

**Selectboard Meeting and Executive Session
Meeting on September 06, 2023**

**The Selectboard will hold a meeting and Executive Session at 6:00PM at
The Chebeague Island Hall on
Wednesday, September 06, 2023, at 6:00 PM**

- I. Call Public Meeting to Order**
- II. Public Comments for items not on the agenda for discussion not action.**
- III. Town Reports**
 - Town Administrator
 - Treasurers Report
 - Committee Updates
 - Harbormaster Report
 - Fire Department Report
 - Public Works Report
 - Code Enforcement Officer Report
 - Sheriff's report
- IV. Regular Business**

23-073 To discuss road signs and take any necessary action.

23-074 To discuss Selectboard retreat and take any necessary action.

23-075 To discuss the Transfer Station and determine the date for a workshop and take any necessary action.

23-076 To discuss the Stone wharf ramp and take any necessary action.

23-077 To discuss radio safety services and take any necessary action.

Town of Chebeague Island
192 North Road
Chebeague Island, ME 04017

Phone: 207-846-3148

www.townofchebeagueisland.org

Fax-207-846-6413

V. Other Business

VI. Communications

VII. To approve minutes from August 16, 2023.

VIII. Items to be placed on a future agenda.

IX. Executive Session pursuant to 1.M.R.S.A. §405 (6)(C)- Acquisition of Real Property, and 1.M.R.S.A. §405(6)(A)-Personnel Matters- To appoint a new Planning Board member.

X. Adjourn



Town of Chebeague Island

To: Jen Belesca, Chair and Members of the Select Board

From: Viktoria G. Wood, Town Administrator

Date: September 4, 2023

RE: Town Administrators Report

Employment Opportunity- The town office currently has 2 job opportunities available. Deputy Clerk and Code enforcement Officer. Please spread the word. Contact me for more information. Job descriptions are available on the town site.

On Friday, September 1st was Kathys last day. We are now down a deputy clerk. She was there 24 hours a week so this will be an adjustment to the office and being able to keep up with everything. Starting after Labor Day, the town office will be closed Tuesday and Wednesday to the public, allowing office staff to catch up on office work. September 13th-26th Chris will be on vacation, leaving me the only person able to help customers. This is the busiest time of year for taxes so I will have to perform more clerk related duties during this time. On Thursday, September 21st, the town office will remain closed due to short staffing issues. I will be in town for training, and we will not have anyone else who can handle customers.

Facilities Committee – The facilities committee will not have the information needed to do a presentation at the next meeting. There is still a plan to have a detailed presentation to the board. The presentation will include a design of the fire department and town office from Port City, suggested open house and update in the town office improvements. The town office improvement work is anticipated to start the last week in September and take 2 weeks. We are finalizing some things and will have more to share at the next meeting.

Bennetts Cove Rd- Attached is a communication I received from Coley from Lionel Plante last week. I am waiting to hear back from him after the holiday week and get more information from him about his temporary suggestions for the barging area.

Town admin

From: Coley Mulkern <coley@lpamarine.com>
Sent: Wednesday, August 23, 2023 5:35 PM
To: Town admin
Subject: Bennett's Cove Improvements

T.A.

Good afternoon Vika,

I imagine you are probably looking forward to the summer bustle simmering down a bit by now. I hope your days are beginning to get back to normal. I would like to know if there has been any progress on making the Bennetts Landing more user friendly. As you know, LPA continues to meet the many necessary needs of the island community through this important landing with as little impact as possible on the neighboring homes. Unfortunately, it is very difficult to be quick and quiet when we must spend so much time blocking up trucks especially with backup alarms blaring. I would like to know if there has been and progress or if we can help with any progress towards mitigating noise and parking complaints in this vital area? We had discussed improvements that would create a landing no more intrusive than a truck driving by anybody's house anywhere on the island. I feel strongly that those improvements would go a long way towards addressing the Bennetts ramp neighbor's concerns and are long overdue.

Please let me know if there is anything LPA can do to help facilitate the necessary changes to improve everyone's quality of life at Bennetts Landing.

Thank you,

Coley

Coley Mulkern
President
Lionel Plante Associates, Inc.
Office: 207-766-2508
98 Island Avenue, Peaks Island, ME 04108
coley@lpamarine.com
<http://www.lpamarine.com>

PLEASE NOTE: All pricing and estimates provided via email are valid for a maximum of 30 days.

Town of Chebeague Island
192 North Road
Chebeague Island, ME 04017

Phone: 207-846-3148

www.townofchebeagueisland.org

Fax-207-846-6413

MEMO

To: Vika Wood, Town Administrator
From: Chief Ralph Munroe
Date: August 30,2023
Re: Monthly Report

The Chebeague Fire Rescue Department has responded to 90 calls to date. The department responded to Long Island Via the boat yard boat for an emergency call. Also responded to little whale boat with the Town of Harpswell for a boat in distress, via the boat yard boat.

The Department conducted annual fire extinguisher training at the Island Commons for all its employees.

The Chebeague Fire and Rescue Association has purchased a new extrication tool, Hydraulic spreader. This will replace our old extrication tool, and It has better capabilities than the old one. This is at no cost to the taxpayers of Chebeague.

Chief Ralph Munroe



**Town of Chebeague Island Department of Public Works
49 Littlefield Road
Chebeague Island, ME 04017**

Phone: 207-846-6419

ps1@chebeague.net

Fax-207-846-6413

August 2023

Monthly Report

This month we mowed the school field a couple time. Helped CMP remove tree from power lines. Dug out sediment pond on Fire House Road for the fire dept. Filled some sink holes at stone Pier. Put 6 stop signs back up and they were taken down with in a week. Fixed Both small lawn mowers that broke during mowing of town office and school field. We have been doing road side mowing and fixing gravel roads and have more to do. Chipped brush dump and moved chips around brush dump to make room. Met with Stew to go over culvert replacement down on Division Point Road.

Thanks

Public Works



Proposal to the Town of Chebeague Fire Department to Enhance Regional Public Safety Communications



We, the representatives of the Towns of Cumberland and Yarmouth, are proposing an initiative aimed at fostering enhanced public safety for our region. Our collective vision revolves around the shared utilization of the Chebeague FD radio tower, and we believe that by doing so, we can significantly improve emergency response capabilities in our towns, streamline communication processes, and maximize the efficiency of our public safety services. While the Town of Cumberland is a current tenant on the tower, there are site upgrades required to upgrade the Cumberland system.

We kindly request your careful consideration of the following arguments in favor of this collaboration.

Chebeague FD 120' Self-Support Tower Current Environment

Chebeague FD has a 120' self-support tower that currently supports the Chebeague/Long Island FD repeater and the Cumberland FD & PD radio systems. The Town of Cumberland has two receivers that are linked back to Cumberland using two UHF links and the CCRCC has a microwave antenna to control the Chebeague repeater.

Furthermore, both the Town of Cumberland and the Town of Yarmouth are upgrading their police & fire radio systems and expanding the systems to improve portable radio coverage. Both towns plan to install repeater systems.

A critical coverage problem for both towns is poor or lack of signal coverage in their respective foreshore areas. Coverage analysis shows that the best solution is to provide coverage is from the opposite direction of the towns, in this case from the Chebeague FD tower.

Below are a number of steps which will need to be completed to realize this goal:

1. Town of Chebeague's favorable support for the proposed project
2. Interlocal agreements identifying responsibilities and requirements
3. Method for sharing electrical power & payment
4. Minimize signal interference among all users

This is always a concern, especially in the VHF frequency band. Interference would be mitigated by using an antenna combining system with filtering to control interference among the various town frequencies.

**Chebeague FD 120' Self-Support Tower
Existing Site Configuration**

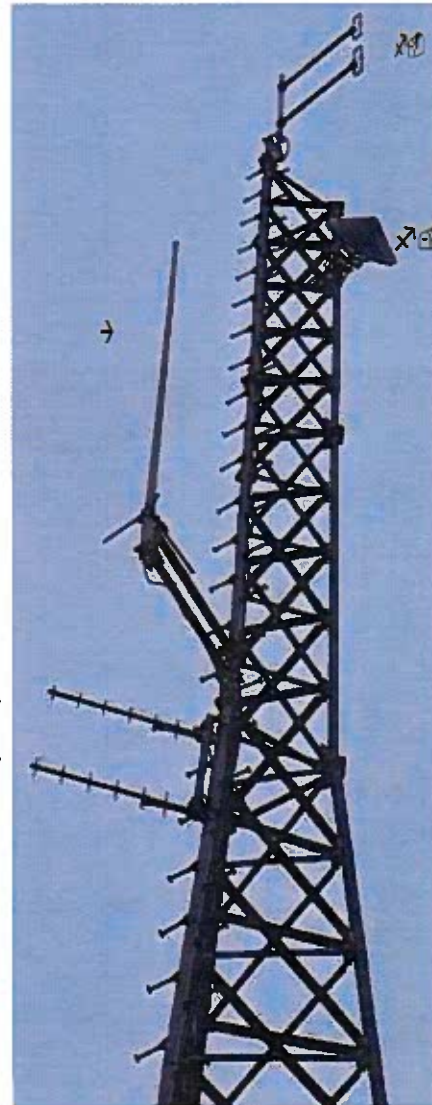


Chebeague FD 120' Self-Support Tower Tower Antenna Load

Cumberland FD & PD VHF receiver antenna →

Cumberland FD UHF Yagi antenna →

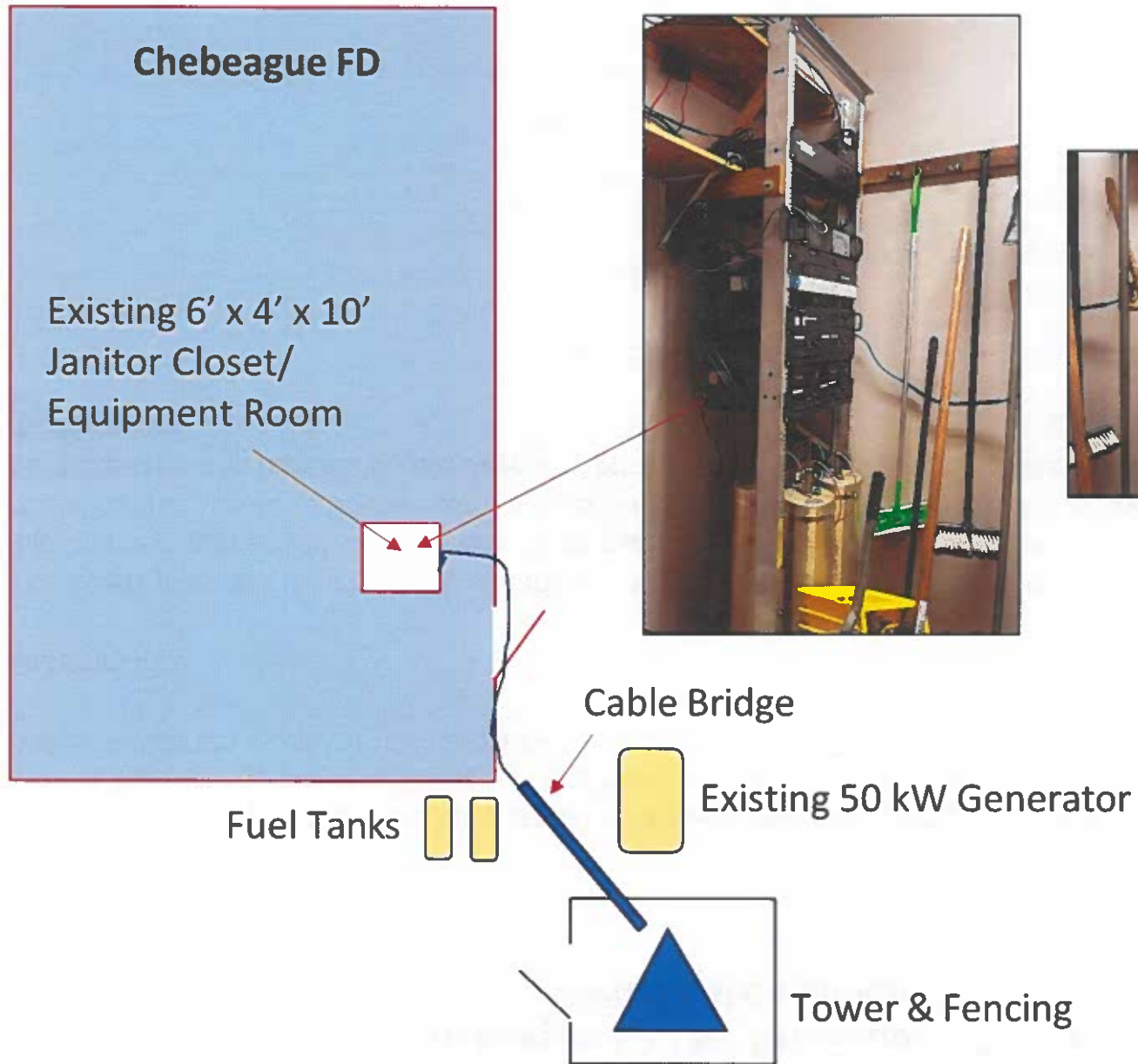
Cumberland PD UHF Yagi antenna →



Chebeague/Long Island FD VHF repeater antenna

CCRCC 2' microwave antenna

Chebeague FD 120' Self-Support Tower Existing Equipment Room Conditions



Chebeague FD

Existing 6' x 4' x 10'
Janitor Closet/
Equipment Room

Cable Bridge

Fuel Tanks

Existing 50 kW Generator

Tower & Fencing

Chebeague FD 120' Self-Support Tower Structural Conditions

On behalf of the Town Cumberland, a structural analysis was performed by All Points Technology Corps in May of 2023 for the proposed tower loading changes based on the current RS-222 standard and Maine codes. If desired, a copy of this report can be provided to the Town of Chebeague.

To summarize:

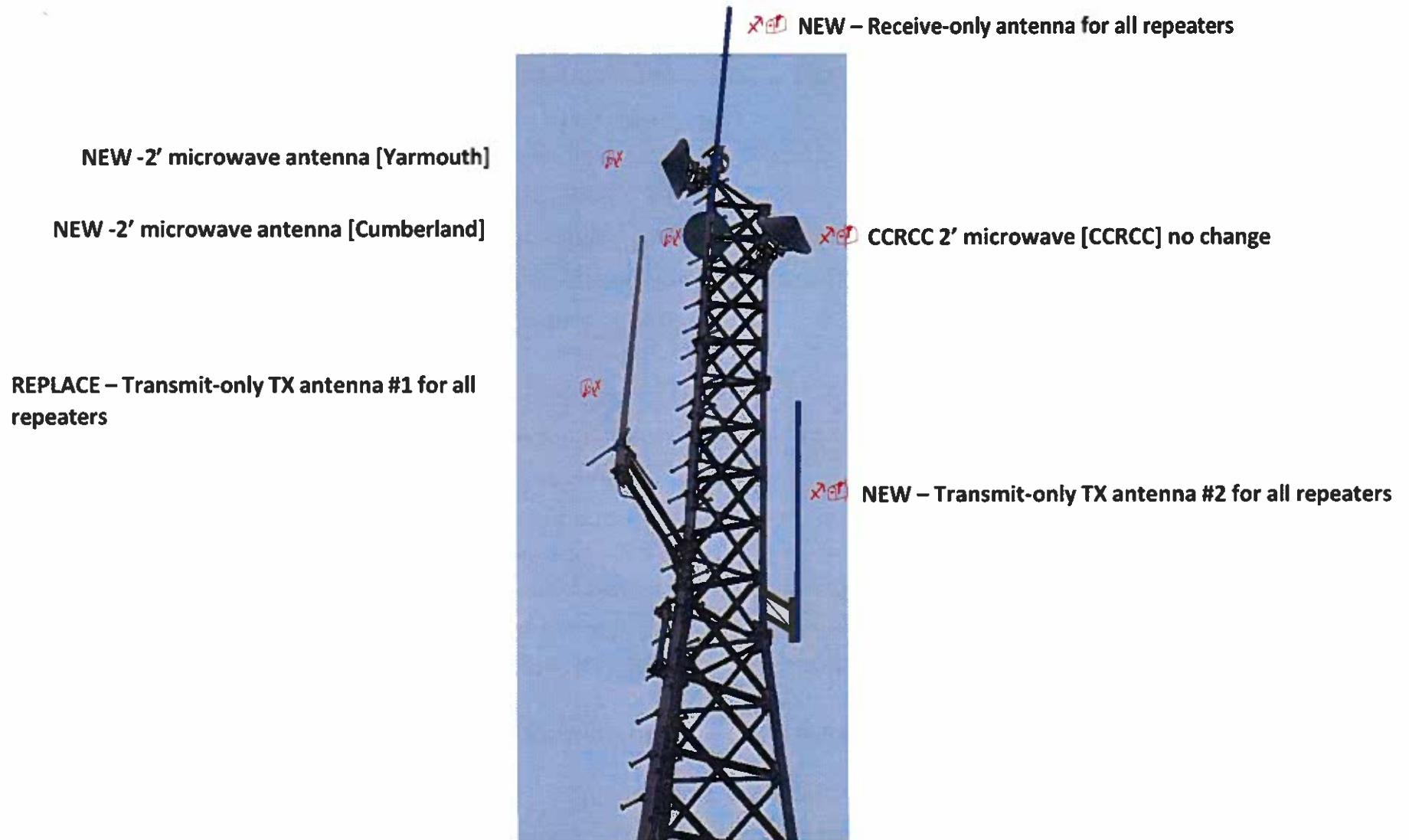
The ROHN-manufactured tower is a triangular, self-supporting structure standing at 120 feet with three legs, made of galvanized steel. An assessment was conducted on the tower foundation and steel sections, revealing that the 40 to 60-foot components are operating at 92% capacity. Based on the evaluation, both the steel and foundation are deemed appropriately sized to accommodate the proposed antenna modifications.

Chebeague FD 120' Self-Support Tower Proposed Site Plan

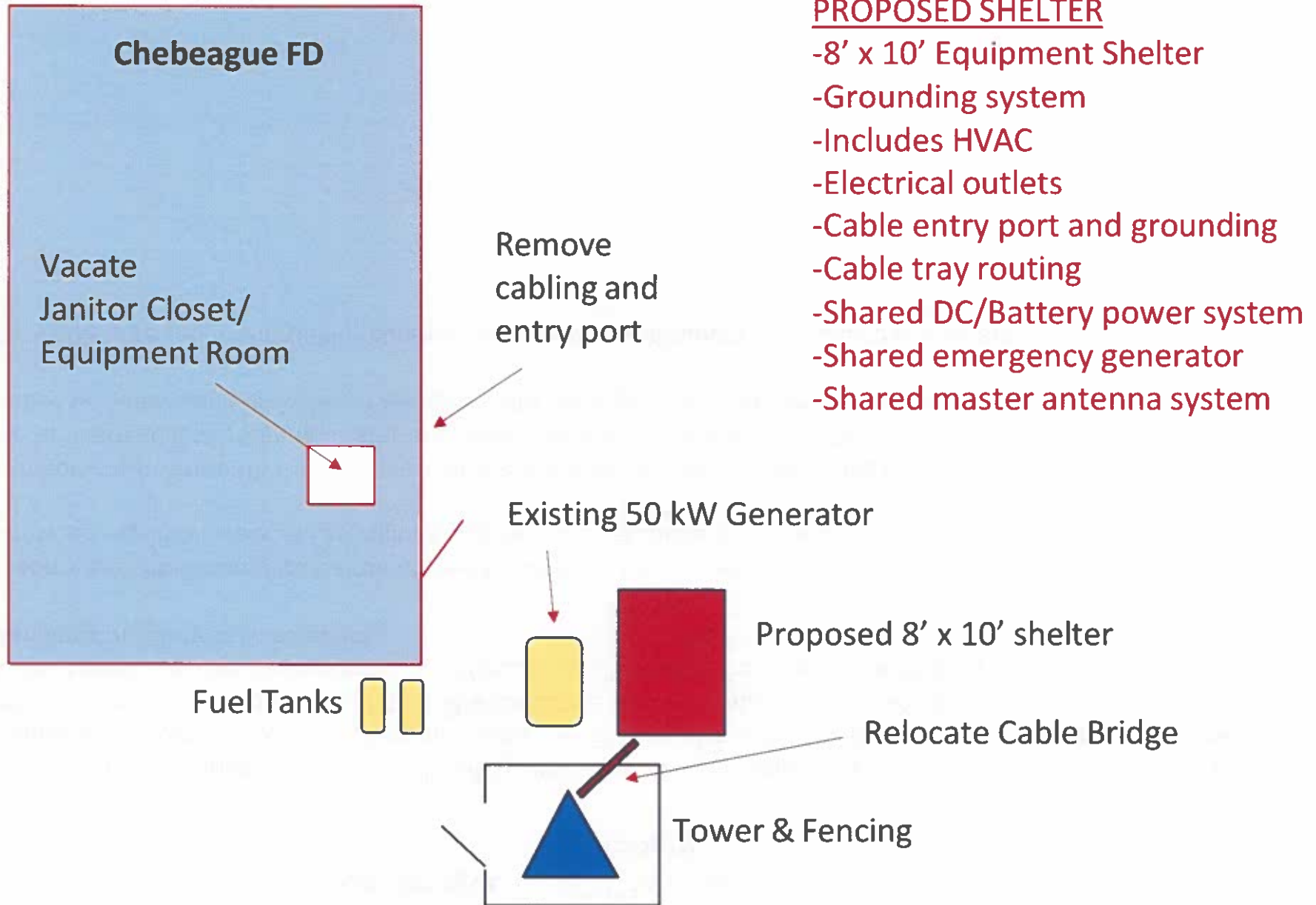
The following plan is submitted to Chebeague FD for review and discussion:

1. The existing equipment room inside the station is a 4' x 6' closet shared with janitorial equipment that includes a wash basin. The space is crowded.
2. Cumberland & Yarmouth would be interested in purchasing and installing an outside 8' x 10' communications hut/shelter to house all their equipment as well as Chebeague FD radio equipment. Requires ground space behind the station for a shelter and foundation.
3. The shelter would include the following:
 - a. Integrated grounding and bonding system for the shelter and the tower
 - b. Equipment rack space with appropriate cable handling infrastructure to route power and transmission cables
 - c. HVAC unit for constant temperature control
 - d. Cable entry port with appropriate grounding for transmission lines
 - e. Relocation of the existing cable bridge from the tower to the shelter
 - f. Lightning protection for all transmission lines
 - g. Electrical power/outlets/lighting
 - h. The following can be shared by all tenants:
 - i. Receiver multicoupler system: all radio system receivers will have their receivers connected to one antenna to be installed at the top of the tower [120']
 - ii. Transmitter combiner system: all radio systems will have their transmitters connected to two [2] antennas to be installed at the 80' level
 - iii. Shared DC power and battery system [4-hour backup]
 - iv. The use of the Chebeague 50 kW generator for emergency power

Chebeague FD 120' Self-Support Tower Proposed Tower Modification



Chebeague FD 120' Self-Support Tower Proposed Site Plan



Chebeague FD 120' Self-Support Tower Summary

When residents witness different public safety entities working together effectively, it instills a sense of trust and confidence in our ability to protect and serve. By sharing the radio tower and promoting interdepartmental collaboration, we demonstrate unity and a collective commitment to public safety. This cohesive approach will foster a positive public perception and reinforce the belief that our emergency services are dedicated to the highest standards of safety and protection.

In conclusion, the shared utilization of the Chebeague's radio tower holds tremendous potential to improve public safety, emergency response capabilities, and overall operational efficiency.

Cumberland & Yarmouth kindly request your support and guidance in exploring this collaborative opportunity, with the ultimate goal of creating a safer and more resilient community. Together, we can strengthen our emergency response systems and provide our residents with the highest level of public safety they deserve.

We kindly urge you to thoroughly consider our proposal and support our collective endeavor.

207.846.4126

David R. Hill
13 South Road
Chebeague Island, ME 04017

drhill@chebeague.net

Vika Wood, Town Administrator
Board of Selectmen
Town of Chebeague Island
Chebeague Island, ME 04017

Dear Friends,

We've come a long way since Justin Poirier and I first installed the Owl. We enabled people to view Town business remotely and Justin added YouTube for archived viewing. Closing the stage curtain has helped the acoustics considerably. New window curtains would help even more, but that request was turned down by the Island Hall.

One thing we noticed when we observed what other towns are doing is that participants are required to step up to a lectern to address the Board or Council, thus enabling the Owl and the viewing public to better hear their comments.

In viewing last week's Board of Selectmen's meeting, I found that I could barely (if at all) understand what those who participated from the audience were saying. Even the closed caption in the TV screen could not capture audience statements. This is not the fault of our citizens attempting to participate in Town government.

I request that we do what other towns do and place a podium next to the Owl and require that those who wish to address the Board step up to the podium to make their comments. I believe the Board of Adjustments and Appeals does this. While accommodations should be made for those unable to do so, this should be a condition for addressing the Board and enabling their comments to be properly preserved.

Thank you for considering this request and I thank you all for your service to Chebeague.

Sincerely,


David R. Hill



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

AMANDA E. BEAL
COMMISSIONER

August 16, 2023

Municipal Officials
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

RE: Submerged Lands Application – Central Maine Power

Dear Municipal Officials:

The Bureau of Parks and Lands has received an application from Central Maine Power regarding the electric utility cable on submerged lands between Long Island and Hope Island. The applicant's existing submerged lands lease will expire on December 31, 2023 and they have applied to obtain a new 30-year conveyance. No changes to the structure are proposed.

The purpose of this letter is to provide the municipality and the general public with an opportunity to comment on any significant impacts the structure may have on the uses described in the enclosed Notice, before the conveyance is renewed. **Please post this Notice in the municipal office.** Because this application involves an existing structure, we have reduced the comment period to 14 days, unless we receive a request for an extension.

If you have any questions, please feel free to contact me at 287-6128, in writing, or by email to Karen.L.Foust@maine.gov. Thank you.

Sincerely,

Karen Foust
Submerged Lands Program

Enc: notice

cc: Harbormaster w/ enclosures

ANDREW R. CUTKO, DIRECTOR
BUREAU OF PARKS & LANDS
18 ELKINS LANE, HARLOW BUILDING



PHONE: (207) 287-3821
FAX: (207) 287-6170
WWW.MAINE.GOV/DACF/



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

NOTICE – August 16, 2023

Applicant: Central Maine Power Company

Description: To maintain an existing electric utility cable that extends approximately 5,000 linear feet between Long Island and Hope Island for electric utility use.

Location: Hope Island, Casco Bay, Town of Cumberland

Pursuant to Title 12 M.R.S.A., Section 1801 & 1862, the Bureau of Parks and Lands serves as trustee of submerged lands for the State of Maine. Submerged lands include all land below the low-water mark of ponds and lakes that are 10 or more acres in size in their natural state. The Bureau has received an application to renew a 30-year conveyance for the **existing** structure(s) described above.

A new lease or easement may be granted if the structure(s) does not:

- unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, recreation, and navigation) in, on or over the submerged lands;
- unreasonably interfere with fishing or other existing marine uses of the area;
- unreasonably diminish the availability of services and facilities necessary for commercial marine activities; and
- unreasonably interfere with ingress and egress of riparian owners.

While reviewing the application, the Bureau will take into account the fact that the structure has been in place for 30 years, and that some portion(s) may not comply with the current Submerged Lands Rules. As part of the Bureau's review, it will consider whether any non-permanent elements of a structure, such as floats, should be adjusted to improve the distance between structures. A copy of the site plan is attached for information. Any interested party or anyone who is knowledgeable about the area is welcome to comment on possible impacts to the activities listed above. **Comments must be received by the Bureau on or before August 31, 2023.**

For more information, please contact Karen Foust, Bureau of Parks and Lands.

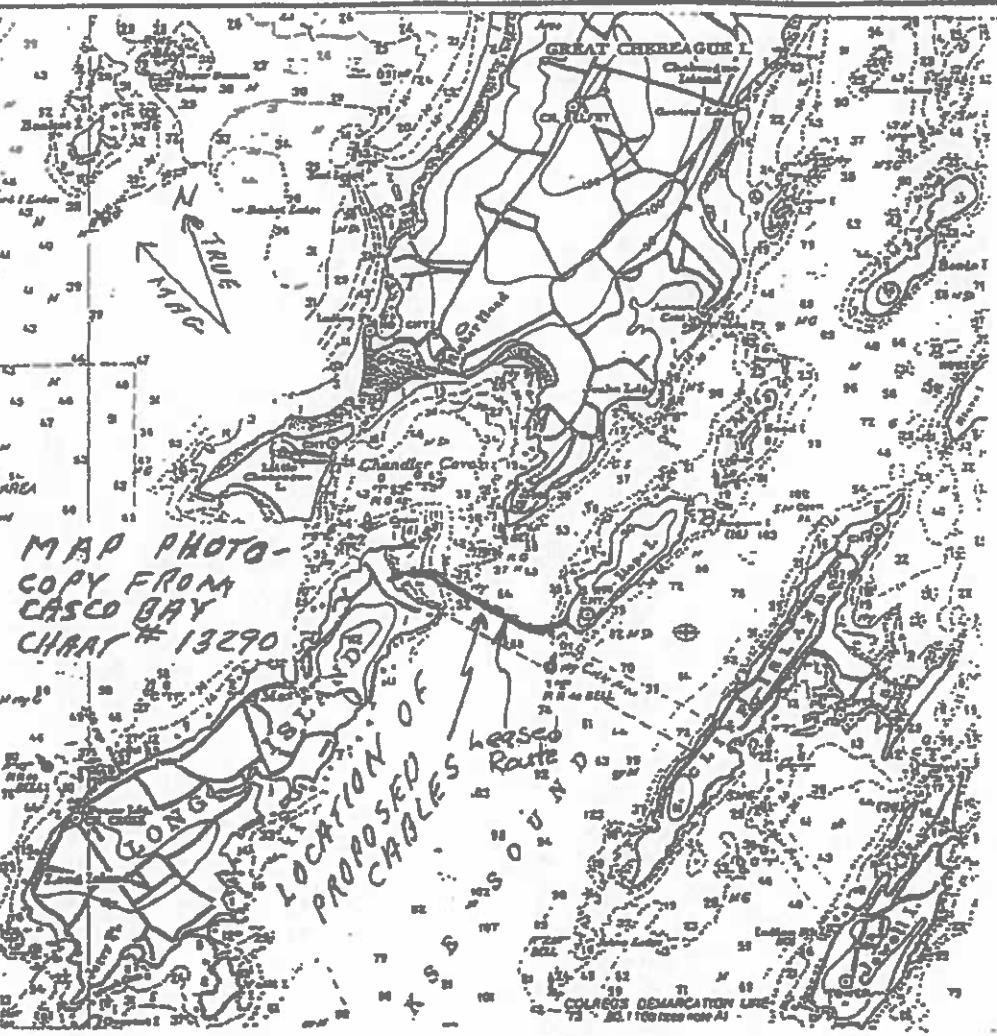
Phone: (207) 287-6128

Fax: (207) 287-6170

Email: Karen.L.Foust@maine.gov

Please note that all comments received are part of the public record and subject to the State of Maine Freedom of Access laws.

1385 }
 CMP POLES # 138-01 }
 LONG ISLAND AVE,
 LONG ISLAND



MAP PHOTO-COPY FROM CASCO BAY CHART # 13290

LOCATION OF PROPOSED CABLES

JUNCTION CABINET # 1 HOPE ISLAND

PROPOSED SUBMARINE CABLES TO BE 2-10-1/2 COPPER-15KV NON-ARMORED X-LINKED POLY. INS. DIAMETER OF EACH CABLE = 1.96"

MAX. DEPTH 68'±
 ROCKY BOTTOM

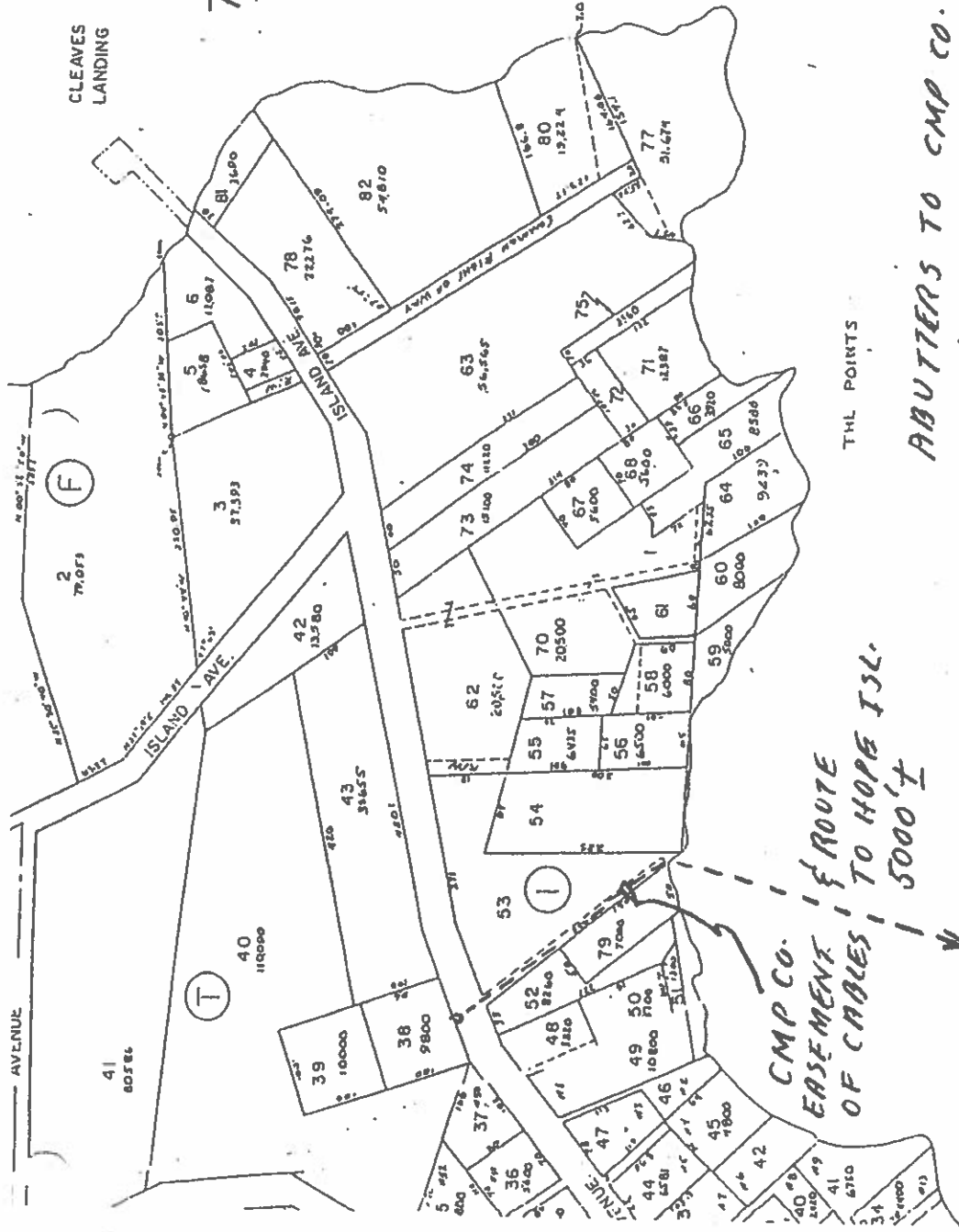


500'± TO LOW TIDE LINES

500'± TO CABLE TERMINATIONS

YANW	NO.	REVISION	DATE	BY	PROPOSED SUBMARINE CABLES - FROM LONG ISLAND TO HOPE ISLAND CASCO BAY, ME. - EXHIBIT #1 - PG. 1 OF 1	
CK					CENTRAL MAINE POWER COMPANY DISTRIBUTION ENGR. DEPARTMENT	
APP	STATE OF MAINE Submerged Lands Lease 20-23L Attachment A				ACCOUNT	W.O. #41-7274
ENGR. PREV.					SCALE NONE	DATE 6/15/99 SH. 1 OF 1 SH.

Map 104
TOWN OF
LONG
ISLAND



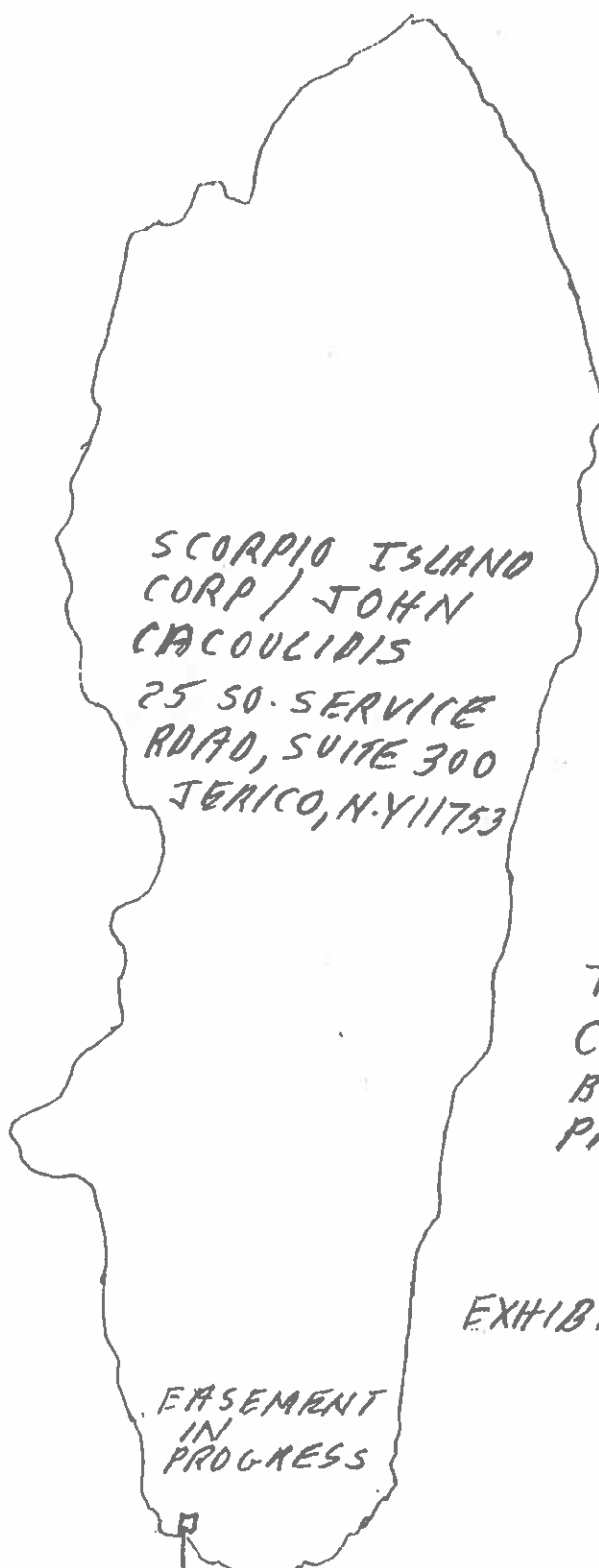
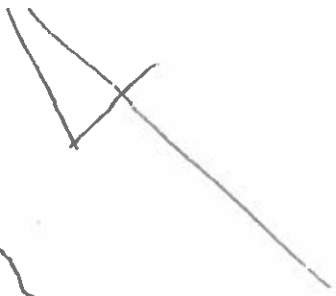
ABUTTERS TO CMP CO. EASEMENT:

LOT #52 - MIKE F. & MARIE DAMICO - BOOK 2 - PG. 17
49 POVERTY HOLLOW RD.
NEWTOWN, CT. 06470

LOT #53 - EDWARD J. & MARCY E. DALY - BOOK 2 - PG. 17
25 JOHNS POND RD.
CARVER, MASS 02330

LOT #79 - MARK B. & LINDA L. GREENE - BOOK 2 - PG. 28
P.O. BOX 125
Long Island, ME. 04050
EXHIBIT #2 - PG 1 OF 2

CASCO BAY



SCORPIO ISLAND
CORP / JOHN
CACOULIDIS
25 SO. SERVICE
ROAD, SUITE 300
JERICHO, N.Y. 11753

HOPE
ISLAND
TOWN OF
CUMBERLAND
BOOK 11018
PAGE 168

EXHIBIT #2 - PG. 2 OF 2

EASEMENT
IN
PROGRESS

1" = 500'
MAP I-9

CASCO
BAY



PROPOSED CABLES
FROM LONG ISLAND
5000' ±