

**BOARD OF SELECTMEN MEETING MINUTES  
TUESDAY, APRIL 18, 2017**

- 1. Call to Order and Pledge of Allegiance:** Mr. Youland called the meeting to order at 6:30pm and the Pledge of Allegiance was said. Present: Mr. Steve Maheu, Mr. Kevin Nichols, Mr. Kurt Youland, Mr. Warren Hood, Mr. Angelo Terreri, Mr. Kurt Schaub, Mr. Bob Boutin, Mr. Leland Searles. Guest: Ed Morris, Tom Perkins, Lucy Hood, Nathan Pack, Aaron Lord, Vicky & Bob Mason
- 2. Adjustments to the Agenda:** Add Tax Acquired Properties as 7-8.
- 3. Organizational Meeting:** See separate minutes.  
Motion and second to enter into an Executive Session Personnel pursuant to 1 MRSA 405 (6) (A): at 6:50pm, unanimous vote. Motion and second to exit executive session at 7:10pm, unanimous vote. No action taken.
- 4. Liquor License – Terry & Maxine’s:** **4-1: Public Hearing:** Motion and second to enter into public hearing, unanimous vote. Motion and second to exit public hearing, unanimous vote. **4-2: Action as Warranted:** Motion and second to approve Liquor license, unanimous vote.
- 5. Highway Department Report:** **5-1: Regular Monthly Report:** Leland provided the board with a list of completed projects and planned work. **5-2: 2017 Paving and Construction Plan:** Minutes from the Road Committee Meeting were handed out to the board which included a list of roads considered most eligible for work during 2017 construction season. Mr. Kevin Nichols reviewed some of the roads and would like to amend the list and take off Mountain Side Drive and add East Hebron road. Motion and second to use the funds allocated for Mountain Side Drive and use for East Hebron Road, unanimous vote. Motion and second to negotiate with All State Asphalt to hold asphalt price from two years ago, unanimous vote. **5-3: Tree Removal – Gravel Pit:** Mr. Kurt Youland would like to discuss the need to remove a stand of trees that sit on top of the next excavation area in the Gravel Pit. Motion and second to have McCafferty Logging to chip off wood at the gravel pit and have the highway crew get rid of the stumps, unanimous vote. **5-4: New Truck:** The new Dodge 5500 was picked up from Viking. Prior to pick up there were concerns raised over the dump body placement and whether it would have any impact on handling, once loaded. The truck was picked up on the condition that we would load it with sand and verify whether or not there are any handling problems. If there were we would expect them to be looking at alternatives on our behalf. Viking said they would stand behind their work. Leland reports no handling problems. **5-5: Gravel Bid:** Mr. Schaub provided the board with a draft barter-type bid so the town could obtain the 3,000 yards of gravel needed for this year’s cold mix production. Motion and second to put out to bid as written, unanimous vote.

- 6. Code Enforcement Officer's Report: 6-1: Regular Monthly Report:** Mr. Boutin plans of taking the LPI certification test by April 28<sup>th</sup>. Mr. Boutin did visit Big Bear Lane and Mr. Harlow is not back from Florida to date. Currently working on two site building reviews for 23 Talbot Road and 21 Beach Street. Mr. Boutin provided to the board a list of Planner Escrow Updates, Building Permit Applications, Plumbing Permit Applications and Electrical Permit Applications. **6-2: Agreement – 163 County Road:** The owner of 163 County Road approached Mr. Boutin last week indicating that he ready to close on the sale of his property, but a title search revealed the property may be nonconforming. His lot is one of two adjacent lots that were created as back lots as they don't contain the required road frontage on County Road. Building permits were issued for both lots, houses have been built, and other improvements have been made. The title search revealed that the adjustments detailed in the survey were never actually made. It is now unlikely that the adjustments could be made without rendering as unbuildable for the lot that is about to be sold. Neither of the present lot owners had anything to do with creating this problem. After consulting with John Maloney, Bill Skelton, Bob Boutin, and Mr. Schaub we all agreed that the only realistic solution is a recordable agreement that the town would not pursue enforcement on the nonconformities as they are presently exist. Bill Skelton prepared the agreement, it has been reviewed by John and will be ready to sign with the board's approval. Motion and second to grant permission to the Town Manager, Kurt Schaub, Code Enforcer, Bob Boutin and Chair of the Board of Selectmen, Kurt Youland, to sign agreement, unanimous vote.
- 7. Town Manager's Report: 7-1: FY 2018 Budget – Final:** Mr. Schaub provided to the board a spreadsheet containing the budget adopted at Town Meeting. **7-2: Assessing:** With the voter's rejecting the proposed revaluation program, the town has been verbally notified by John O'Donnell that his firm will terminate assessing services for the Town, effective June 30, 2017. John has promised to complete this year's updates, so we will have the necessary values and documentations needed to commit taxes once all of the other pieces are in place. **7-3: Contract Planner:** Mr. Schaub has been in contact with AVCOG's Executive Director and they plan to have another planner to fill John Maloney's position upon his retirement this June. It was suggested the town may consider contracting with an engineering firm to review plans and perform other services. The board has asked Mr. Kurt Schaub to contact AVCOG to get a sense of who will be taken John's position and when. **7-3: DOT Public Meeting:** MDOT plans on holding a Public Meeting on its replacement plans for the North Parish Road Bridge on Tuesday, May 16<sup>th</sup> at 6:00pm. **7-5: Eagle Scout Project:** Eagle Scout Nathan Pack was given the go ahead to construct changing booths at the Town Beach. An agreement is needed before he moves forward, Mr. Schaub has the copy to be signed. **7-6: Mowing Bid:** Mr. Schaub provided the board with a list of the mowing bids. Motion and second to award bid to the lowest bidder: Total Lawn Care for the amount of \$11,600 for grassed areas and \$400 for the Landfill, 4 in favor 1 opposed. **7-7: Informational Report:** The missing trim on the west side of the Town Office has been replaced. **7-8:**

**Tax Acquired Property:** Account 652: this property should have foreclosed at the end of December but a final search at that time turned up a different mortgage lender, hence the new mortgage holder had to be given three months to pay the taxes. That deadline was April 4<sup>th</sup>, but the town did not receive payment in full until last week, does the board wish to accept payment at this time? Motion and second to accept the payment on this account, unanimous vote. Account 1425: It would have normally been eligible for foreclosure at the end of December as well but a search disclosed a transfer of ownership from one financial institution to another and the town did not pick up on the transfer prior to foreclosure. So the new owner was given the statutory three months to pay the taxes. Last week payment in full arrived for the total taxes due, do you wish to accept the payment at this time, motion and second to accept payment, unanimous vote. The tax-acquired property at 29 Johnson Hill Road will be sold at auction by Keenan Auction at 12:30pm on Thursday, May 11<sup>th</sup>. Preview from 10am to 11am on Thursday, April 27<sup>th</sup>.

- 8. Consent Agenda:** Motion and second to accept consent agenda, unanimous vote.
- 9. Executive Session – Personnel – BQMC- pursuant to 1 M.R.S.A. 405(6) (A):** Motion and second to enter into executive session at 8:50pm, unanimous vote. Motion and second to exit executive session at 9:00pm, unanimous vote. No action taken.
- 10. Executive Session – Labor Negotiation – pursuant to 1 M.R.S.A. 405(6) (D):** Motion and second to enter into executive session at 9:00pm, unanimous vote. Motion and second to exit executive session at 9:20pm, unanimous vote.
- 11. Adjournment:** Meeting adjourned at 9:20pm.

**Respectfully submitted,  
Rebecca M. Allaire, CCM**