Board of Selectmen Workshops Meeting Minutes

The Board of Selectmen held a Workshops Meeting on Wednesday, October 28, 2015 at the Island Hall at 6:00 PM

First Order of Business: Call meeting to order
Chairman Chris Loder called the meeting to order at 6:07 PM

Selectmen present: David Hill, Chris Loder, Susan Campbell, Bill Calthorpe
Selectman absent: Pete Pellerin
Also present: Marjorie Stratton, Gloria Brown, Ralph Munroe, Lisa Israel, Mike Conroy, Wayne Dyer, Paul Belesca, Leila Bisharat, Mary Holt, Jane Frizzell, Jill Malony, Donna Damon, Binky Boxer, Janice Cooper, Mabel Doughty, Donna Colbeth, Jackie Trask, Steve Hinchman, Beth Howe, Mac Passano, Carol Sabasteanski, John and Courtney Wilson, Deb Bowman, Jim and Roseanne Stewart, Mary and Kirk Capra, Cheryl and David Stevens, Tom and Mary Cushman, Pam Curran, Laura Summa, Linda White, Gil “Specs” Eaton, Nancy Hill, Sidra Nasir, Herb Maine

Second Order of Business: Public Workshop regarding Capital Planning

<table>
<thead>
<tr>
<th>Process</th>
<th>Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ideation</td>
<td>School</td>
</tr>
<tr>
<td>Prioritization</td>
<td>Marine</td>
</tr>
<tr>
<td>Publish (vet)</td>
<td>Admin &amp; Municipal</td>
</tr>
<tr>
<td>Time/Term</td>
<td>Public Works and Roads</td>
</tr>
<tr>
<td>Relative Costs</td>
<td>Public Safety</td>
</tr>
<tr>
<td></td>
<td>Island Transportation (saved for another time)</td>
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</tbody>
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The 256 brainstorming ideas will be consolidated and prepared for a prioritization at a public workshop.

Third Order of Business: Public Workshop regarding Paper Streets

Donna Damon presented a summary report regarding Paper Streets (see attached handout).
Discussion:

- Donna referred to the processes used by other coastal towns.
- 75%-90% of the necessary research has been done, but must be updated.
- Requirements to notify abutters and mortgage holders.
- How many landowners are affected?
- How many miles of paper streets are there?
- How much will this process actually cost?
- Technical expertise and legal review will be required.
- Two surveys have been done.
- We can accept the paper streets and vacate them later.
- Suggestion of opt-in or opt-out process involving the whole community to select a limited number of paper streets for in depth research.

**Fourth Order of Business:** Adjourn Meeting

The meeting adjourned at 8:12 PM.
1. The term "Paper Streets" refers to roads that appear on subdivision plans registered with towns before September 29, 1987 but never built and/or accepted as "town ways". According to State law, as of the date of recording the subdivision plan the public acquires a right of "incipient dedication" meaning that ways shown on the plan can become public ways if the municipality so chooses.

2. In 1987 the Maine Legislature passed a bill giving municipalities the tools to decide how to resolve the issue on more than 100 years of registered subdivision plans. Under that bill, Maine towns have the option to:
   a. declare the Paper Street as a town way, public access easement, recreational easement and/or a utility easement or –
   b. vote to vacate the Paper Street with the understanding that the land would revert to the abutters and that the public loses all rights.

3. In September 1997 the Town of Cumberland completed a formal process that allowed the Town 20 years to determine the fate of the Paper Streets. (Deadline is currently September 2017).

4. The following Chebeague subdivisions were registered: Waldo Point (off Roses Point Rd), Pleasant View Park (near Central Landing), Sunset Beach (Sunset), Bayview (Sunset), Merriam Point (East End), Nubbleview (Chandlers Cove Landing/Bennett's Cove), Division Shores and Division Point (Both at Division Point).

5. During the ensuing years the Town of Cumberland was awarded three Maine Coastal Discovery Grants to inventory and research Chebeague's Paper Streets. As the result of the research, surveys, Planning Board review, public hearings, and Town Council action, all of the Streets/ROW in the Waldo Point Subdivision were accepted as town roads.

6. Additional research and surveys were completed relating to other subdivisions such as Nubbleview but the program stalled when Chebeague began to discuss secession.

7. If the Town of Chebeague Island is to retain rights to any of the "Paper Streets" it needs to act now since the deadline is less than two years away.

A process used by other towns to study Paper Streets and make decisions could be used as a template for the Town of Chebeague. The town appoints a "Paper Street Committee" that (working with the Board of Selectmen):

- Develops criteria upon which recommendations are based.
- Conducts research (each property needs to be studied to make sure who has rights and/or would be impacted and if changes have been made to the plan).
- Notifies landowners in subdivision and hold public meeting to share research and discuss issues.
- Requests feedback from other town committees.
- Completes draft report with recommendations.
- Engages legal review.
- Surveys lands if needed.
- Shares report with abutters and the public at a public hearing.
- Makes final recommendations regarding disposition of Paper Streets.

The recommendations are voted upon at a Town Meeting.