

**Select-Board Meeting Agenda**  
**April 19, 2017**

1. Meeting Open

2. Public Comment

James Greenleaf asked where the digital speed limit sign was, and why it was taken down. The Town Manager, Fred Krone, stated that the pole had been hit during the winter plowing season, and that the town needs to reset the pole before putting the sign back up. Fred also commented that he has petitioned the State DOT for a hazardous area traffic study on Route 15 from town line to AE Robinsons heading north, and is also looking for funding to improve signage and crosswalks to slow traffic.

Dee Adams expressed concern about the children at bus stops, and the speed of the traffic coming through town. She expressed concern over speeding trucks through town, and wanted to know what we could do about it. Fred Krone, Town Manager, commented that he is looking for traffic calming measures.

New Business:

3. Item #1:        Signing of Warrants

4. Item #2:        Review of Meeting Minutes from 3/20 and 4/5

The Town Board reviewed the meeting minutes from 4/5 and approved these. Given the length of the 3/20 meeting (Annual Town Meeting), the Town Select Board opted to review the meeting minutes and approve these at the next Town Select Board Meeting.

5. Item #3:        Public Hearing Follow Up from 4/18 CDBG Applicants

Fred Krone presented the information gathered at the 4/18, and shared a copy of the public hearing minutes with the Select Board. Fred asked for a motion to approve the applications to CDBG.

Motion to approve: Karl Martin

Seconded by: Brita Cronkite

6. Item #4:        Abbot Explorers Proposed ATV Route

Fred Krone, Town Manager, explained that he has met with Larry Dagget of the Abbot Explorers to discuss the proposed trail route. Fred provided a copy of the proposed route along Willimantic Road to the Select Board. The Select Board approved moving forward with a Public Hearing to understand the feedback from the public before issuing a one-year trial of the proposed route. The Select Board chose May 10, 2017 at 7PM to be the date and time of the public hearing.

Motion to Approve: Karl Martin

Seconded by: Brita Cronkite

Old Business:

7. Item #1: Fire Truck Donation – Received (1989 Tanker, Excellent Shape)  
Goal: To have it in service by late Spring in time for brush fire season. (Brush fires already reported near Corinth)

Fred Krone explained that the Town has taken ownership of the Tanker, and that the Fire Department is actively working to bring it up to service by the end of spring to be ready for any potential brush fires.

8. Item #2: Sale of Community Center – Completed, Money Deposited  
The remaining balance approved at Annual Town Meeting (approximately \$10,000) will be appropriated to the Gym, Recreation and Festival Committees as approved.  
The proceeds of Sale totaled: \$57,200.

Fred Krone, Town Manager, explained that the Community Center has been sold as of April 5, 2017. Fred also mentioned that the Gym will be the new location of larger public meetings.

9. Item #4: Hiring a New Auditor – RHR Smith & Company (Buxton, ME)  
Used by Greenville and Sangerville with great success, and report for Annual Town Meeting Book.

Fred Krone, Town Manager, explained that he has issued a request for quotes from RHR Smith & Company out of Buxton, Maine. Fred stated he should be receiving a quote for the services before next Select Board meeting.

10. Item #5: Foreclosure Information

- a. Address: 32 Center Street, Map 26, Lot 13
- b. Back Taxes: (2016) \$1,103.31; (2015) \$1,203.47, (2014) \$1,233.41  
Total Back Taxes: \$3,546.64 (4/11 with added interest)  
Checked with Bangor Savings for Outstanding Liens: \$0.00

Fred Krone, Town Manager, reviewed the debt outstanding on the property. John Tatco asked when the Town would be putting the property out to bid. The Select-Board wanted to review the property before going to sealed bid for the property.

Fred Krone, Town Manager, was told to research and lay out the appropriate steps to proceed with the foreclosure process.

11. Item #6: Executive Session

- a. Personnel Matters
- b. Department Matters

12. Meeting Adjourn

Monson Town Meeting 4-18-2017 6:04

Meeting on CDBG for Lakeshore House & Gemma Gascoine Pottery

Attendance: See Sheet

Chris W. introduction to the CDBG program:

The Town of Monson has had two applications for the CDBG program for the MEA program.

Chris explains the difference between the MEA program the ED program.

Also Chris explains that Business and Community needs to be invited to the grant process.

Both Business have followed through with a letter of intent LOI and meet with SBDC counselor for a written Business plan for current and future of Business. The state invited both business to apply for the grant.

We (PCEDC) announced to the public of town hearing on both business and invited the public to hear about the grant and these two businesses. If the grants are approved the monies will be available Mid May to June. The money will come to the town of Monson and then to Business.

Any Questions? NO Response

Again, Block Grants are public info – One example of a block grant was Dove Tail Bats.

Rebekah Anderson owner of the Lakeshore house spoke: See Grant Narrative.

No questions

Jemma Gascoine Pottery-Owner also gave narrative- See Grant Narrative.

Note: Gemma is looking for an intern and has spoken with USM & Maine Arts Association.

Chris W: Revamps Narrative for audience:

Lakeshore House \$50,000

- Revamp of Kitchen
- Redo Upstairs furniture }-to include other tourists, leaf peepers, snow mobiles , Air B & B, cross country skiers. ) Currently the hostel is servicing the AT hikers.
- Rebekah- has currently gone out and received bids from local business for furniture and equipment.

Jemma Gascoine Pottery: \$15,000

- Purchase of Large Equipment
- 4 pottery Wheels
- Shelving
- Kiln
- Replacement of Kiln's parts
- Pug Mill

- Sculpture stands, etc.
- Reequip space and replace outdated equipment

Chris W: The State has asked us to merge both applications.

Any Questions?

What if they only get \$25,000 not \$50,000. Chris explained if the state decides that some of the equipment is not designed to fit grant, they may do so. They will look at Business plan and the program officer or manager will discuss with business. PCEDC can also control disbursement. Then administer to state. Or Town to state. \*Reminder all checks have to go through select board.

Where is Gemma's store?

Gemma responds, I currently have my studio in Blanchard and am renting from the community center month to month.

Asked if Libra Foundation has asked her to move. Response "currently they have not and are very helpful and willing to work with me."

\*CW will request copy of Lease from Libra Foundation.

No more Questions

Adjourned 6:35 PM

Grant Narrative  
April 18, 2017

Good Evening Ladies and Gentlemen,

For those of you who don't know me I am Rebekah Anderson, sole owner/operator of the Lakeshore House, LLC. We are located across the street here in Monson at 9 Tenney Hill Road. My husband at the time and I purchased the property on December 5, 2005 from Luella Arneman. She had recently been widowed and the real estate transaction was not an easy one, but was such that afforded me the opportunity to get to know Mrs. Arneman and the vision she and her husband had had for the Lakeshore House.

At the time of purchase there was a public Laundromat in the street side section of the first floor, a suite consisting of two bedrooms, a small living room and a full bath as well as a small commercial kitchen also located on the first floor. The second floor consisted of 6 more bedrooms and another full bathroom. We very quickly realized that we didn't need 8 lodging rooms and came up with the idea of the pub/restaurant. The most logical place to build was the existing suite of rooms facing the lake and we did just that. 6 months later on June 26, 2006 the pub officially opened. 18 months later I had done a cracker jack job of ruining my personal life and subsequently got divorced from a good man and the father of my two children. Forced to carry on like the true New Englander that I am I hired a local man to construct three more rooms and a bathroom on the 3<sup>rd</sup> floor so that I could live on premise with my two children. That was completed in 2008. One of the rooms was dedicated to a long term resupply store that was desperately needed in Monson for the AT hikers to resupply before the 100 Mile wilderness. In 2010 my now (and hopefully forever) husband Charlie Anderson converted some space into a small kitchenette on the second floor to complete our living space. We married in June of 2011 right here in Monson. In October of 2012 my parents came lock stock and barrel from Montana to "help" me when I sustained a significant back injury. Together with Charlie not only did they "help" me, but they fixed the foundation of the building on the lakeside north corner and completely gutted and rebuilt me a new, larger and much needed commercial kitchen to compete with the increase of business we had/have seen over the years.

The following year Charlie removed the Laundromat and created the beautiful dining space that now seats an additional 25 guests. The last major projects completed, both by Charlie, were a walk in refrigerator and the gorgeous blue metal roof that went on last fall. I am profoundly grateful for the projects that my husband and parents have completed largely voluntarily.

My long term plan is to remain in business until I retire in roughly 13 years. I love the Lakeshore House and all that it is; hard work, a small ministry that raises both spirits and money for those in need, a port in the storm for AT hikers, the neighborhood pub that feels like your living room, my home, and the landing strip for snowmobilers. We would like to be able to increase our lodging visibility for the winter season and will therefore need to completely refurnish the bedrooms and common area. All of the furnishings are upwards of 15 years old and are quite frankly worn out. Our restaurant business increases every year and we have trouble keeping up with the demands of our kitchen as more and more people make the Lakeshore House one of their favorite stops. There is something so special about this place and I am incredibly blessed that God chose me to look after it and all who pass through it's doors.

*we therefore need to purchase additional expensive kitchen equipment*

Thank you to the select men and women of this town along with the town manager for having faith in me, my employees, our faithful customers and my overall reputation as a competent business woman and therefore supporting this grant application. It will be an honor to see it through and to use the funds as stated.

## Executive Summary of Business Plan

As Jemma Gascoine Pottery and through the Monson Pottery Workshop, I have devised a small and somewhat profitable business in Piscataquis County in interior Maine. It is fed by several different streams of income which include teaching, renting out workshop space, equipment and kiln time, plus selling my functional pottery at craft fairs and shops and selling my sculpture at my studio and in galleries. I have a small studio and a gallery at my home in Blanchard where favorite and returning customers and clients visit to buy work. I also rent the workshop in Monson in order to accommodate larger groups of students, in a more convenient location to get to, with good parking facilities.

With regard to the teaching, I teach pottery classes for Piscataquis Valley Adult Education Co-operative at my workshop in Monson and I teach pottery classes for Bangor Community and Adult Education at Bangor High School. I teach private classes at the workshop in Monson for both beginners and advanced and I mentor students who are renting workshop space from me.

My business is on the cusp of change. I have run the Monson Pottery Workshop with a business partner for two years but I will run the Monson Pottery Workshop on my own, starting on January 31<sup>st</sup>. Being a sole proprietor, my rent and business insurance will double for me, plus my former partner will take back the equipment she owns, such as shelves and some of the pottery wheels. I will need to replace this equipment and as the business expands, acquire more.

With more equipment, more pottery wheels for example, I could teach more people at once. Until now, with four wheels, I have only been able to teach eight students in each class. With more wheels, I could teach twelve. With more specialized pieces of equipment like an Extruder, I could have finished sculptural commissions like my recent one from the University of Maine Museum of Art, in half the time, and such specialized equipment will lure students to the workshop who are more interested in sculpture than pottery. Also with specialized equipment such as a pug mill, the process becomes more time efficient and cheaper as recycling clay by hand takes lots of time and strength. A pug mill easily recycles and wedges clay odds and ends which means that I will spend less money on buying new clay and it's better for the environment as less will have to be shipped to me. Efficiencies like these would lead to greater profits.

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I am applying for approximately \$15,000 in funds, partly for new equipment and partly for a capital injection into my marketing efforts, which are currently underfunded. At present I feature in the Piscataquis Valley Adult Education brochure in print and online. I am also advertized online for Bangor Community and Adult Education. I am a member of the Piscataquis Chamber of Commerce and the Maine Crafts Association. I take out a ¼ page ad in the local newspaper to advertize a Christmas fair once a year and have just started a Facebook account for Monson Pottery Workshop. It would be great however to be able to afford to revamp my four year old website and include a 'buy' option on my site. I need to produce some postcards to include at local tourist venues. I am aware that my business has not fully explored the advantages of social media and is not involved in selling on-line which would be an additional source of income. It could also raise the profile of the business drawing more people to it from further away.

\$2000

Select Board Minutes have been reviewed and approved by the Select Board on this, the 19<sup>th</sup> day of April, 2017, by

*Karl Martin*  
Karl Martin, Chair

*Brita Cronkite*  
Brita Cronkite

*Eric Vainio*  
Eric Vainio

*True Copy Attest.*  
*Susan M. DeLoia*

**SUSAN M. DELOIA**  
NOTARY PUBLIC  
MAINE  
My Commission Expires February 22, 2023

