscar Emerson, Fred Gifford, Lillian Coulter, Nicholas Wood Audrey Wilcox excused.
Town Office staff present, Town Manager Melissa Doane

Council Chair, Oscar Emerson asked for a moment of silence to honor Bradley residents whose lives have been lost unexpectedly in the recent months.

REVIEW OF MINUTES: Review of 11/10/2009 minutes tabled.

CITIZENS REQUEST: None

MANAGERS REPORT:

Manager Doane reminded Town Council that the Jenkins Bridge repair public meeting is December 2, 2009 at 6:00. The meeting will be hosted at the municipal building by Maine DOT. Manager Doane added that she believes there will be a large turnout.

Manager Doane received notification from Melissa Evers of Maine Department of Environmental Protection. Apparently Maine DEP has done some testing of Otter Stream in Milford and Bradley and has found some "non-point bacteria", meaning they are not certain where the pollution is from. She plans on attending the January 19th Town Council meeting to address this issue with the Town Council and report on future actions that will be necessary. Councilor Emerson mentioned that the school has a sand filtration system that filters into the stream, if DEP changes the classification of the stream that could affect the future of this system.

There was another incident regarding the gentleman of 114 Cram Street. Charles Norburg, Code Enforcement Officer reported to Manager Doane that on Thursday November 19 he was pulling out of Milford Mobile, when the gentlemen blocked his exit. He went around them and pulled out on to the Main Road. While traveling south on Route 178, the gentlemen were tailgating him, then passed him. Once they were in front of him they slowed to slow rate of speed and before turning onto Cram Street slammed on their brakes. When Charles went to go around them, they started yelling at him, he was not exactly sure what their comments were. This incident was reported to the State Police as they were on duty and to the Town attorney.

Manager Doane was successful in getting the fire station a grant providing a TV to be used for training purposes. The grant was awarded from Maine Municipal Association; they will pay 2/3 of the cost up to \$349 for a television to be used for training. Manager Doane added she checked the FEMA website; there have been no additional awards for fire station construction.

The Town attorney now has information to proceed with the land use violators, which include Gerald and Diane Roy of 650-658 Main Street, Heirs of Channel Roy of 657 Main Street, Michael Hayden and Robert Wing of 114 Cram Street and Edward Buck of 784 Main Street. Manager Doane added that she had spoken to a contractor that was at 5 School Street, he was hired by the mortgage company to perform lock changes and winterization. Manager Doane was able to get some contact information regarding the Mortgage Company and provided that information to the Town Attorney.

NEW BUSINESS:

Manager Doane explained that Jeffrey and Sandra Morin had submitted an abatement request regarding their 40 Great Works Stream property. Mr. and Mrs. Morin requested that the following be reviewed:

Utilities: current assessment indicates a septic system; however they report that they only have a gray water, system.

Street: no public way to land, no right of way to the woods road in area.

Lot Improvements: no lot improvements done.

Heating: report indicates that they have 100% forced warm heating, Mr. and Mrs. Morin state that they have a floor furnace that provides heating in area that rises naturally; there is not ductwork or forced air.

Baths: Current assessment indicates that they have a full bathroom, Mr. and Mrs. Morin state they have bathroom with a lavatory and small shower only, and there is no toilet.

Manager Doane spoke with Mr. Gibson regarding these requests; he indicated he could not verify the Utilities and Bath as he had not been in the property. Manager Doane stated she wanted the assessment to reflect what the Morin's state, she will arrange for Code Enforcement to review the property with Mr. Morin to verify the information. If there is a change it will be reflected in the 2010 commitment. He did the changes on the assessment and recommended a \$5000 abatement. Councilor Emerson made a motion to approve the abatement request of \$5000 for Jeff and Sandra Morin Bradley tax map 9 Lot 1-1, seconded by Councilor Gifford no discussion, vote 3/0.

Manager Doane explained that she also had abatement for Daniel Bingaman Jr. of 796 Main Street. She explained that the Mr. Bingaman had meet with Mark Gibson, and he recommended an abatement of \$5100 due to the fact the greenhouses located on his property were in poor condition and used only for vehicle storage. Councilor Emerson made a motion to approve the abatement for Map 7 Lot 14-1 in the amount of \$5100, seconded by Councilor Gifford, no discussion vote 3/0.

UNFINISHED BUSINESS: Councilor Emerson asked for an update regarding the fire station project. Manager Doane stated that the contractor has started to clear the lot of the wood and is chipping the brush. She further stated that there was a building committee meeting earlier that evening, in which they meet with the architect. Several items were discussed, such as door placement, office and radio communication placement, future needs such as electrical conduit.

MUNICIPAL WARRANTS: Councilor Coulter made a motion to accept warrant 41 in the amount of \$3964.23 and warrant #42 in the amount of \$27966.41, seconded by Councilor Gifford, no discussion, vote 3/0.

NEXT MEETING: The next meeting is set for December 8, 2009 at 6:30 pm.

ADJOURN: Motion made Councilor Gifford to adjourn, seconded by Councilor Coulter, no discussion, Vote 3/0.