

**TOWN OF HEBRON
SELECTMEN'S MEETING**

**February 27, 2023
Minutes**

Open Public Hearing at 6:00 PM with a **Flag Salute** then moved to discuss the proposed amendments to the Hebron Land Use Ordinance, Accessory Dwelling Unit Language, and the Repeal of the Current Building Code Ordinance referencing outdated Maine Uniform Building and Energy Codes (MUBEC). *In attendance was Dick Deans, Richard Deans, Bob Swift, Jim MacDonald, Bill Clough, Peter & Margaret Rearick, Terri Grover, Mike Crowley, Chairman of the Planning Board and Kingston Brown, CEO.*

Mike Explained that the State has passed a law regarding Accessory Dwelling Units (ADU) that goes into effect July. The Planning Board and other towns still have a lot of questions about the specifics. Bob Swift asked if ADU could be sold separately. Kingston noted that the Land Use Ordinance set the restrictions of dividing property by the amount of acreage and setbacks needed. Kingston spoke regarding that the State law will make the towns follow statutes to allow ADU's because of the over whelming need for housing in the state.

Maine Uniform Building and Energy Code (MUBEC). The Town has opted in to MUBEC but do not have to by statute since Hebron is under 4000 people. MUBEC sets strict guidelines, including green heating and high insulation factors. Bob asked if this will be on the Town Meeting Warrant, whether we want to keep or repeal MUBEC. Elizabeth responded that the warrant article is going to ask if we want to repeal MUBEC. Bob asked Kingston if we needed a new building code if this one is repealed. Kingston responded that it would be up to the town if we want one or not. He thought we would want to stick with the Comprehensive Plan to keep our town rural and leave it simple and up to statute, speaking to many other towns in the area that don't have a specific building code. Bob expressed the need for a building code for engineering standards. Elizabeth asked Kingston how he would make sure buildings are safe for an occupancy permit. Kingston said there is still electrical code and plumbing code, so when he goes into the building to check the plumbing, he looks for potential hazards. It was asked about the fire proof doors, walls, etc. where needed. Kingston answered that would still be required by law.

Closed Public Hearing at 6:43 PM.

1. CALL TO ORDER– Chairman Elizabeth Olsen will preside, Selectmen Curtis Smith, Gino

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Valeriani and Town Clerk Holly Packard were also present.

2. ACTION ON MINUTES

2.1. *Action on Minutes dated January 23, 2023 and February 13, 2023 – Gino motioned to accept the minutes of January 23, 2023 and February 13, 2023. Curtis seconded the motion, 3-0.*

3. ADJUSTMENTS TO AGENDA

4. PUBLIC COMMENTS – *Jim MacDonald asked if we could put a link to the Historical Society on our website so people could be more informed of Hebron's history.*

5. BUSINESS ITEM –

5.1. *Discussion of Foreclosure of property (please provide all back up of foreclosure) Discussion of the letter written, mailed and of a partial payment received. They were informed they have 90 days to pay, and if paid after April 1st they would need to pay 2020, 2021, and 2022 and estimated 2023's taxes. They hope to have it paid before April 1, 2023.*

5.2. *Discuss upcoming Revaluation – Elizabeth updated the Board about putting the letter in the Town Report informing the residents regarding O'Donnell & Associates starting the revaluation in March.*

5.3. *Discussion of insurance renewal April 2023 – Elizabeth was notified that the insurances with Charmer's is coming due April 1st. She mentioned getting a quote from MMA and see if our buildings are being insured for the correct amounts and to compare costs.*

5.4. *Review Transfer Station Reporting – Elizabeth let the Board know that the Transfer Station report is due April 30th. The report needs a break down on how much came in and how much tonnage went out, how much was recycled etc. Terri has been compiling some of the information for the Board, Elizabeth suggested they come in on a week night and work on the report together.*

5.5. *Appointment of Glen Holmes to the Lake Auburn Watershed Protection Commission – Glen Holmes represents Hebron, Buckfield and Minot (upper watershed) on the Lake Auburn Watershed Protection Commission. The Commission and Auburn Water District want to implement more regulations and standards like what the lower watershed (Lewiston/Auburn) has. That means that everyone that lives within the watershed wouldn't be able to fertilize their lawn a certain way and need a special septic system. He wants to educate people on the importance of protecting Lake Auburn. Glen said he would work with the Commission and get GIS information and review Hebron tax map by tax map to as to which property would be effected. We will be receiving a letter that will to let us know the steps to be taken. Elizabeth*

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asked if people would be grandfathered when it comes to the septic system. Glen: yes to a point, obviously not with a new system and there would be inspections needed to be done. Gino asked if the homeowner would be responsible for paying for the inspection, Glen said yes at this time. Elizabeth asked if there would be any grant money for people that have to upgrade their system. Glen was not sure if there was at this time but also thought it was a good idea.

Glen said his appointment is only for a year but they are discussing if it should be for a longer period like three years. Elizabeth asked him for more information about himself and why he wants to be appointed to this position. He discussed his past employments and experiences and why he likes to do this. Elizabeth asked him to send us the minutes so we can post on our website Gino motioned to appoint Glen Holmes as Lake Auburn Watershed Protection Commission, Elizabeth seconded the motion, 3-0.

6. CHAIRMAN'S ITEMS

- 6.1. Discussion on Town Meeting scheduling and handouts. – The Board discussed the handouts for Town Meeting. Print off some Vendor Reports, Budget spreadsheet and copies of The Land Use Ordinance. Kingston will also be there to explain the Ordinances.*
- 6.2. Elizabeth let the Board know that Ron Smith from RHR Smith & Co. will be coming in on March 8th to work on the beginning balances that should've been given to the Town to be inputted in the computer for 2022 beginning balances.*
- 6.3. Elizabeth stated that the roads were posted without the Selectmen's approval. Bob said that's how it's been done in the past, but going forward she would like to post it on Facebook or in the paper to give people a heads up.*

7. SELECTMEN ITEMS – Gino talked about using some of the ARPA funds for a new Transfer Station building, with better heating. Elizabeth and Curtis agreed that it would be a great idea. Gino also said he was still working on Radio license issue.

8. SIGN WARRANTS – #12, #13 & #14- Elizabeth motioned to sign the warrants, Curtis seconded the motion, 3-0.

9. Executive session – Personnel issue –Elizabeth motioned to go into executive session for personnel issue at 7:48 PM. Curtis seconded the motion, 3-0.

10. ADJOURNMENT – Motion to adjourn at 8:45 pm.