I. OPEN MEETING
A. Opening Ceremonies
Chairman Edgerly opened the meeting at 6:30 PM and led the Pledge of Allegiance.

B. Roll Call
Present: Chairman Elwood Edgerly, Vice Chairman Freeman Cyr, Jane Conroy, Gail D’Agostino, Stephen Grammont, Scott Taylor, and W. Ernie Thomas. Also present: Town Manager, Jack Clukey.

II. CONSENT AGENDA
Treasurer Warrants
1. Administrative Warrant #30, #31
2. Payroll Warrant #32
3. Wastewater Warrant #33

Resolution #101-111219
MOTION: Conroy, seconded: Freeman Cyr, and voted unanimously (7-0) to approve the Consent Agenda. Motion passed.

III. APPROVAL OF MINUTES
Board of Selectmen Meeting – October 28, 2019
Resolution #102-111219
MOTION: Thomas, seconded: Taylor, and voted unanimously (7-0) to approve the minutes of the Regular Board of Selectmen Meeting of October 28, 2019. Motion passed.

IV. QUITCLAIM DEEDS
V. BOARD OF ASSESSORS/MUNICIPAL OFFICERS
VI. OPEN SESSION
A. Public Hearings – Municipal Airport Closure and Redevelopment
Chairman Edgerly opened the hearing at 6:35 PM. This public hearing was advertised in the October 25, 2019 edition of The Eastern Gazette. The purpose of the hearing was to receive public comment on the proposed use of the Charles A. Chase Memorial Field as a location for a large-scale solar project.

Benjamin Cabot, Attorney and Dover-Foxcroft resident, said he and his family have a long history in aviation and that he moved back to town with plans to obtain his pilot’s license. Mr. Cabot said he has received many calls at his law office from concerned citizens regarding the proposal to close the airport to locate a solar energy project on the site.
Mr. Cabot said that he is confident that the proposal to close the airport won’t move forward and that the Board will come to see that the airport is an asset to the town and asked the Board on behalf of the citizens and the Chase family to make a commitment in good faith that the airport won’t be closed and that the land would continue to be used as an airport. Mr. Cabot said that there are people intending to build hangars and that he is aware that there are proceeds available for funding the airport for the next seven years. He said that the airport is an important part of the town’s future and if it is lost, the town will never have an airport in the future. He said that the airport is included in the comprehensive plan and a valuable asset to the town.

George Graves, hangar owner and Brownville resident talked about the past, present, and future of the airport. Mr. Graves said that the Town has a moral obligation to continue the Charles A. Chase Memorial Field as an airport. He read a letter of support from Earl Robinson who was present at the airfield on December 18, 1959 and described what happened that day.

Mr. Graves said that there are only two hangars at the airport and said he built his hangar with materials bought locally. He talked about others currently interested in building hangars, but not with uncertainty as to whether the field would continue as an airport. He spoke of a lack of communication with the town causing dysfunction in managing the airport such as there being no spaces for tie-downs and that the field should not be plowed. He said it is likely due to decisions being made by non-pilots. He said the airport should be self-governed and that it needs a dedicated airport manager.

Mr. Graves discussed that improvements to the airport would increase tax revenue and would promote youth programs.

Mr. Graves asked the town to appoint Kole Stevens and Chris Arno as airport managers to work with a group committed to the airport with a goal of self-governance and a guarantee that the issue of closing the airport would not come up again.

Chris Arno, Dover-Foxcroft resident and newly certified pilot, asked for a show of hands of anyone present in the audience in favor of closing the airport. No hands were raised. Mr. Arno spoke of the value the airport brings to the community such as safety, tourism, and educational opportunities. He said the supporters of the airport have not solicited donations but donations have come. Mr. Arno said that he wishes for a five-year moratorium prohibiting the closure of the airport. He also spoke of interest from people wanting to build hangars, but have not done so due to the lack of security in whether the airport would remain.

Mr. Arno said he regrets that it took this proposal to bring together those who wish to keep and improve the airport. He said the Board should apologize to the Chase family.

Jeff Cross, Dover-Foxcroft resident, said that he has been researching the town’s land use ordinance and comprehensive plan and noted that the plan requires the town to maintain the airport. Mr. Cross said that the land use ordinance restricts a large-scale solar project in the zone where the airport is located.

Russell Hewitt, Dover-Foxcroft resident, commended the Board for pursuing solar energy. He talked about what the airport has meant to his family who had operated Pride Manufacturing for over 50 years and have used the airport for both business and pleasure. He said Pride Manufacturing employed 100s of people in Piscataquis County and that three generations of people have been using the airport for business. Mr. Hewitt said that the airport offers benefits for emergency services and has been used by Lifeflight and the Maine
Boar

Warden Service. He said he hopes the town will keep the airport open and looks forward to seeing it developed in the future.

Sanford Robinson, Dover-Foxcroft resident and Airforce Veteran, said that the airport was instrumental in influencing him to become a pilot. He asked the Board to think over the proposal and choose a different location for the solar project.

Jody Arno, Dover-Foxcroft resident, said that the matter of closing the airport has come up three times over the past decade. She said the area is in desperate need of economic development and that the airport shouldn’t be discontinued. She spoke of businesses such as PQ Controls and Creative Apparel that located here because of the airport. She said that if businesses and economic development opportunities continue to diminish, the town will be left with a higher tax burden.

Jody Arno addressed the Chase family and said that she recently lost a son and expressed grief over something like this happening with a memorial gift. She said that town has 95 other properties to consider for a solar project.

Dan Bishop talked about how he and his father aided in the flood of 1987 by helping to refuel helicopters responding to the flood.

Michael Chase, Carolyn Chase Hall, and Ginger Rush, grandchildren of Charles A. Chase Jr. were present and talked about the Chase family history back to the 1700s. They talked about their family’s legacy and contributions to the community. They said that many people have reached out in support of maintaining the memorial field as an airport and shared personal stories about the Chase family. They expressed that the land was a gift by their great grandparents in memory of their son and that by decommissioning the airport, it would destroy the memories of where they visit to pay respects to their grandfather.

Jim Crane, a pilot from Exeter, said that Dover-Foxcroft has always been a friendly place to fly to. He commended the Board for their efforts in seeking a site for a solar energy project. He also talked about difficulty in replacing large infrastructure and said that he is in support of keeping the field as an airport. Mr. Crane suggested house lots with hangar access.

Steve Mason of Greenville was present on behalf of the Recreational Aviation Foundation (RAF). He said that Charles A. Chase Memorial Field is the type of airport his foundation looks to help. He said he realizes the difficulty with the town applying for funding for the airport but that his foundation can help with picnic tables, tie downs, etc. but that it wouldn’t make sense to invest if the field would not remain an airport. Mr. Mason said that he hopes the Board chooses an alternate site for a solar project and that goals and objectives should be set for the airport in order to create more activity. He said that if the airport is taken away, it would never be replaced.

John Meade also from the RAF said that having a grass airstrip is an asset to young pilots. He said that the RAF has helped keep an airport open in a town of 92 people and that he would work to preserve the Charles A. Chase Memorial Field.

Renee Roublard from RAF talked about how valuable it is for young people to have opportunities in aviation.

Shawn Collins, Brewer resident and Eastern Regional Manager of the Aircraft Owners and Pilots Association said that he covers 13 states and that he has heard from people from as far away as Texas and Florida in support of the airport. He encouraged the redevelopment of
other property for the solar project. Mr. Collins recommended organizing an advisory committee for the airport and offered his assistance.

Charles Surprenant, Pittsfield Flight Instructor, talked about the impact aviation has on our youth. He talked about how aviation helped him find direction through a group in high school and the importance of giving young people something to pursue. He said he hopes that the Board can see a way forward to maintain the airport as a valuable asset.

Jimmy Brown said that he is a pilot and has been in this area since 1975. He said is daughter has taken an interest in being a pilot in the military. He said her interest all started at the Charles A. Chase Jr. Memorial Field. He said he intends to build a hangar and pointed out that hangars bring tax revenues.

Steve Soucie, Dover-Foxcroft camp owner, said that he is a private pilot and that he helped with a search and rescue mission here. He said that 99% of the airports used in search and rescue missions are similar to the Charles A. Chase Jr. Memorial Field and wouldn’t want to see the town close it.

Ron Apel of the Dexter Town Council said he serves on the airport committee for his town. He recommended forming an airport committee.

Jeff Cross said that the amount of kilowatts of the proposed solar project exceed what is allowable in the town’s land use ordinance.

Tyler Atkins, formerly of Dover-Foxcroft and solar project developer, said that Maine is quickly becoming a hotspot in the solar energy market and offered assistance with the project.

Glenn Larson, Sangerville resident said that he hopes to base his plane at the Charles A. Chase Jr. Memorial Field.

The public hearing closed at 7:40 PM.

B. Open Session – Public
Ben Cabot asked the Board to make an immediate motion to maintain the Charles A. Chase Memorial Field as an airport and expressed concern that the Board may take action away from the public.

Chairman Elwood Edgerly said that the Board of Selectmen does not take action outside of a public meeting or behind closed doors.

C. Open Session – Board of Selectmen

D. Adjustments to the Agenda
Town Manager, Jack Clukey added: New Business, C. Interim Airport Manager.

VII. COMMITTEE REPORTS
VIII. UNFINISHED BUSINESS
IX. NEW BUSINESS

A. Municipal Solar Project

In determining the next steps for a municipal solar project, the Board discussed moving forward with the project at an alternate location.

Resolution #103-111219
MOTION: Edgerly, seconded: D’Agostino, and voted unanimously (7-0) to focus on alternative sites for a proposed solar project, other than the Charles A. Chase Jr. Memorial Field.

Selectman Thomas asked if there was an opportunity for a smaller scale project at the airport site. The Town Manager said that the current proposal is for a 4-5 megawatt project and that the town should seek other viable locations for this sized project.

Selectmen Taylor made a motion seconded by Selectman Conroy that the town would not deactivate the airport and focus on an alternative site for the solar project – Withdraw by Selectman Taylor as previous motion was pending a vote.

Vote (on Resolution #103-111219): (7-0) Unanimous, motion passed.

B. MRC Board of Directors – Election Ballot

The Town Manager referred to the MRC Board of Directors Election Ballot for the election of three Directors to serve on the MRC Board of Directors for three year terms from January 1, 2020 through December 31, 2022. The Board received biographical descriptions of the candidates. Town Manager Clukey said Tony Smith has served the Board well for the past seven years and currently serves as the Vice President.

Resolution #104-111219
MOTION: Conroy, seconded: D’Agostino, and voted unanimously (7-0) to authorize the Town Manager to vote on behalf of the Board of Selectmen for Tony P. Smith to serve on the Municipal Review Committee for a three year term of January 1, 2020 through December 31, 2022. Motion passed.

C. Interim Airport Manager

Chairman Edgerly said the Board would contact Kole Stevens regarding the appointment of Airport Manager.

Resident Jody Arno stressed the importance of an immediate appointment of an interim manager.

Town Manager Jack Clukey offered the nomination of Kole Stevens as Airport Manager during the development of an airport advisory committee.

Resolution #105-111219
MOTION: Conroy, seconded: Edgerly, and voted unanimously (7-0) to appoint Kole Stevens as interim Airport Manager. Motion passed.
D. Town Manager’s Report
Town Manager, Jack Clukey gave the following report:

The Contractor is getting sidewalks finished on Pleasant Street and will finish the surfacing on the other streets in the spring at the same pricing. He said that they don’t feel as though they can get quality surfacing at this point with lower temperatures.

Charleston Correctional will be working with the town this week to clean out the Monument Square buildings in preparation for removal. The fire department will train on them but they won’t do a burn at this location. The removal is planned to be done in-house with public works.

Vice Chairman Freeman Cyr asked about the burn exercise previously planned at Monument Square.

The Town Manager said that the training will take place, but without the burn due to concerns about smoke and the proximity of other buildings and power lines.

Center Theatre received a bicentennial grant this year to promote the bicentennial theme within the town as part of our homecoming events on August 1st.

There will be an Open House at the Dover-Foxcroft Area Food Cupboard on November 15th.

The Board has been invited to an Open House at SeDoMoCha on Tuesday, November 19th.

X. CORRESPONDENCE
-Re: Charles A. Chase Jr. Memorial Field,

-Election Results, 110519

XI. CLOSING REMARKS (Open Session if necessary and time permitting.)
Sandy Perkins asked about benefits to the taxpayers and the town of the proposed solar energy project, and to know who is negotiating on behalf of the town.
The Town Manager said that there are increased benefits due to a legislative change. He said that there is revenue in the leasing of the land and tax revenue, and that the town would be able to enter into a power purchase agreement to receive a discount for power consumption.

George Barton said he hopes that those who have made offers to help in improving and developing the airport follow through.

Mr. Barton talked about the benefits of using solar energy for both the town and the environment and commended the Board in having the foresight to move forward with solar energy.

Grover Kilpatrick asked about removal of structures and costs associated with removal at the end of a large scale solar project.

The Town Manager said the lease agreement would require the removal of structures at the developer’s cost.

George Graves proposed the landfill for the site of the proposed solar energy project.

Selectman Grammont said that the land next to the landfill is a consideration but unfortunately the landfill is unsuitable due the orientation of the land and the potential for punctures to the covering.

Selectman Grammont said that alternate viable land such as Pine Crest is being considered.

George Graves said he understood the airport to be the only consideration.

Selectman Grammont said that many other sites were looked at for the solar project.

Town Manager, Jack Clukey said that he is aware of the requirements in the land use ordinance and that the land use committee has been working on updates to the ordinance.

Selectman Conroy said that she appreciates the public’s input and that a donation of land would be accepted for a proposed project like this.

Stephen Robinson said that he has a long history with the EPA and urged the Selectmen to be cautious with a 20-30 year agreement.

XII. EXECUTIVE SESSION
A. Discussion of a Pending Legal Matter
Resolution #106-111219
MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to go into Executive Session per 1 M.R.S.A. § 405(6)(E) to consult the Town’s Attorney on a pending legal matter. Motion passed.

Resolution #107-111219
MOTION: Freeman Cyr4, seconded: D’Agostino, and voted unanimously (7-0) to come out of Executive Session. Motion passed.
Resolution #108-111219  
MOTION:  Taylor, seconded:  Conroy, and voted unanimously (7-0) to authorize Town Manager, Jack Clukey to sign the settlement agreement with Beauregard Equipment regarding the Case Grader.  Motion passed.

B. Acquisition of Real Property  
Resolution #109-111219  
MOTION:  Conroy, seconded:  Thomas, and voted unanimously (7-0) to go into Executive Session per 1 MRSA §405(6)(c) to discuss Real Property.  Motion passed.

Resolution #110-111219  
MOTION:  Conroy, seconded:  D’Agostino, and voted unanimously (7-0) to come out of Executive Session.  Motion passed.

Resolution #111-111219  
MOTION:  Conroy, seconded:  D’Agostino, and voted unanimously (7-0) to authorize Town Manager, Jack Clukey to sign an agreement extending an option for the town to acquire real property.  Motion passed.

XIII. ADJOURN  
Resolution #112-111219  
MOTION:  Taylor, seconded:  Conroy, and voted unanimously (7-0) to adjourn.  Motion passed.