Sullivan Select Board
Meeting Minutes
June 03, 2025

Selectmen: Norman Bamford, Gregory Ring, and Erin Shanahan
Town Manager: Ray Weintraub, **Town Clerk:** Yvette Grindle
Audience: Beverly Wadsworth, Dyer Wadsworth, Keith Brodie, Keith Hamel, Barbara Raymond, Marco Raymond, Don Snoke, Mark Andrews, Mark Pierce, Christina Kelly, and John Keenan

The Meeting was called to Order by Norman Bamford with the Pledge of Allegiance at 5pm.

Adjustments to the Agenda
No adjustments were made.

Approval of Prior Meeting Minutes
Norman Bamford moved to approve the minutes from the May 20th meeting with the correction of one typo. Erin Shanahan seconded the motion, and it passed 3/0.

Norman Bamford moved to approve the minutes from the May 28th meeting. Erin Shanahan seconded the motion, and it passed 3/0.

Treasurers Warrant
Norman Bamford moved to approve the Treasurers Warrant. Erin Shanahan seconded the motion, and it passed 3/0.

New Business:
Yard Junk Discussion
The Town Manager open the discussion that it has been brought to the Towns attention that there are some properties in town that have amassed quite a lot of junk and debris in their yard. CEO Kevin Brodie addressed the board about the concerns that had been expressed to him about various properties with in the Town that has excessive yard debris/waste. He also stated that there are various avenues the Town could use to approach the property owners and or resident of said properties of concern that are not in compliance.
Mr. Wadsworth and Mrs. Wadsworth address the board about their concerns about possible violations. CEO Brodie noted the benefits of following the current ordinance guidelines. (Health, appearance over all in the Town to be more appealing to new citizens. improve the tax base). Mr. Brodie stated that the fines could range from $100-2500 per violation.
The Town Manager stated that some of these individuals might just need a little help with removing the items. Mr. Brodie also suggested that the Town could get a few large dumpsters for a Town Wide clean-up day.

Fee Schedule
CEO Kevin Brodie also addressed the Board with suggestions of fees that needed to be added or adjusted that's not currently in the Towns Building Ordinance(see attached list). The Selectboard decided to look more into this at the July 1st meeting. He strongly suggested taking out the fees and the application from the building ordinance so they can be adjusted as needed.
There also was a general discussion about the Sign ordinances and doing changing to the ordinance.

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Meeting Minutes
June 03, 2025

Paper Talk Magazine Ad

Mark Pierce addressed the Selectboard about putting an add in the Paper Talk Magazine. Both Erin Shanahan and Norman Bamford noted that the ad currently was in need of being update. The Town Manager suggested that the Communication Committee design a new ad.

The Selectboard agreed to have the Communication Committee design the ad.

Norman Bamford moved to go ahead with the ad in the Paper Talk Magazine. Erin Shanahan seconded the motion, and it passed 3/0.

Keith Hamel Benches and Picnic Tables

Keith Hamel voiced his displeasure with the actions of the Parks and Recreation committee ordering new benches and tables for the Towns recreational areas. As he was already under contract to build wooden benches and tables and paid a down payment. He stated that he would return the unspent funds but would keep the wood he had purchased.

Norman Bamford moved to accept the refund of the unspent funds for the picnic tables and benches. Erin Shanahan seconded the motion, and it passed 3/0.

Old Business: no old business

Town Manager Reports:

Public Hearing in Franklin, on a New Quarry off from Hog Bay/Taunton Drive

The Town Manager passed a letter that the Office had received that announced the public hearing at the Planning Board in the Town of Franklin on June 26th. Barbara Raymond noted that the citizens who live on Taunton Drive should all attend this meeting.

Liens and Tax Acquired properties

The Town Manager noted that the Assessor and himself had been looking at the properties with excessive liens and the need to take steps to collect the delinquent taxes due to the Town.

He noted liens and tax acquired properties is being looked at and there will be a full report at the July Selectboard meeting. Some of these go back to 2016 there is 5 properties they are looking at specifically.

Long Cove Property Donation

Monies should be conveyed to the Town in the next week.

Road Concerns

The Town Manager reported that a resident had called and reported a large pot hole on the Thorne Road just past the Bridge and asked Gregory Ring to go and take a look at this and Mr. Ring agreed he would.

The Town Manager also noted the bump on the Morancy Road hasn't totally smoothed out.

Gregory Ring also stated that the resurfacing of Taunton Drive needed to go out for bid. He suggested a skin of ½ inch cap.

Sullivan Select Board
Meeting Minutes
June 03, 2025

Public Comment

Barbara Raymond had her son read aloud a letter to the Selectboard concerning the clean up of the sand used on the roads during the winter months. She requested to be reimbursed and that the Town consider hiring someone to sweep the roads after the winter season is over.

Norman Bamford moved to reimburse Mrs. Raymond $500.00 for the sand removal. Erin Shanahan seconded the motion and it passed 3/0.

John Keenan addressed the board about the construction debris at the Ashville Church. He also noted that the Warrant needed to be corrected before being published as article 14 the Budget Committee had not approved the maintenance position hiring.

Board Comment No comments from the board.

Motion to Move to Executive Session

Norman Bamford moved to enter into executive session pursuant to 1 MRSA § 405(6) (F) to discuss Confidential Records. Erin Shanahan seconded the motion, and it passed 3/0.

Moved into Executive session at 6:35p

Out of Executive session at 7:05p

Executive Session Actions

There was a request and the Board said no. The Board agreed to move ahead on to the next steps to deal with a dangerous building process.

Motion to Adjourn

Norman Bamford moved to adjourn the meeting, Erin Shanahan seconded the motion, and it passed 3/0.

Meeting adjourned at 7:15 pm

Agenda
Sullivan Select Board Meeting
June 03, 2025
5:00pm

Call Meeting to Order/Pledge
Adjustments to the Agenda
Approval of Prior Meeting Minutes
Treasurers Warrant
New Business:
Yard Junk Discussion
Fee Schedule
Paper Talk Magazine Ad
Keith Hamel Benches and Picnic Tables
Old Business:
Town Manager Reports:
Town Manager
Public Comment
Board Comment
Motion to Move to Executive Session
Executive Session pursuant to 1 MRSA § 405(6) (F) to discuss Confidential Records
Executive Session Actions
Motion to Adjourn

Town of Sullivan
1888 US Highway 1
Sullivan, Maine 04664
(207) 422-6282
(207) 422-4785 Fax

	Minimum Fee	Fee	Comments
Building Permit	$25.00	$1 per $1,000	Total costs including contractors
Renewal/Replacement	$15.00		App fee does not apply
Home Occupation	$25.00		Valid until changed
Shoreland Zoning	$25.00	Building Permit +	
Demolition	$0.00		
Driveways Permit	$25.00		
Seawalls and docks	$50.00		
Mobile Home	$25.00 per lot	$5.00 per lot renewal	
RV Campground	$25.00 per lot	$5.00 per lot renewal	

	Minimum Fee	Fee	Comments
Sign	$50.00		
Junkyard	$150.00 + technical fee	$150.00 renewal	Yearly
Occupancy Certificate	$35.00		
Communications Towers	$10,000	Add on $5,000	

Site Plan Review	Minimum Fee	Fee	Comments
Minor		$175.00+ Permit Fee	$600 Technical Review Fee
Major		$300.00+ Permit Fee	$1200 Technical Review Fee
Filing Security Deposit		$600.00	Returned Upon Receipt of Finalized Plan
Technical Review Fee		$300.00 Per Lot	

Top section existing

Bottom 2 recommended not in ordinances/ not specifically addressed in existing fees

Revised 05/31/2025

TOWN OF SULLIVAN
ORDINANCE

Regulating the Establishment/Operation of Junk Yards/Automobile Grave Yards and the Storage/Disposal of Garbage and Junk
Adopted: June 14, 1995
Amended: June 28, 2004
Section IV, subsection 3 Amended: June 27, 2005

I. Title

This Ordinance shall be known as "An Ordinance pertaining to the establishment/operation of junk yards/automobile graveyards and the storage/disposal of garbage and junk".

II. Purpose

The purpose of this ordinance is to promote the general health and welfare of the Town of Sullivan, to assure a continuous upgrading of the community's appearance, and to protect property values.

III. Authority

This ordinance is enacted pursuant to the Home Rule provisions of the Constitution of the State of Maine and authority vested to the Sullivan Board of Selectmen via the town meeting process.

IV. Definitions

1. "Garbage" means all animal and vegetable waste and all decayable matter including waste resulting from the handling, sale, storage, packaging, preparation, cooking and consumption of food and food products. For the purpose of this ordinance, garbage shall not mean or include organic matter contained in maintained compost piles or covered subsurface packaged garbage decomposing units so long as no health hazard or other nuisance is created, shall not include leaves, coniferous needles, grass clippings, tree trimmings or similar plant materials used for fill or mulching purposes, and shall not include agricultural wastes produced by a farm or farm operation conforming with best management practices as defined in 17 M.R. S. A. § 2805.

2. "Junk" means all rubbish and trash, including discarded, worn out or junked household appliances, furniture, plumbing and heating supplies; discarded scrap and junked lumber and wood products; old or scrap metal of any kind, including automotive remnants; paper products, bedding, glass, plastic, styrofoam, insulation, composition shingles, insulation, rags, rope, batteries and other scrapped or junked manufactured items and materials, but excluding garbage.

3. "Automobile graveyard" means an outdoor area with more than **two (2)** "unregistered or uninspected" motor vehicles, or parts there of, such as bodies, motors, frames, tires, etc. A **Junker** is either an unregistered or an uninspected vehicle (**i.e. a vehicle must be both registered and inspected in order not to be considered "junk".** The term shall not include a location used for temporary storage (not more than 180 days) **by a place of business** which is engaged primarily in doing automotive repairs for the purpose of making motor vehicles **serviceable**.

4. "Junkyard" means an area used for the storage of any and/all items listed in item #2, **"Junk".**

V. Prohibition

1. Storage. It shall be unlawful to store any garbage and/or junk outside of a closed structure within 300 feet of any dwelling, retail or service establishment, or public road within the town, unless such garbage or junk is stored in closed, rigid containers that provide protection against animals, insects, wind and precipitation, except that:

(a) Garbage may be stored in sealed plastic bags outside a closed structure or containers for a period not to exceed ten (10) days, provided that such garbage will be removed from the premises with ten (10) days.

(b) Any item of junk that does not fit within a standard container may be stored outside a closed structure or containers for a period not to exceed twenty (20) days.

(c) Junk stored within a licensed junkyard or automobile graveyard may be stored within 300 feet of any structure used solely for the purpose of storing, processing, salvaging, or selling such junk, to the extent permitted by law.

(d) Junk which is to be salvaged or repaired may be stored for a period not to exceed 60 days within 300 feet or a repair establishment.

VI. Town Permit Required

No "automobile graveyard" and/or **"junkyard"** shall be established, or operated or maintained, or permitted by the owner or occupier of any land without first obtaining a **nontransferable** permit from the Town of Sullivan.

VII. Applications

Persons who now have or hereafter intend to establish, operate or maintain, an automobile graveyard or junkyard as herein defined shall file an application for a permit with the Selectmen. The Application shall contain information as will enable the Selectmen to determine: **(1)** the location; **(2)** the proximity to roadways and boundary lines; **(3)** the visual impact from roadways and adjoining properties; **(4)** the scope of operations, including the number of automobiles, amount of junk, area of land to be involved; **(5)** any method of indoor storage or screening proposed by the applicant: **(6)** the duration of operation of the automobile graveyard or junkyard; **(7)** the effect on ground water; and **(8)** the effect on traffic safety. The selectmen may require such additional information and documents as they may consider necessary to consider the foregoing factors.

VIII Hearings

Before issuing a permit to establish, operate or maintain an automobile graveyard or junkyard, the selectmen shall hold a public hearing, notice of which **shall be posted at least 7 days and not more than 14** days prior to said hearing in not less than **2** public places in the Town of Sullivan, and in the Ellsworth American or other newspaper of general circulation within the town. The municipal officers shall give such notices to the Maine Department of Transportation and other state agencies as shall be required by law.

IX. Requirements for Permits

The Selectmen shall issue a permit for the establishment, maintenance and operation of an automobile graveyard or junkyard when the applicant has satisfied them that **(1)** the location will not significantly diminish property values of the neighborhood; **(2)** the proximity to roadways complies with state law; **(3)** the proximity to adjoining boundary lines is not closer than **400** feet without consent of the adjoining landowner in writing: **(4)** the visual impact from roadways and adjoining properties does not significantly diminish the appearance of the neighborhood; **(5)** that items are stored indoors to the extent practical; **(6)** that items are screened by fence, building or natural vegetation from view from the road and adjoining landowners, unless such adjoining land owners consent in writing; **(7)** the duration of operation of the automobile grave yard or junkyard will not exceed one year, unless the permit is renewed; **(8)** ground water will not be contaminated; **(9)** traffic safety will not be diminished; and **(10)** the applicants meet other requirements imposed by State or Federal law. **NO Permit shall be issued for longer than one year.**

X. Fee

The Applicant shall pay with each application such fee as may be required by 30-A M. R. S. A. § 3756, as amended.

XI. Enforcement

It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the Code Enforcement Officer finds that any provision of this Ordinance are being violated, he shall notify in writing the person or persons responsible for such violations, stating in general terms the nature of the violations, and ordering that the violations cease.

XII. Penalties

Any person, including but not limited to a landowner, the landowner's agent, or a contractor who violates the provisions of the Ordinance is liable for civil penalties and remedies set forth in Maine Revised Statutes.

The minimum penalty for a specific violation is one hundred dollars **($100.00)** and the maximum penalty is twenty-five hundred dollars **($2,500.00)** A specific violation occurs on each day a violation continues to exist after written notice of violation has been sent to the land owner/occupier. Civil penalties may be assessed on a day basis and the violator may be held liable for all costs incurred by the Town of Sullivan in enforcing compliance with this Ordinance, including attorney's fees, filing costs, appraisals and costs of service.

XIII. Conflicts with other Ordinance & State or Federal Law.

The requirements of this Ordinance are in addition to those imposed by other Ordinances of the Town and by State and Federal Law. This Ordinance does not repeal, annul or in any way impair or remove the necessity of compliance with any other rules, regulations, bylaw, permit or provision of law.

Whenever any requirement of this Ordinance is inconsistent with any requirement of another Ordinance, the more restrictive provision shall apply.

Whenever any requirement of this Ordinance is inconsistent with State or Federal Law, then State or Federal Law shall apply.

XIV. Effective Date

This Ordinance takes effect immediately upon its enactment.

XV. Appeals

The Board of Appeals may upon written application of an aggrieved party, hear appeals from the determination of the Code Enforcement Officer.

Our vertical curbs are only 2-3.5 inches above the road instead of the minimum curb height of 4- 6 inches required by code. This is likely due to the compounding error over the decades of thin asphalt overlay instead of regrading. There are parts of the curbing that are now covered entirely by the asphalt. This has made the section of road in front of our house an unusual exception.

In **2023** the town hall recommended Mr. Rudy Bagley for sand removal & cleanup. According to Mr. Bagley he was & currently still is being paid by the town to clean and remove the sand around the town hall property. This was the first time we worked with Mr. Bagley. He charged $200.00 for his services. We paid out of pocket and did not seek reimbursement.

In **2024 however,** we requested assistance or reimbursement for sand removal from Town Manager Ray Weintraub. Ray stated he would have someone come over and take care of it at the towns expense. But it was delayed for almost 2 months. So we engaged Mr Bagley again to remove the sand for $200.00. However, after the completion of the job this time, Mr Bagley said he should have charged me double or $400.00. Town Manager Weintraub advised me to submit the receipt for $200.00 from Mr. Bagley for approval & reimbursement. I did and gratefully I was reimbursed by the town.

Good Evening,

I am hear tonight to request reimbursement for the costs I incur to clean up the sand that builds up in front of my property due to the towns winter road maintenance.

Since 2014 until 2022, we have swept, shoveled and transported the sand that accumulates in front of our home. A cubic ft of sand on average weighs 100 lbs. We remove approximately 560 cubic ft per year. This is *based on filling* 4 cubic ft of a wheelbarrow 14 times. This takes about 5-9 hours every year. In these 8 years that we have personally done this clean up, we have removed 56,000 lbs or **28** tons of sand. Which has been scattered all over our property. Nothing grows where this sand is deposited. And It is potentially polluting my soil.

The reason there is so much sand build up at our house is due to the road not being properly graded. It doesn't have a proper crown. It forces all the sand towards our curbs and overflows onto our sidewalk. When we first moved in to our home, we removed a foot of sand that was covering 10 ft of our side walk from the years of build up. And if we hadn't been maintaining our property it would likely be covered again with the same amount.

2025 this year I began looking for sand removal services that were more efficient and comprehensive. Mr Bagley was good but not a good as a street sweeper. I learned that many neighboring towns such as Goulsdborough, Sorrento,Winter Harbor, Lamoine, etc budget sand removal and cleanup for their towns. Why don't we? They are all contracted with TGP Enterprises owned by Tim Richardson. Mr. Richardson cleans for individuals, towns, and the State of Maine. He quoted me $500.00 for the job. This wasn't much more than what Mr Bagley was likely to charge this year. So I spoke with and emailed Town Manager Weintraub with my request for reimbursement for this years clean up. I was instructed to bring it up in this meeting and that's why I am here.

Maybe we can look into getting the towns sand problems budgeted for anyone who needs them, such as Benvenuto Ave & Miramar Ave which also have TGP clean their roads for example. Maybe there are others who need help, I don't know. Because beyond the mess, labor, and expense the federal government encourages towns to clean up sand used on winter roads due to trapped oil and chemicals which leach into the environment and contaminate soil and groundwater. The dust from the sand can be inhaled, irritate the eyes, nose, and throat, and in some cases and can be harmful to people with respiratory conditions, according to the EPA. Additionally it is slowly filling the culverts and gullies we just had refurbished on Taunton dr, and running off into our water ways.

It is not reasonable to ask any homeowner to remove over 28 tons of sand and be exposed to possible health risks that are the result of the towns road maintenance policy. The town should clean it up or reimburse the home owner for the clean up expense. Sullivan like neighboring towns should at least utilize some resources for mitigating this problem. Or looking at other solutions.

I just want reimbursement for this year and going forward if necessary. If the town pays for their sand removal at town hall, I feel they should pay for myself and other residents who need it. It is my understanding that our road is supposed to be repaired this year and that may mitigate some or all of the problems creating this annual sand build up. Only time will tell. Thank You for consideration.

Sullivan Select Board
Meeting Minutes
June 03, 2025
Approval of the Minutes
from the June 03, 2025
Selectboard Meeting

Norman Bamford

Norman Bamford

Erin Shanahan

Greg Ring

Gregory Ring

Attached:

- **Agenda of Selectboard 06-03-2025**
- **List of Fee Schedule for Building Ordinance**
- **Junk Ordinance**
- **Letter from Mrs. Raymond**