

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
DECEMBER 15, 2015

Preliminary Minutes

Tape recorded meeting

Present: David Cherry, Judy Colby, 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 Hearings – none

4. Approval of Minutes

**David Cherry moved to accept the minutes of December 1, 2015. Vote 5-0-0.** The minutes of the meeting on December 8 will be forthcoming.

5. Approval of Treasurer's Warrants

**Judy Colby moved to approve the payroll warrants of December 4 and 11, 2015. Vote 5-0-0.**  
**Judy Flanagan moved to approve the accounts payable warrants of December 8 and 15, 2015. Vote 5-0-0.**

6. Assessors' Business

A. Discussion on outstanding personal property accounts: Town Manager Marian Anderson reported that there was a long list of outstanding personal property taxes, some of which have passed the statute of limitations and are no longer collectible. She will recommend action on dealing with these outstanding taxes at the next meeting. In response to a letter from Christopher Morrison regarding a change in tax policy procedure, Anderson said the matter will be on the next agenda when the Tax Collector can be present.

7. Special Presentations or Awards

**Ben Rines, Jr. moved the following proclamation: Be it known that we, the Wiscasset Board of Selectmen, on behalf of the citizens of Wiscasset convey our best wishes and congratulations to Ruth Kierstead on the occasion of her 100<sup>th</sup> Birthday. And furthermore, with this proclamation, we confirm our sincere appreciation for her many contributions to the betterment of our community by declaring Saturday, December 19, 2015, Ruth Kierstead Day in Wiscasset. Vote 5-0-0.** Linda Winterberg accepted the framed proclamation for Ruth Kierstead. Judy Flanagan and Ben Rines, Jr. shared their memories of Mrs. Kierstead. **Ben Rines, Jr., moved that we instruct the Town Manager on Friday morning to have the town sign cleared and read "Ruth Kierstead Day, December 19, 2015, Happy 100<sup>th</sup> Birthday." Vote 5-0-0.**

8. Appointments – none

9. Resignations

**Ben Rines, Jr., moved to accept the resignation of Cathy Williams as patrol officer with great regret. Vote 5-0-0.**

10. Public Comment – none

11. Unfinished Business

A. Refinance of the \$2 million bond to finance town's cost of withdrawal from RSU #12: The board members were provided with bond refinancing options for the \$2 million bond. Asked why the refinancing had not been put out to bid, Marian Anderson said she believed that the treasurer had contacted five banks and only The First had responded. David Cherry asked for an estimate on the interest being earned on the reserve accounts to determine the spread between what the Town was receiving and what would be paid on the new loan. If the Town Manager and Treasurer consider it advisable to put the bond refinance out to bid, the board would be able to approve it on January 5. The Town sets the terms with regard to payment; the first quarterly payment could be due in July in the next fiscal year, or a special town meeting could be held to approve the first quarterly payment in April. There was a consensus that if all else fails, Option 1 (10-year refinance at 3.5%) would be preferred.

B. Hesper and Luther Little remains: Marian Anderson said that under the Maritime Salvage Law, there is a two-year statute of limitations and Mr. Seigars would have had to file an action to recover the piece from the Hesper within two years, which he had not done. Even though Mr. Seigars had found the remnant of the Hesper, the law states that if the Town did not intend to discard the item and took action immediately to acquire it (which is the case in this instance), Mr. Seigars had no standing to recover the piece. Mr. Seigars had been informed of the above facts. The Town Manager said that the Town can legally move forward on the matter and she suggested that if the piece is restored, Mr. Seigars could be given credit for recovering it. **David Cherry moved to instruct the Town Manager to take the large beam with the name "Hesper" and discuss with the high school shop classes if they have an interest in refurbishing or restoring it in a manner such that it could be displayed in the future and should that all go in the affirmative, that upon displaying it we recognize Jason Seigars' participation in the initial recovery of said piece. Vote 5-0-0. Ben Rines, Jr., moved to ask the Town Manager to talk with the school officials and see if they are interested in taking other various parts of the boats that we might find around and do something to repurpose those. Vote 5-0-0.**

12. New Business

A. Request for Conservation Closure of Cushman Cove: Richard Forrest requested the closure of the Cushman Cove from January 1 to June 1 for conservation purposes and to allow the clams to grow. He said the ordinance required that recommendations for closures be approved by the Selectboard.

He said Polly Clark had been closed by the DMR from June 1 to September 1. **David Cherry moved to accept the conservation closure request as submitted. Vote 5-0-0.** In response to Forrest's question, the board members said they would prefer that requests for closure continue to be made to the board.

### 13. Department Head or Committee Chair Reports

A. Public Works – Gardiner Road crosswalk memo: Doug Fowler had provided a memo outlining two options for the crosswalk on Gardiner Road. **Judy Flanagan moved to do Option B. Vote 5-0-0.** (Option B: Maintain existing crosswalk and create additional crosswalk across Community Center's driveway entrance. Install RFB's. Install signage on guardrail in Center's driveway to warn exiting motorists.)

B. Wiscasset Municipal Airport – Memo from Airport Manager to Airport Committee: No action was needed. Marian Anderson will contact the airport manager about a tour of the airport on Monday or Wednesday morning for David Cherry and Judy Flanagan.

### 14. Town Manager's Report

Marian Anderson commented on the generosity of people who had donated gifts for the giving program.

**Ben Rines, Jr. moved to sign the quitclaim deed to David Cronk for \$80,000. Vote 5-0-0.**

Anderson said she had not yet been able to meet with ReVision. Ben Rines, Jr. urged her to come up with the best deal possible for rental of space for solar panels.

Anderson said that December 15 was the Town Planner's last day. She will advertise the position after the holidays. Future planning ideas were discussed in Jamel Torres' exit interview.

Ben Rines asked if there had been any response from the congressional delegation to the town's invitation. Anderson will follow up.

Rines said he had received a letter from the residents of the Sheepscot area informing him that they are contemplating a law suit regarding the weight limit on Federal Street. He asked that Anderson speak with Chief Cline about police presence on Federal Street. His first concern was the safety of the residents, but he also wanted to protect the town's investment in the road from damage by heavy trucks.

At 6:55, **Judy Flanagan moved to go into executive session pursuant to MRSA 1 Section 405 (6)(D) to discuss union negotiations. Vote 4-0-1** (Rines abstained as a former member of a union.)

The board exited executive session at 7:29 p.m. **Judy Colby moved to ratify the Collective Bargaining Agreement between the Town of Wiscasset and Wiscasset Police Association for the duration of July 1, 2015 – June 30, 2018. Vote 4-0-0.**

### 15 Adjournment

At 7:30, **Judy Colby moved to adjourn. Vote 4-0-0.**

# Memo

**To:** Wiscasset Board of Selectmen  
**From:** Linda Perry, Town Clerk  
**CC:** Marion Anderson, Town Manager  
**Date:** 12/15/2015  
**Re:** Reappointments to Boards/Committees

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A couple of years ago, the Selectmen made the decision to have Board and Committee appointments expire in December rather than June. This has been a multi-year project to get all the Boards/Committees changed over from June to December expirations. The following are a list of appointments that will expire December 31, 2015. Also listed are any current vacancies. Letters and membership applications have been mailed to all of these members. I will be forwarding any membership applications to you as I receive them.

**Airport Committee:** (3 year terms)

Kenneth R. Boudin Jr.

**Board of Appeals:** (3 year terms)

John Blagdon Jr.

Joan Barnes

**Appearance of the Town Committee:** (1 year term)

Norma Gordon

Vickie Hersom

Richelle Pontau

Donald Jones

**Cemetery Committee:** (1 year term)

1 Vacancy

Jason Putnam

David Sutter

Cynthia Collamore

Donald Jones

**Community Center Scholarship Committee:** (1 year term)

1 Vacancy

Robert Bickford

Vickie Hersom

Kathy Martin-Savage

Louann Pontau

Sheila Sawyer

Brian Viele

**Conservation Commission:** (3 year terms)

Stephen Graffam

Neal Larrabee

**Investment Advisory Board:** (2 year terms)

Stefan Mehrl

Frank Barnako

**Ordinance Review Committee:** (3 year terms)

Larry L. Lomison

H. Karl Olson

**Planning Board:** (3 year terms)

Anthony J. Gatti

Peter McRae

H. Karl Olson

**Shellfish Conservation Committee:** (3 year terms)

Scott James

Zachari Dalton

**Waterfront Committee:** (3 year terms)

Susan Robson

Marguerite Rafter Strong

Town of Wiscasset  
Board/Committee Membership Form

Full Name: Susan C Robson

Mailing Address/Street Address: 26 Hooper St Wiscasset

Home Telephone: 449-9345 Work Telephone: \_\_\_\_\_ E-mail: SUSANROBSON@COMcast.COM

Occupation: Sarah's Cafe

I wish to be considered for appointment to the:

Water Front Committee  
Name of Board/Committee

Full member:

Alternate member:

Do you currently serve or have you ever served on any Town Board or Committee? yes

If yes, please state which Board or Committee with term expiration. Water Front  
Committee term expires 12/31/15

List civic organizations to which you belong now: WMITS

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: I've served on the Water Front Committee for the past 16 yrs -

Date: 12/22/15 Signature: Susan C Robson

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](mailto:clerk@wiscasset.org)

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For Office Use:

Date received: 12/22/2015

Date appointed: \_\_\_\_\_

Term of appointment: 1 year

PLANNING BOARD  
3 year term

Town of Wiscasset  
Board/Committee Membership Form

Full Name: H. Karl Olsen

Mailing Address/Street Address: 147 BRADFORD ROAD

Home Telephone: 882-708 Work Telephone: \_\_\_\_\_ E-mail: MainePLS@gmail.com

Occupation: Land Surveyor

I wish to be considered for appointment to the:

~~Ordinance Review~~ Planning Board  
Name of Board/Committee

Full member:  Alternate member:

Do you currently serve or have you ever served on any Town Board or Committee? Yes

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

ORC & PLANNING BOARD 2015

List civic organizations to which you belong now: Lincoln Lodge

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: Several terms on the ORC. Also my

job has me constantly dealing w/ various town's ORDINANCES

Date: 12/18/15 Signature: H Karl Olsen

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](mailto:clerk@wiscasset.org)

\*\*\*\*\*

For Office Use:

Date received: \_\_\_\_\_

Date appointed: \_\_\_\_\_

Term of appointment: \_\_\_\_\_

Planning Board  
3yr. term

Town of Wiscasset  
Board/Committee Membership Form

Full Name: PETER MERRAE

Mailing Address/Street Address: P.O. Box 370

Home Telephone: 882-6784 Work Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Occupation: \_\_\_\_\_

I wish to be considered for appointment to the:

PLANNING BOARD - REAPPOINTMENT  
Name of Board/Committee

Full member: \_\_\_\_\_

Alternate member: \_\_\_\_\_

Do you currently serve or have you ever served on any Town Board or Committee? \_\_\_\_\_

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

List civic organizations to which you belong now: \_\_\_\_\_

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: \_\_\_\_\_

Date: 12/21/15

Signature: 

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](mailto:clerk@wiscasset.org)

\*\*\*\*\*

For Office Use:

Date received: 12/22/2015

Date appointed: \_\_\_\_\_

Term of appointment: 3 year

Town of Wiscasset  
Board/Committee Membership Form

Full Name: H. Karl Olsen

Mailing Address/Street Address: 147 BRADFORD ROAD

Home Telephone: 888-708 Work Telephone: \_\_\_\_\_ E-mail: MainePLS@gmail.com

Occupation: Land Surveyor

I wish to be considered for appointment to the:  
Ordinance Review  
Name of Board/Committee

Full member: X Alternate member: \_\_\_\_\_

Do you currently serve or have you ever served on any Town Board or Committee? Yes

If yes, please state which Board or Committee with term expiration. \_\_\_\_\_  
ORC & Planning Board 2015

List civic organizations to which you belong now: Lincoln Lodge

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: Several terms on the ORC. Also my job has me constantly dealing w/ various town's ORDINANCES

Date: 12/18/15 Signature: H. Karl Olsen

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: \_\_\_\_\_

Received  
12/18/15  
MWD

DEC 17<sup>th</sup> 2015

To the Town of Wisconsin, Selectman  
and Town Manager I am giving notice as  
of JAN 8<sup>th</sup>, 2016 that I shall retire  
officially from my duties as the Town Manager.  
It's been a pleasure to work with all the deput-  
ments employees over the 27 years of service.  
I look forward with my new adventures of  
semi retirement.

Sincerely,

Mark Jones

## **Kathleen Onorato**

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**From:** Dave Allan <boathouse@gwi.net>  
**Sent:** Saturday, December 19, 2015 6:08 PM  
**To:** admin@wiscasset.org  
**Subject:** Hesper & Luther Little

I am willing to donate the funds necessary for refurbishing the bow, as noted in this week's newspaper.

Whether done by school students or a professional.

Davies Allan  
Westport Island  
882-5400

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**School Committee Budget Workshop Dates**

**2016-2017**

**Tentative Budget Workshop Dates**

**February 25, 2016, 5:00 (before regular meeting) - Administrative Budget presentations**

**March 3, 2016 - Continued Administrative Budget presentations (if needed)**

**March 24, 2016, 5:00 (before regular meeting)**

**April 14, 2016 - Workshop Date**

**April 28, 2016, 5:00 (before regular meeting) - Budget adoption to be added as an agenda item for regular meeting.**

**May 3, 2016 - Selectmen meeting to call Special Town Meeting**

**May 12, 2016 - Special Town Meeting**

**June 14, 2016 - Town Referendum**

**TOWN OF WISCASSET**  
**Tax acquired property list (land lots only)**

LAST, FIRST NAME	ADDRESS	NOTES	FIRST YEAR in foreclosure	BALANCE as of 12/31/15	Date of last payment
ELLIS, DANNY M.	Gardiner Road	Map R03, Lot 043-D (land 1.10 acres)	2010	\$4,678.93	Oct. 30, 2009
SUKEFORTH, BRIAN	Gardiner Road	Map R03, Lot 077 (land 23.0 acres)	2012	\$1,741.79	Oct. 6, 2015 *first payment since 2012

**Property Data**

Neighborhood 103 RURAL WEST  
 Tree Growth Year 0  
 FARM LAND YEAR 0  
 OPEN SPACE YEAR 0  
 Zone/Land Use 21 RURAL  
 Secondary Zone

**Topography**

1 Level  
 4. Below St  
 7. Steep  
 8. Rough  
 9. Swampy

Utilities: Gas, Water, Sewer, Electric, Cable, Telephone, Internet, Security System  
 1. Public  
 2. Water  
 3. Sewer  
 4. Dr. Well  
 5. DUG/LAKE  
 6. Septic  
 7. Cesspool  
 8.  
 9. None

**Street**

1 Paved  
 4. Proposed  
 7.  
 2. Semi Imp  
 5. Private  
 8.  
 3. Gravel  
 6. Pub Eas  
 9. No Street

**Sale Data**

TREE GROWTH PLAN 0  
 CONSERV EASE 0  
 Sale Date 5/09/2006  
 Price

**Sale Type**

1 Land Only  
 4. Mobile  
 7.  
 2. L & B  
 5. Other  
 8.  
 3. Building  
 6.  
 9.  
 Financing  
 9 Unknown  
 1. Convent  
 4. Seller  
 7.  
 2. FHA/VA  
 5. Private  
 8.  
 3. Assumed  
 6. Cash  
 9. Unknown

**Validity**

2 Related Parties  
 1. Valid  
 4. Split  
 7. Renovate  
 2. Related  
 5. Partial  
 8. Other  
 3. Distress  
 6. Exempt  
 9. Foreclose

**Verified**

5 Public Record  
 1. Buyer  
 4. Agent  
 7. Family  
 2. Seller  
 5. Pub Rec  
 8. Other  
 3. Lender  
 6. MLS  
 9.

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2003	24,300	0	0	24,300
2004	24,300	0	0	24,300
2005	24,100	0	0	24,100
2006	24,200	0	0	24,200
2007	39,800	0	0	39,800
2008	39,800	0	0	39,800
2009	39,800	0	0	39,800
2010	39,800	0	0	39,800
2011	39,800	0	0	39,800
2012	39,800	0	0	39,800
2013	39,800	0	0	39,800
2014	39,800	0	0	39,800
2015	39,800	0	0	39,800

**Land Data**

Front Foot	Effective		Influence		Influence Codes
	Type	Frontage	Depth	Factor	
11. Regular Lot				%	1. Open Space
12. Delta Triangle				%	2. Neighborhood A
13. Nabla Triangle				%	3. Topography
14. Rear Land				%	4. Size/Shape
15. Front Foot				%	5. Access
				%	6. Restriction
				%	7. Corner/Locatio
				%	8. View/Environ
				%	9. Fract Share
				%	30. Rear 20+
				%	31. Waterfront Rea
				%	32. Open Space
				%	33. Restrict/Esm
				%	34. PASTURE 1
				%	35. HORTICULTURAL-
				%	36. Pasture 3
				%	37. Softwood
				%	38. Mixed Wood
				%	39. Hardwood
				%	40. Wetland
				%	41. CAMP SITE
				%	42. Mobile Home SI
				%	43. Condo Site
				%	44. Site Improvement
				%	45. CAMP SITE
				%	46. PAVING/00

Total Acreage 1.10

60 PRODUCTION ROAD  
 WALPOLE MA 02081  
 B2854P93 B3686P88  
 Previous Owner  
 ELLIS, ALAN

PO BOX 555  
 WALPOLE MA 02081 0555  
 Sale Date: 5/09/2006  
 Previous Owner  
 ELLIS, LAURA L.

372 OLD POST ROAD  
 SHARON MA 02067  
 Sale Date: 4/18/2002

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

2003-FORMER OWNER: LAURA ELLIS BK2060 PG70  
 2007-FORMER OWNER: ALAN ELLIS BK2854-PG93

**Property Data**

Neighborhood 103 RURAL WEST  
 Tree Growth Year 0  
 FARM LAND YEAR 0  
 OPEN SPACE YEAR 0  
 Zone/Land Use 21 RURAL  
 Secondary Zone

**Topography**

- 1.Level
- 4.Below St
- 7.Sloep
- 2.Rolling
- 5.Low
- 8.Rough
- 3.Above St
- 6.Swampy
- 9.

**Utilities**

- 9.NoWater/NoSewer
- 1.Public
- 4.Dr Well
- 7.Cesspool
- 2.Water
- 5.DUG/LAKE
- 8.
- 3.Sewer
- 6.Septic
- 9.None

**Street**

- 9.No Street
- 1.Paved
- 4.Proposed
- 7.
- 2.Semi Imp
- 5.Private
- 8.
- 3.Gravel
- 6.Pub Eas
- 9.NoStreet

**Sale Data**

TREE GROWTH PLAN 0  
 CONSERV EASE 0  
 Sale Date 1/01/1993  
 Price 20,000

**1 Land Only**

- 1.Land
- 4.Mobile
- 7.
- 2.L & B
- 5.Other
- 8.
- 3.Building
- 6.
- 9.

**9 Unknown**

- 1.Convent
- 4.Seller
- 7.
- 2.FHA/VA
- 5.Private
- 8.
- 3.Assumed
- 6.Cash
- 9.Unknown

**1 Arms Length Sale**

- 1.Valid
- 4.Split
- 7.Renovate
- 2.Related
- 5.Partial
- 8.Other
- 3.Distress
- 6.Exempt
- 9.Foreclose

**5 Public Record**

- 1.Buyer
- 4.Agent
- 7.Family
- 2.Seller
- 5.Pub Rec
- 8.Other
- 3.Lender
- 6.MLS
- 9.

Inspection Witnessed By:

X No./Date Description Date Insp.

**Notes:**

2005-CODED 80% FACTOR DUE TO ACCESS/WETLAND  
 11/8/2006-CHANGED ADDRESS TO PO BOX 198 WISCASSET  
 2009-Release Deed recorded.

**WISCASSET**

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2002	19,100	0	0	19,100
2003	19,100	0	0	19,100
2004	19,100	0	0	19,100
2005	18,300	0	0	18,300
2006	21,900	0	0	21,900
2007	70,600	0	0	70,600
2008	70,600	0	0	70,600
2009	70,600	0	0	70,600
2010	70,600	0	0	70,600
2011	70,600	0	0	70,600
2012	31,500	0	0	31,500
2013	31,500	0	0	31,500
2014	31,500	0	0	31,500
2015	31,500	0	0	31,500

**Land Data**

Front Foot	Effective		Influence	Code
	Frontage	Depth		
11.Regular Lot			%	1.Open Space
12.Delta Triangle			%	2.Neighborhood A
13.Nabla Triangle			%	3.Topography
14.Rear Land			%	4.Size/Shape
15.Front Foot			%	5.Access
			%	6.Restriction
			%	7.Cornet/Locatio
			%	8.View/Environ
			%	9.Fract. Share
			%	30.Rear 20+
			%	31.Waterfront. Rea
			%	32.Open Space
			%	33.RestrictEsm
			%	34.PASTURE 1
			%	35.HORTICULTURAL-
			%	36.Pasture 3
			%	37.Softwood
			%	38.Mixed Wood
			%	39.Hardwood
			%	40.Wasteland
			%	41.CAMP SITE
			%	42.Mobile Home SI
			%	43.Condo Site
			%	44.Site Improve
			%	45.CAMP SITE
			%	46.PAVING/00
<b>Square Foot</b>	<b>Square Feet</b>			
16.Regular Lot				
17.Secondary Site				
18.Secondary Site				
19.Condominium				
20.Base Homesite				
<b>Fract. Acre</b>	<b>Acres</b>	<b>Acres/Sites</b>		
21.HS Size Adj	10.00	100	%	5
22.Base Waterfron	10.00	100	%	0
23.Deep WF Size A	3.00	100	%	0
24.Base Waterfron				
25.Shallow WF Siz				
26.Base Water Infr				
27.Influence W SI				
28.Rear Land 1-10				
29.Rear Land 11-2				
<b>Total Acreage</b>				<b>23.00</b>