

## TOWN COUNCIL MEETING MINUTES JANUARY 22<sup>nd</sup>, 2025

### Council Members Present:

Michael Perkins, Chairman  
Robert Nutting  
Kelly Roderick

Dana Wrigley, Vice Chairman  
David Groder

### Others Present:

Kelly Pinney Michaud, Town Manager  
Nathan Smart, Code Enforcement Officer  
Chris Cowan, Police Lieutenant  
Adam Clement-Oakland Fire  
Patrick Linehan

Kathleen Paradis, Town Clerk  
Rick Stubbert, Police Chief  
Abby Marshall Technical Support  
Angela Jurdak  
Donald Borman

The meeting was called to order by Council Chair Michael Perkins and led those present in the reciting of the Pledge of Allegiance.

1. **Roll Call:** Roll call was taken and all five council members were present.
2. **To consider approving the minutes of the January 8<sup>th</sup>, 2025, meeting:** It was moved by Kelly Roderick that we fix the typo of her name in the minutes of January 8<sup>th</sup>, 2025, to read Kelly not Kelley. It was moved by Dana Wrigley and seconded by David Groder and voted 5-0 to approve the minutes with the correction.

### Business Agenda:

1. **Signed Certificate of Commitment for Q4 Sewer Users:** It was moved by Dana Wrigley and seconded by David Groder and voted 5-0 to approve the commitment for the 2024 - 4<sup>th</sup> quarter sewer users.
2. **Second Reading of the Appeals Board Ordinance:** The reading was put in front of council members to change the quorum from 3 to 4. Bob Nutting asked if we needed to have a public meeting due to the language change in the ordinance. It was then stated that we were only voting to change to the quorum of 3 to 4. It was moved by David Groder and seconded by Bob Nutting and voted 5-0 to make the change of the ordinance.
3. **Donald Decker, Animal Control Update:** Animal Control Officer was unable to make the meeting, so it was tabled to a future meeting.
4. **Appointment of Kathy Paradis as Registrar of Voter for 3-year term & Shannon Bizier as Deputy Registrar of Voters for a 3-year term:** It was moved by Dana Wrigley and seconded by Kelly Roderick and voted 5-0 to approve the appointments for a 3 year term.
5. **Acceptance of Forestry Grant Award:** Town Manager Kelly Pinney Michaud explained that the Oakland Fire Department has received a grant in the amount of \$1548 for equipment for the Fire

Department. Adam Clement EMT with the Oakland Fire Department explained that the monies would be used for extra paks, hoses, and other such equipment. It was moved by Dana Wrigley and seconded by Bob Nutting and moved 4-0 with David Groder abstaining from voting.

- 6. CSX Railroad Speed: Town** Manager Kelly Pinney Michaud advised the council that the railroad has sent us a notice that they will be changing the speed of the trains coming through town from 25 miles per hour to 40 miles per hour. This is 30-60 day notice that they give us. Town Manager also explained that it was put on social media as well. Kelly Roderick suggested that we put a barrier up at Wrigley Field for ATV access not to cross the tracks. Dana Wrigley asked about the Marston Road bridge update. The Town Manager explained that she has only heard bickering online and nothing in person. Kelly Roderick noted that she knows individuals that reside on Marston Road and they are happy that the bridge has been closed to traffic. Don Borman then asked if there was a set schedule for the trains coming through town that we could possibly post. The Town Manager will check with CSX to see if there is a schedule available.
- 7. Approximate: 50x1500 Request to purchase a piece of land from Town:** Mary Denise Ferguson would like to purchase a piece of land from the town to make a driveway. The Fergusons now have 3 lots and would like to have 4<sup>th</sup> lot that would need access from the Town Farm Road Approximately 1200 feet x 50 feet. Kelly Roderick asked how much land we were talking about. David Groder asked if the land was not the towns? Kelly Pinney Michaud explained that this is the towns land across from the Transfer Station and Ferguson would like to build a road. Kelly Pinney Michaud also went on to state that if we agree to the purchase the interested party would have it surveyed. Bob Nutting explained that he gave the Fergusons right of way on Nutting Trail 6-8 foot right of way. He also said that they know have 2 lots and her brother has 1 if they split then they would have 4 lots and if this happens there would be no legal right of way. Don Borman asked if there was interest in the land and that maybe we should get a sense of worth if we clean it up and a sense of worth of what it is right now. Dana Wrigley asked if this was the only smooth area to have a driveway or is there another piece? Michael Perkins stated that if someone buys land will Ferguson let them use this as a right of way as this would not take away the value of it there is a retaining pond right there. He does not want to take away the value of the land. Instead of selling it for \$990,000 then sell it for 900,000. Perkins also stated that the land is currently not on the market. If Mary Denise wants to move forward with this, should she have it surveyed? David Groder said he would not agree with the sale unless it was a common use land. Angela Jurdak asked would the town be better off to make the road and sell with easement. Town Manager asked should we have the Fergusons come to a meeting? It was then agreed to have the Fergusons come to a future meeting to continue discussion.
- 8. Cascade Mill Update:** Town Manger informed the council that she has received a report back from Haley Ward from DEP regarding the Cascade Mill Property. The report is 1500 pages long. The title search was done and shows that the owner of the property is Cascade Property LLC, which no longer exists. The town could email previous owners if we take ownership and would ask for help with the Brownfield Grant to remediate. David Groder asked if there was a summary from the report if it was condemned? Kelly Pinney Michaud will continue reading the report to find out more. Dana Wrigley also stated that we need to address the hazards and do

tests on the land for any hazardous waste and the liability this holds the town to. The Town Manager explained that this is very dangerous area and worries that someone will go explore the building and get hurt. She went on to say that if we do acquire this property will need help from the state. Dana Wrigley stated that he believes this is something we should keep on the burner. Bob Nutting stated that we need more than a grant, we need guidance from someone on how the town should proceed. Town Manager said that she would forward on the report to the council members.

### **Other Business:**

Kelly Roderick stated that there was a campaign sign at the Old Waterville Road and KMD intersection that has been blown or plowed over. Michael Perkins said that he called the Theriault Campaign to come and obtain their signage. Kelly Roderick also stated that she had a constituent ask if the town had given any thought of purchasing the building at 9 Pleasant Street that used to be the doctor's offices for a Town Office? No further discussion taken at this time.

It was moved by Dana Wrigley and seconded by David Groder and voted 5-0 to adjourn and go into executive session at 6:26pm.

### **Executive Session:**

**Union Negotiations:** 6:36pm Mike Perkins made a motion to enter executive session Dana Wrigley Seconded. At 6:46pm executive session ended. There was a vote. Dana Wrigley made a motion to put a salary of \$95,000 for police chief and \$90,000 for lieutenants in the FY26 Budget due to union negotiations. Motion passed 4-1.

At 7:03pm Mike Perkins went into second executive session. Dana Wrigley motioned and at 7:07pm came out of executive session. There was a motion to allow the part-time transfer station worker to move to 40 hours a week instead of 16 hours due to the increase and demand. Motion passed 4-1.

At 7:09pm Kelly Roderick made a motion to adjourn and Dave Groder seconded. Voted 5-0 to adjourn.