

**Northport Village Corporation  
Approved Minutes - Board of Overseers Meeting  
Sunday, October 8, 2023**

Overseers, Officers and Staff present: Celine Bewsher; Brady Brim-Deforest (via Zoom); Fred Lincoln; Vicky Matthews; Judy Metcalf (via Zoom); Michael Tirrell (via Zoom); and Jeffrey Wilt; President, Janae Novotny; Clerk, Maureen (Beanie) Einstein; Bill Paige, Village Agent; Office Manager Patricia "Trish" Parker.

**Comments by Members of the Public**

John Hoy, 2 Sea Street, spoke in favor of getting the 17 foot wide "connector" path from Shore Road to Bluff Road, donated by the Tim and Ann Marie Samway many years ago, up and running, referring to the Parks & Trees Committee recommendation of approving a survey by Good Deeds. Boundaries need to be defined before clearing a path can be undertaken.

Dan Webster, 670 Shore Road, thanked the Village staff, Bill P. and Trish P., for all their hard work in preparing the Village for the recent storm related to the effects of the hurricane. He also thanked Bill P. and Fernie Barton for their work in cleaning a spill at the wastewater treatment plant.

The meeting was called to order at 9:03 a.m.

**Approval of September 10, 2023 meeting Minutes**

Janae N. asked if there were any questions or comments on the minutes of the September 10th meeting. Celine B. clarified that at the September meeting, she abstained on the vote to engage Wilke & Associates as bookkeeper.

**Jeffrey W. moved, seconded by Celine B., to approve the minutes of the September 2023 Overseers meeting with the note that Celine B. had abstained, not voted no on the vote to engage Wilke & Associates. Voted: Unanimous.**

**President's Report – Janae Novotny**

Recommendation to accept a donation of \$100.00 from Martha Block for the library.

**Vicky M. made a motion, seconded by Michael T., to accept the donation of \$100.00 from Martha Block for the village library. Voted: Unanimous.**

At the September 10 Overseers meeting she was designated to discuss with the Kazilionis family whether they want to proceed with their donation of a garden in Upper Bayview Park. Due to time constraints from both parties, this discussion will take place prior to the next Overseers' meeting.

She encouraged Committee Chairs to attempt to meet the week prior to the Overseers meeting and submit their reports to Michael T. so their notes and attachments can be available to other members and villagers.

She will be arranging an Overseers' Orientation and be in touch with them regarding dates and time availability.

**Treasurer's Report – Wendy Huntoon**

Wendy H. referred the Overseers to her written report circulated prior to the meeting.

### **Village Agent Report – Bill Paige**

Bill P. referred the Overseers to his written report circulated prior to the meeting. Celine B. asked about the status of electrical work in the garage. Bill P. stated that the electrician is aware of the requested work, and he and Trish P. are trying to determine if there are enough funds to do the work this fall.

The Village has received two “Applications for Use of Village Property for Construction Activity” for the Butters’ cottage on Merithew Square from the co-owners of the property, one from Sandra Butters and one from James Butters. Rick Fisher, Fisher Properties, James Butters Contractor, submitted the application after a lengthy discussion with Bill P. He expects the equipment needed for the job, excavator’s, etc. will be in the park for a approximately one month, and any year-round residential parking will not be disturbed.

A lengthy and thorough discussion ensued. It was determined that the application from Sandra Butters was incomplete, so no action was needed. Judy M. stated that because of the competing applications for the same property that in addition to the bond usually required that NVC also needs to be indemnified against any actions by Sandra Butters.

**Vicky M. made a motion, seconded by Jeffrey W., to approve the James Butters application, and to require a \$10,000 refundable deposit cash or bond (once the Overseers and Village Agent have concluded there was no damage to the Park) and that James Butters indemnify the village against any damage incurred and any action related to the property filed by Sandra Butters.**

After much discussion, Judy M. recommended that the Village increase the refundable deposit to \$20,000.

**Jeffrey W. made a motion, seconded by Brady B., to amend the above motion to increase the refundable deposit to \$20,000. Voted on the amended motion: Unanimous.**

### **Office Manager – Trish Parker**

Trish P. referred the Overseers to her written report circulated prior to the meeting.

### **Finance Committee – Fred Lincoln**

Fred L. referred the Overseers to his written report circulated prior to the meeting.

Fred L. made the following recommendation: Under the condition the interest rate offered by FDIC-insured First National Bank is at least 4.3% (annual rate) for a period not less than one year on all NVC deposit accounts and with no early withdrawal restrictions, the Finance Committee recommends that the Overseers approve a graduated transfer of NVC bank deposits to the First National Bank to commence within a reasonable time determined by the Treasurer.

After discussion, Fred L. tabled the recommendation until Treasurer Wendy H. has more in depth discussions with appropriate personnel at Bangor Savings Bank.

### **Infrastructure – Celine Bewsher**

Celine B. referred the Overseers to her written report circulated prior to the meeting.

Celine B. offered the following committee recommendations:

Re Cradle Row: To leave Cradle Row as is without further construction and remove this item from the Infrastructure Committee and refer it to the Trees and Parks Committee for further improvement.

Re fencing work around the pond: Leave as it is for now and not spend the \$20,000 allocated and instead keep the funds for infrastructure emergencies that may come up. The Committee recommends proactively evaluating the trees around the pond to avoid another situation that will damage the fence. Bill P. stated that the fence is falling down and needs to be replaced regardless of the trees.

No action was taken on the Committee recommendations.

The Town of Northport in conjunction with the Village has been awarded a Community Resilience Grant for \$50,000. Celine B. will continue working with James Kossuth to coordinate the next steps to coordinate for the engineering study of shoreline stabilization.

### **Parks & Trees Committee/Tree Warden – Vicky Matthews**

**Vicky M., made a motion, seconded by Jeffrey W. (subject to discussion), to approve Good Deeds proposal of \$4800.00 for a survey to determine the property boundaries of the Bluff/Shore Roads “connector” donated to the NVC.**

Judy M. reiterated what was stated at the last Overseers’ meeting that the Village has an essential understanding of where the boundaries are and it is up to an abutter who disagrees to prove it, and a survey from the Village would not stop a dispute. A thorough and lengthy discussion ensued. Vicky M. stated that she is not comfortable asking volunteers to clear a path without a survey. Michael T. and Judy M. stated that, as discussed at the September meeting, this is not in the budget and there is no need to spend money on a survey at this time. Michael T. noted that surveying Village property whenever an abutter pushed back set a bad precedent. Judy M. noted that the Village could notify the abutters that the Village would be working on our property as shown on the tax map. Jeffrey W. stated that he was comfortable withdrawing his second to the motion, but that clear instruction about how to move forward should be provided to the committee. Jeffrey W. withdrew his second to the motion. No action was taken.

Cradle Row: There are two large beech trees on either side of Cradle Row which will need to be watched and, if removal is advised, the arborist has given an estimate of \$3,000-\$4,000. No treatment recommended at this time.

The arborist was in the Village the day after the storm and evaluated two trees in Auditorium Park that residents were concerned about. He recommended no treatment and noted that a normal bending/weaving during a storm is expected with healthy trees.

The arborist evaluated a tree between the Malone and Crowley properties on Griffin Street based on residents concerns. No treatment was recommended.

A tree in lower Bayview Park damaged during the storm was determined to be on private property.

### **Utilities – Jeffrey Wilt**

The Trustees met on Friday, October 7, 2023.

The holding tank in the wastewater treatment plant leaked approximately 2 gallons of sodium hydrochloride; this leak was attended to and fixed by Bill Paige and Fernie Barton. An estimate to fix the leak by a contractor was approximately \$12,000. Thank you Bill and Fernie!

The Village continued to have exceedances of BOD in August and September. In September, the exceedances were higher than we expect. We have been in a dialog with DEP. These exceedances are an issue with soluble BOD (Biochemical Oxygen Demand). The Trustees will be sending a communication with the November billing, to NVC website and Baysidemaine.com, to reinforce that our wastewater system is for solid waste and toilet paper and nothing more! This is a concerning issue that must be fixed.

There was a public hearing on the moratorium on new sewer hook-ups. Our efforts to decrease BOD have not been successful, so, at its meeting, the Trustees voted to extend the moratorium another six months, from October 6, 2023 to April 6, 2024.

Belfast Water District has informed the Trustees that their cost for selling water to NVC will be increased by 30% beginning January 2024. PUC sets strict guidelines how a utility can increase its rates, so we will be considering our options and will also consider our reserves in developing a budget.

Our contract with Chuck Appleee and his company ends in January 2024. His hourly rate will not increase and the Trustees are happy with his performance. Brady reminded the Board that in the original search, he contacted 73 companies and received a response from only two. The Trustees will recommend signing a new contract with Chuck A. without an RFP.

### **Governance – Judy Metcalf**

The draft of our Zoning Ordinance, adopted two years ago had a recommendation for a Design/Review Committee for the Historic District. Because of the negative feedback from the villagers it was removed from the Ordinance. The Committee has talked about revisiting this conversation with village residents. The Committee is asking the Overseers to appoint an Ad Hoc Design/Resource Committee that would be charged with the task to be a resource to the community and develop communication with members of the Village what is available to them, as an educational tool, if they consider architectural changes or new construction.

**Judy M. made a motion, seconded by Michael T., that the Overseers create an ad hoc committee for design resource tools and ask President Janae N. to appoint Elaine Moss and Beverly Crofoot to that Committee. Voted: Unanimous.**

### **Town Liaison – Jeffrey Wilt**

The regular Northport Town Meeting has been rescheduled to Thursday, October 12 at 6:15 in recognition of the Indigenous Peoples Day Holiday.

### **Other Business**

Judy M. – There is a five-foot strip of land that goes from Main Street to Griffin Street that is Village property. The Village has been in touch with owner of the Baker cottage on Griffin to confirm this and the placement of her proposed garden.

Celine B. – The Community Resilience Grant: one of the qualifiers for the next \$50,000 grant that we would like to apply for in the future requires a community resilience committee. Some people have indicated interest in this group, and she will be following up on same to continue discussion.

Michael T. – Acknowledged and thanked Bill and Gina Cressey for removing the fence in front of their cottage. Judy M. approached the Cressey's about the revocable license in place, they were gracious and cooperative and had the fence removed thereafter.

### **Public Comments**

Rachel Rosa (7 Auditorium Park) thanked Celine B. for the recommendation that the Village get the necessary electrical work needed for Bill P. prior to the winter.

**Adjournment**

The meeting was adjourned at 11:05 a.m.

Submitted by:

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Maureen Einstein (Beanie) Einstein, Clerk

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Janae Novotny, President

Approved by the Board of Overseers, November 12, 2023