

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 20, 2015

Preliminary Minutes

Tape recorded meeting

Present: David Cherry, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

1. Call to Order

Chairman Ben Rines, Jr., called the meeting to order at 6 p.m.

2. Pledge of Allegiance

3. Public Hearing – none

4. Approval of Minutes

Ben Rines, Jr., moved to approve the minutes of October 6, 2015. Vote 4-0-0.

5. Approval of Treasurer's Warrants

David Cherry moved to approve the Payroll Warrants of October 9 and 16, 2015. Vote 4-0-0. David Cherry moved to approve the Accounts Payable Warrants of October 13 and 20, 2015. Vote 4-0-0.

6. Assessors' Business

A. Sign 2015 Municipal Evaluation Return: Judy Flanagan moved to approve the 2015 Municipal Evaluation Return. Vote 4-0-0.

7. Special Presentations or Awards – none

8. Appointments

A: David Cherry moved to appoint Albert Gordon Konrath to the Historic Preservation Commission. Vote 4-0-0.

B. Jeff Slack moved to appoint Susan Blagden to the Historic Preservation Commission. Vote 4-0-0.

C. Jeff Slack moved to appoint Brad Sevaldson to the Appearance of the Town and Celebrations Committees. Vote 4-0-0.

Judy Flanagan asked that the term of appointment be included on the application before board approval.

9. Resignations – none

10 Public Comment – none

11. Unfinished Business

A. Wiscasset Conservation Commission Update: Anne Leslie reported that she and Town Planner Jamel Torres had been working on a management plan for the Montsweag Dam Preserve as required by the DEP; however, the commission will need estimates for the cost of repair and removal, which are expected soon, before a recommendation can be made. A discussion on the possible removal of the dam included the information that one quarter of the town is served by a dry hydrant at the location of the pond for fire suppression and the removal of the dam would adversely affect the insurance rates of those residents. Anne Leslie said that decisions on the dam would be dependent upon cost estimates; if removal were decided on at a cost in excess of the \$100,000 CMP had given the town, there would be nothing left for stewardship of the land, a condition of accepting the property from CMP. She asked the board for permission to hire someone to do an ecological study, perhaps involving students in the work. **Ben Rines, Jr., moved to authorize \$2,500 out of the Montsweag Dam Preserve account to use on the study.** Jeff Slack asked for more time to digest the report. Leslie said the study would have to be done regardless of the decision on the dam. **Vote 3-1-0** (Slack opposed).

Leslie said she would like to find out what it would cost for the Public Works department to create a pullout on Bradford Road for three cars. Signage for the preserve is also needed citing restrictions as well as a map.

Richard Hanson said the state dam inspector had said the dam was in good shape but that some trees should be removed. He questioned the discussion on removing the dam. Jamel Torres said that Wright Pierce Engineering had recommended repairs.

B. Federal Street Update: Ben Rines, Jr., said that on October 9, 2015, Judy Flanagan, Marian Anderson and he had met with the DOT commissioner and staff to discuss traffic issues. Rines said he was encouraged after talking with the commissioner who was quite knowledgeable about the Federal Street issue and he (Rines) felt confident the weight limit would not be removed. The condition of Route 144 (as described at the previous meeting) was also discussed with the commissioner as well as options for traffic, parking lots, etc. to alleviate the traffic problems. A public hearing will be held in Wiscasset in November to discuss the proposals.

C. Certificate of Settlement to Tax Collector Molly Bonang: Because of a change in staffing, the board was requested to sign the Certificates of Settlement in order for the new tax collector Molly Bonang to collect taxes from 2004 through 2014. **Jeff Slack moved to approve. Vote 4-0-0.**

D. Delinquent Taxpayers – next steps: A motion to have the town manager prepare a list of vacant land and second homes with delinquent taxes failed on a two-two vote. Judy Flanagan recommended following the advice of the attorney, which was to tighten up the board's policy, and to wait until the fifth board member was elected before taking action. Marian Anderson said in the two-week period since the last meeting, \$29,758 in back taxes was collected. She reminded the board that some of the homes on the list of delinquent taxes were rental properties. David Cherry said that, as the attorney advised, the board has a fiduciary duty to collect taxes and he could see no justification for singling out vacant and non-owner-occupied properties. He suggested that letters sent out to delinquent taxpayers include information and, if applicable, an application for abatement, homestead act or any possible option landowners may have. The town manager will provide information on which properties on the delinquent list are owner-occupied.

12. New Business

Broadband Research update: Town Planner Jamel Torres reported on his research on broadband which provides a more reliable and speedier internet. A major upgrade to Maine's internet infrastructure has been completed, known as the Three Ring Binder, and it includes the expansion of broadband along Route 1 between Brunswick and Calais. Torres has attended several sessions on increasing internet bandwidth at the Northern New England American Planning Association annual conference and at Maine Municipal Association's annual convention. Some communities have commissioned a feasibility study while others have conducted surveys of residents and businesses. He asked for and received the board's support in assembling a Broadband Committee to spearhead broadband research and the steps necessary for moving forward with connecting Wiscasset to the Three Ring Binder along Route 1.

B. Application for catering event at Twisted Iron Customs: The Knights of Columbus Council 1947 have applied for a catering permit for a Halloween party at Twisted Iron Customs. The applicant was not present. **Jeff Slack moved to approve the application. Vote 4-0-0.** The chairman asked that the clerk inform applicants to attend the selectmen's meeting when applications are being considered.

C. Wiscasset Municipal Airport Easement acquisition scope of work – Stantec: Town Manager Marian Anderson said Janice Bland and her team at Stantec had worked on developing the Scope of Work dealing with aviation easement acquisition. The document outlines how the project might proceed, depending on negotiations. Janice Bland said the project is necessary for safety reasons at the airport and the first step is acquiring easements required by the FAA for runway safety and involves three parcels. The Scope of Work is required under the Uniform Act so the airport can obtain FAA and DOT approval. Stantec has met with representatives of the funding agencies and the town to come up with a negotiated Scope of Work.

Ben Rines, Jr., asked what would happen if the property owners where easements are sought were not interested in granting easements. Bland said the FAA requires that the deficiencies (clearing obstructions from the runway area) be addressed. She said the Town had signed agreements in the past and was obligated to keep the airport operating and address the safety issues. If that does not happen, the Town could be required to pay back previous grants and future federal grants could be withheld. In response to additional questions, Bland said that the Uniform Act requires that all methods to negotiate be used but that taking the property by eminent domain would be a last resort.

In response to Judy Flanagan's question, Bland said appraisals would be made and Stantec would be looking at alternatives as far as the campground is concerned, but that the trees would need to be removed. Flanagan said all three parties, the Town, the FAA and the airport were aware that the trees were growing to an unsafe height, although the brunt of the problem was now on the owners.

David Cherry clarified that the purpose of the agreement was to pursue negotiations and refine the scope of work, and to enter into negotiations with the owners of property where easements are required.

In response to Ben Rines' question, Marian Anderson said that the contract for a consultant was put out to bid; however, only one firm, Stantec, returned a bid.

Ervin Deck, an employee of Stantec (although not involved in this project), and former airport manager, said the Town has been aware of the problem for years; obstruction lights were installed on the campground to mitigate the problem; however, the trees have grown above the lights. He said coming into runway 7 from the west is hazardous. The FAA has decertified night instrument approaches to the airport because of the trees. He said the Town had a responsibility to try to solve the problem.

Ken Boudin, Chair of Airport Committee, encouraged the board to accept the Scope of Work. He said it is a safety issue and sooner or later a plane will crash. Accepting the scope will start the process; it does not mean trees will be cut down or the campground will be moved.

Pam Brackett, part owner of Chewonki Campground, objected to the board's approval of the Scope of Work, saying cutting trees or moving campsites would severely affect her livelihood and heritage. She said the document was not about the trees but about the land the trees were on. For instance, she said, one of the alternatives for relocating impacted campsites did not include the preparation of documents, paying for permits, evaluations, etc. and she asked who would be responsible for paying for that. She asked that the board not approve the scope until all questions were answered. She asked that language be put into the document listing options for alternatives before the process starts.

Further discussion included the required deadlines, requirement for the scope to be approved before negotiations with landowners could proceed, and that negotiations would include the board, Stantec and the affected property owners.

The document was amended as follows: Page 4, task 2.8 – to be added after last sentence, "These documents will be funded under a separate airport improvement program project if deemed necessary." Page 5, Task 4.2 – to be added, "Supplemental agreement will be requested if needed for additional meetings."

David Cherry moved to accept the scope of work as amended. Vote 3-1-0 (Rines opposed).

D. Selectmen's meeting of November 3, 2015 – Discuss possible date change or additional meeting to welcome newly elected member: Ben Rines, Jr., moved to postpone the November 3 meeting to November 4 at the Municipal Building at 7 p.m. Vote 4-0-0.

E. Blasting: David Cherry said blasting had taken place the previous Thursday on a property on Bath Road without notification or warning to abutters. He asked that the Ordinance Review Committee be requested or instructed to investigate a draft blasting ordinance which would include notification standards and geographic extent beyond abutters. Marian Anderson said work had already begun on a blasting ordinance.

13. Department Head or Committee Chair Report

A. Wiscasset Ambulance Service Update, Interim Director Joseph McCole: McCole reported on the progress that had been made in the past six weeks in stabilizing staffing, adding drivers, and reviewing revenue collection. He is reviewing grants dealing with office ergonomics and a hydraulic lift, and has ordered uniforms for those working multiple shifts. The communications system has been implemented so that group text messages can be sent and plans are to help with tuition for the 120-hour EMT class. He briefly explained the new concept in staffing which will eventually reduce the director's job to 20 hours per week.

In response to Judy Flanagan's question, Marian Anderson said progress was being made on the recommendations of the Tidewater report in terms of transparency and an effort is being made to bring in outside people to train staff. She expressed gratitude to the City of Bath for its assistance.

Tim Merry urged the board to hold a workshop on options for the ambulance service in the near future. He said staffing was critical; it was difficult to get two ambulances out at the same time and two individuals were working 200 hours per week. He said it was important to share ideas for the Town's options such as just having an ambulance service without paramedics.

B. Coastal Communities Grant update- Town Planner Jamel Torres: Torres reported that Wiscasset had been awarded a \$20,000 Coastal Communities Grant from the Maine Department of Agriculture, Conservation and Forestry's Maine Coastal Program. He said the project will be overseen by a steering committee made up of the Town's Wastewater Treatment Plant Superintendent, Town Planner, Town Manager, a select board member, a representative from the Lincoln County Planning Commission and two citizens appointed by the select board. Torres said Sherri Dunbar had volunteered for the committee. Ben Rines, Jr., disagreed with the need for the project, saying the treatment plant was the last thing to worry about in case of a flood. **Judy Flanagan moved to appoint Jeff Slack and Sherri Dunbar to the steering committee. Vote 3-1-0 (Rines opposed).**

14. Town Manager's Report – postponed

15. Adjournment

Jeff Slack moved to adjourn at 10 p.m. Vote 4-0-0.

CC57

Town of Wiscasset
Board/Committee Membership Form

Full Name: WENDY DONOVAN

Mailing Address/Street Address: 169 OLD BATH RD WISCASSET

Home Telephone: 319-2888 Work Telephone: 443-2131 E-mail: magnlya@yahoo.com

Occupation: PROJECT ENGINEER, KENNEBEC COMPANY

I wish to be considered for appointment to the:

HISTORIC PRESERVATION COMMITTEE
Name of Board/Committee

Full member: X

Alternate member: _____

Do you currently serve or have you ever served on any Town Board or Committee? NO

If yes, please state which Board or Committee with term expiration. _____

List civic organizations to which you belong now: GIRL SCOUTS OF MAINE; TROOP LEADER FOR TROOP 1664 & 478, SERVICE TEAM MANAGER

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: BS ARCHITECTURE FROM UNIVERSITY OF VIRGINIA (1990), 21 YEARS @ KENNEBEC COMPANY

Date: 10/26/15

Signature: Wendy M Donovan

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or email at clerk@wiscasset.org

For Office Use:

Date received: _____

Date appointed: _____

Term of appointment: _____

**RE Account 2003 Detail
as of 10/28/2015**

Name: WISCASSET, INHABITANTS OF
Location: READY POINT ROAD
Acreage: 72 Map/Lot: R08-005-B
Book Page: B3339P11

Land: 1,038,500
Building: 0
Exempt 1,038,500

Total:

2015-1 Period Due:

Ref1: B3339P0011 (08/04)
Mailing
Address: 51 BATH ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1 R				0.00	0.00	0.00	0.00
2014-1 R				0.00	0.00	0.00	0.00
2012-1 L *				16,512.15	3,185.71	60.20	19,758.06
2011-1 L *				15,733.28	4,133.75	62.25	19,929.28
2010-1 L *				15,369.80	5,111.68	55.09	20,536.57
2009-1 L *				0.00	0.00	0.00	0.00
2008-1 L *				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-3 S				0.00	0.00	0.00	0.00
2005-2 S				0.00	0.00	0.00	0.00
2005-1				0.00	0.00	0.00	0.00
Account Totals as of 10/28/2015				47,615.23	12,431.14	177.54	60,223.91

↑
Taxes
Outstanding

	Per Diem
2012-1	3.1667
2011-1	3.0173
2010-1	2.9476
Total	9.1317

Exempt Codes: 12 - MUNICIPAL.....

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Name: WISCASSET, INHABITANTS OF

Account: 2003 Card: 1 of 1

Map/Lot:
Location:

R08-005-B
READY POINT ROAD

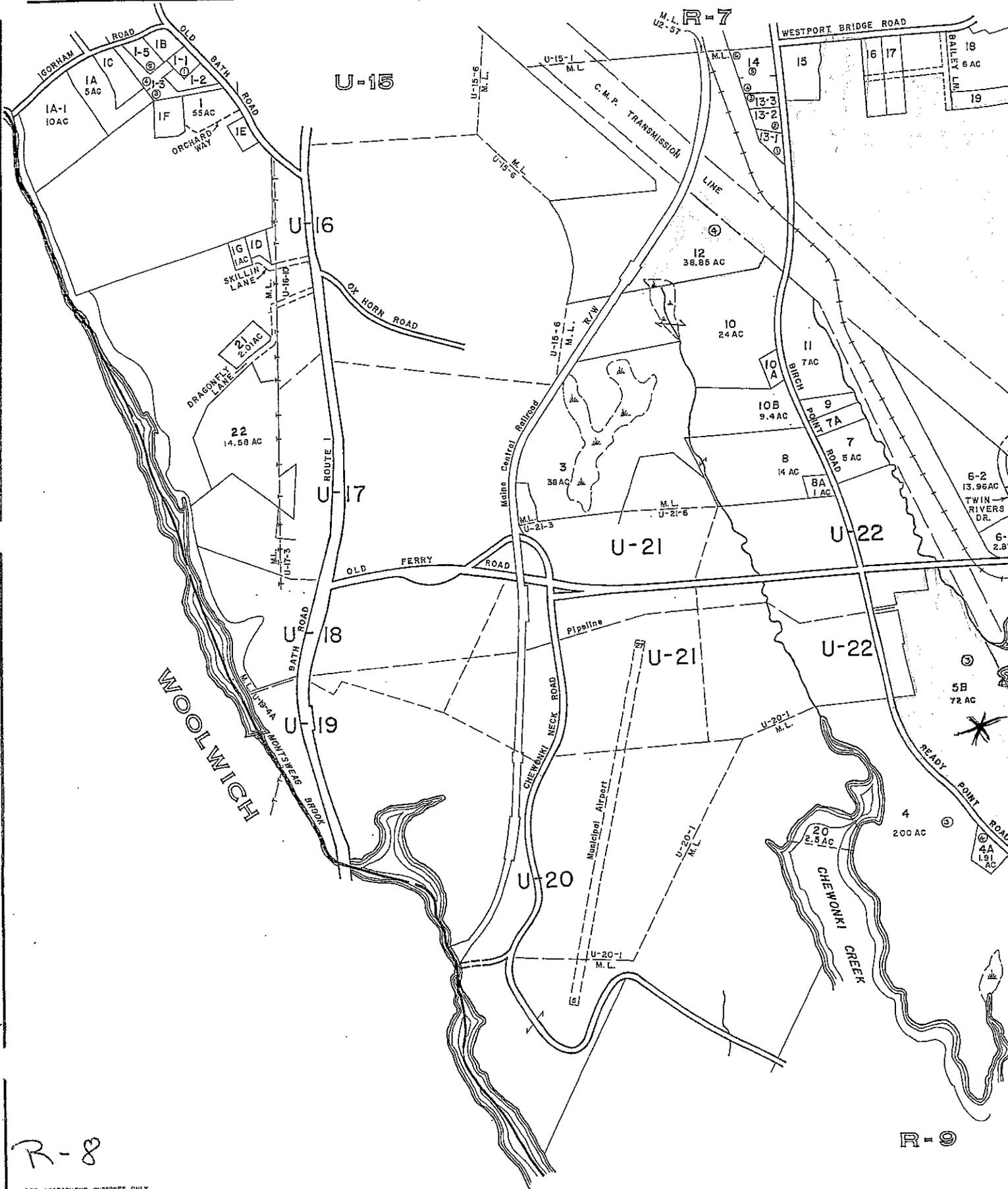
Neighborhood		SOUTHEAST		Sale Data	
Zoning/Use	SHORE RES PROTEC RU	Sale Date	04/01/2013	Sale Price	0
Topography	Rolling	Sale Type	Land Only	Financing	Unknown
Utilities	NoWater/NoSewer	Verified	Public Record	Validity	Exempt Property
Street	Paved				

Reference 1 B3339P0011 (08/04)
 Reference 2 R-8-5B LOT #3 MAINE YANKEE PLAN
 Tran/Land/Bldg 0 1 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) 12 0 0 Land Schedule 109

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	105,000	105,000	100%		105,000
1.00	Acres-Shallow WF Size Adj	10,500.00	10,500	100%		10,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
51.00	R 20+-Rear 20+	500.00	25,500	100%		25,500
Total Acres 72.00					Land Total	171,000

Accpt Land 171,000 Accepted Bldg 0 Total 171,000

Town Valuation



M.L. R-7
U2-57

R-8

R-9

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES