

BOARD OF SELECTMEN MEETING MINUTES
SEPTEMBER 18, 2023
6:30PM

- 1. Call to Order and Pledge of Allegiance:** Meeting was called to order at 6:30pm by Kurt Youland and the Pledge of Allegiance was said. Present: Steve Maheu, Kurt Youland, Warren Hood, Angelo Terreri and Kurt Schaub. Absent: Kevin Nichols Guest: Colby Gilbert, Julie Ann Jordan, Lianne Bedard, and Don Robbins.
- 2. Adjustments to the Agenda:** Town Tree Lightening add as 5-3d
- 3. New Business:**
 - 3-1: Sally Christner – Androscoggin County Commission:** Sally was not able to attend tonight’s meeting.
 - 3-2: Marijuana Store Licenses/Lottery Drawing:** An advertisement was put in the Sun-Journal, town website and on the Bulletin Board at the office. There are two retail store licenses available – one may be adult-use or medical, and the other must be medical. Only two applications were received – one for adult use and the other for medical, so a lottery drawing is not required. Both applicants will be instructed to proceed with Site Plan through the Planning Board and final licensing.
 - 3-3: Report of Assessment Review:** A copy of the most recent Preliminary State Valuation/Report of Assessment Review was provided to the board. It was prepared from a review of our records and property sales data between July of 2021 and June of 2022. On this report, the town’s state valuation increased to \$830,150.00, and the ration of assessed value to sale prices dropped to 76 percent. This may affect our certified ratio when that needs to be declared next spring, O’Donnell and Associates will advise if that is necessary.
 - 3-4: MMA Voting Credentials:** This is an annual process concerning voting strictly at the Maine Municipal Association Convention, which will be held in Augusta on October 4th and 5th. Typically, Angelo Terreri is the only Selectmen who attends, so he becomes the primary voting delegate and Town Manager, Kurt Schaub becomes the alternate. Motion and second to appoint Angelo Terreri and the primary voting delegate and Kurt Schaub and the alternate, unanimous vote.
 - 3-5: Senior Citizen Property Tax Relief Information:** The Senior Citizen Property Tax Stabilization Program enacted by the Legislature has been discontinued. There are two programs to assist lower-income seniors pay their taxes, information on those is posted on the town’s website and also appears on the town’s Facebook page.
- 4. Old Business:**
 - 4-1: Century Boxes:** There will be a meeting at the Historical Museum on Tuesday, September 19th at 2:30pm.
 - 4-2: Jordan Property Easement Request:** As directed at the September 5th meeting, Town Manager, Kurt Schaub obtained an opinion from the Legal Services Department of the Maine Municipal Association concerning the town’s responsibilities and obligations as they relate to property foreclosed for unpaid taxes. The opinion was provided to the Selectmen along with legal correspondence. The MMA attorney states that the town has no legal obligation

or authority to grant an easement across tax acquired property to provide access to a landlocked parcel. It states further that the owners of the landlocked parcel should contact their own attorney on what rights they have for access. According to Don Robbins and Julie Jordan her deeds states that she has a right of way from Snell Hill and Jordan Lane. After a lot of discussions the board advised Julie that it is not the town's responsibility to determine an easement, but if it is on her deed, (which the board asked to see a copy of, which as of yet has not been presented to the board), then this is not something the town can get involved in. Julie states that she has been told that her land is landlocked and would not be able to get a building permit. The board states that if her land is a conforming lot then she can get a building permit. **4-3: Gravel Pit ROW – Site Visit:** This site visit had been scheduled but was cancelled due to inclement weather. Board will do a site visit on Thursday, September 21st and 4:30pm.

5. **Regular Reports:** **5-1: Highway Manager Report:** Department Manager Kent Harrington's report was presented to the board for review, all looks good. **5-2: Code Enforcement Officers Report:** Ross Gagne report was presented to the board for review, all looks good. **5-3: Town Manager Report:** **5-3a: Heating Fuel Bid Draft/Consumption:** A draft bid notice presented to the board for review for this season's heating fuel, as well as for on-off road diesel. Also presented a consumption report for town-owned buildings. Most all usage was down last year, plus we have added an estimated amount for on-road diesel, which was based on prior purchases. The town now have on-road diesel tanks for Public Works and Fire. If approved, will issue on October 2nd. Motion and second to approve to put the bid out, unanimous vote. **5-3b: Public Works Garage – Propane Boiler Bid –** This is a planned capital expense from this year's budget. If approved, will issue the bid on October 2nd. Town Manager is also working with Ross Gagne to see about restoring Highway radio communications on the US Cellular Tower by the golf course, which is also a planned capital expense. **5-3c: Hillandale Meeting Follow-up:** Kurt Schaub, Town Manager, had a very cordial meeting with Steve Vendemia, President of Hillandale Farms, Conn. LLC. As, anticipated, they are interested in discussing the assessed value of the egg farm. Kurt let him know that our assessors had not been permitted access to the property during the revaluation, so the values were estimated. Steve said he would personally welcome contact by our assessors and would arrange for their inspection. His contact information has been provided to O'Donnell and Associates. **5-3d: Town Tree Lightening:** At last meeting Rachel Pack attended meeting to discuss the Christmas Parade, which was held last year and will be having the parade again this on December 2nd. There will still be a Tree Lighting at the Town Office on December 4th as well, with Santa and goodies in the office following the Tree Lighting.
6. **Consent Agenda:** Motion and second to accept the consent agenda, unanimous vote.
7. **Executive Session – Legal – pursuant to 1 M.R.S.A 405 (6) (E) – Property Tax Foreclosure and Road Damages.** Motion and second to go into executive session at 8:05pm, unanimous vote. Motion and second to exit executive session at 8:15pm.

8. Adjournment: Motion, second and unanimous vote adjourn at 8:15pm.

Respectfully submitted,

Rebecca M. Allaire, LCC