Town of Lubec
Board of Selectmen Meeting
Minutes
September 9, 2026, 6:00 PM

Board Members Present: Carol Dennison, Martha Howell, Joanne Case, Daniel Wagner and Mark Kelley

Absent: None

Quorum present? Yes

Others Present: Suzette Francis, Town Administrator

Open Select board meeting at 6:00 pm by Carol.

- **Sign Warrants**

Motion: Made by Dan to sign the warrants, 2nd Martha, Vote: 5-0. All in favor.

- **Approve Minutes from August 26, 2026, Select board meeting minutes.**

Motion: Made by Dan to approve the amended minutes (add Mark to board members present list), 2nd Martha, Vote: 5-0. All in favor.

Old Business:

1) **63 Pleasant St Update**

Discussion: Carol read the Letter of Findings received from the town lawyer, John Hamer. The board agreed to proceed to the next step suggested by the lawyer.

Motion: Made by Carol to sign the letter of findings, 2nd Joanne, Vote: 5-0. All in favor.

Motion: Made by Carol to obtain clean up quotes, 2nd Joanne, Vote: 5-0. All in favor.

2) **Playground Agreement Update**

Discussion: Alex provided an update from the recent meeting with the Superintendent. His suggestion is to give the committee approximately a month to continue discussions and work toward developing an agreement document.

3) Select Board Qualifications

Discussion: Dan Wagner read the letter from town attorney, John Hamer, regarding select board qualifications.

New Business:

1) CEO Update

Discussion: Alex provided an update on the dangerous buildings he is currently working on. A few of them have been remedied or are in the process of it. Carrying Place Cove Road Right of Way to the beach is grown over. He is working with public works to get it open. This access will help the clamming community.

2) Marina Maintenance

Discussion: This was tabled until the next meeting due to not all estimates were received.

Motion: Made by Carol to table until next meeting, 2nd Dan, Vote: 5-0. All in favor.

3) School Use of Town Employee(s)/Equipment

Discussion: At the last meeting a claim was made that public works is using town equipment and man hours to do work at the school. Public works did the mulching and perimeter drain. The rest was completed by a contractor hired by the school district.

4) Airport Road Easement & Airport Inspection

Discussion: Part of the Airport Road is on the neighboring property. Suzette suggested the town get an easement to address any issues that may arise in the future. Recently an Airport inspection was completed. There may be issues with building(s) too close to the runway strip. The FAA will contact the town to remedy the issues.

Motion: Made by Martha, to contact the town attorney to get an easement 2nd Mark, Vote: 5-0. All in favor.

5) Stop Sign Main Street & Rt 189

Discussion: A resident is concerned about the traffic issues at Flat Iron corner. It was suggested that a stop sign be placed at the bottom of Main Street near Route 189. A stop or yield sign was previously in that location which caused more issues.During the discussion it was suggested that the intersection by the Campobello bridge could use addressing. The concern will be shared with DOT. This should be addressed during the bridge reconstruction stage. The concerns will be passed to DOT.

6) Maple Tree Road Ditching

Discussion: Public works is in the process of replacing culverts on Maple Tree Road. They are working towards fixing the water issues along that road.

7) Shellfish Warden Resignation & Shellfish Grant Letter of Support

Discussion: Warden: A resignation was received from the Shellfish warden. Going forward the position will no longer be stipend, but hourly. All new employees have a 6-month probation. Starting wage is $20 per hour for 10-15 hours per week. Attendance at the next available shellfish warden training is required.

Motion: Made by Carol to accept the resignation, 2nd Dan, Vote: 4-1-0 in favor.

Motion: Made by Joanne to post a shellfish warden position ad, 2nd Dan, Vote: 5-0. All in favor.

Discussion: Grant: The shellfish committee is applying for a grant to cover reseeding conservation. They are asking for a letter of support from the select board.

Motion: Made by Carol to sign the letter of support, 2nd Joanne, Vote: 5-0. All in favor.

8) Town Office Closed September 23rd & 24th State Mandated Election Training

Discussion: Suzette reminded residents the town office is closed on September 23rd and September 24th for mandated election training.

Other Business

1) Appointment Papers

Discussion: The remaining town employee stipend positions need to be appointed.

Motion: Made by Carol to sign all the appointment papers, 2nd Dan, Vote: 5-0. All in favor.

Motion: Made by Joanne to sign Carol and Dan's appointment papers, 2nd Martha, Vote: 5-0. All in favor.

2) Sewer Abatement

Discussion: Carol read the sewer abatement.

Motion: Made by Carol to sign the sewer abatement, 2nd Joanne, Vote: 5-0. All in favor.

3) County Assessor's Return

Discussion: The board reviewed the county Assessor's return (also known as the county tax bill)

Motion: Made by Carol to sign the return, 2nd Martha, Vote: 5-0. All in favor.

Committee Updates:

Martha provided an update on the county budget. The process is starting.

Public Comment:

Joanne Case asked about the incident at the marina/whale watching business. Wanda Reed asked if properties were assessed correctly.

Adjourn:

Motion: Made by Joanne to adjourn, 2nd Dan, Vote: 4-1-0 in favor.

Meeting adjourned at 7:16 pm
Minutes submitted by: Suzette Francis