WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
AUGUST 27, 2013

Preliminary Minutes Tape recorded meeting

Present: Vice Chair Judy Colby, Pam Dunning, Tim Merry, Chair Ed Polewarczyk, Jeff Slack and Town Manager Laurie Smith

1. Call to Order

Chairman Ed Polewarczyk called the meeting to order at 7 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

3. Approval of Treasurer's Warrant: August 20, 2013 and August 27, 2013

Judy Colby moved to approve the Treasurer's Warrant of August 20, 2013. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrant of August 27, 2013. Vote 5-0-0.

4. Approval of Minutes: August 13, 2013

Judy Colby moved to approve the minutes of August 13, 2013 as amended. Vote 4-0-1.

5. Appointments – none

6. Special Presentations or Awards – none

7. Public Comment

Ed Polewarczyk announced that absentee ballots are now available and he encouraged residents to vote on September 10.

Judy Colby clarified her status with regard to the Wiscasset Educational Research Panel. She said she did not represent the selectmen on that panel contrary to a recent newspaper article, and she had no knowledge of a petition being circulated.

Ed Polewarczyk said the reason the board was unable to contribute to Lac-Megantic following the recent tragedy was that the voters had not approved contingency funds which could be used for a contribution, and it had no authority to use money from the reserve fund without a vote from the community. The board was recently criticized in a letter to the editor for not aiding the Canadian community.

Laurie Smith distributed copies of an article in the Times Record about the Wiscasset Art Walk on Thursday, August 29, from 5 to 8 p.m. which will include music, art displays and other events.

8. Department Head or Committee Chair Report – none

9. Unfinished Business

A. Road Ordinance Review: Misty Parker said the current draft Road Ordinance included comments from the board made at its workshop in July. One change addressed the concern that a property owner would be faced with the cost of bringing a non-conforming road up to town standards when a new dwelling unit was added to the road. This section was removed and replaced with a requirement that the road would be required to have adequate carrying capacity to accommodate the proposed use. Another change was to add to the road standards chart specifications for roads handling fewer than four dwelling units. She explained that the 50-foot right of way required for even the least travelled roads was necessary in the event future widening was necessary. The Planning Board would have the discretion to waive standards under certain circumstances as long as it could justify the waiver and the objectives of the comprehensive plan and the land use ordinance were met. **Jeff Slack moved to authorize the Town Clerk to place the Road Ordinance on the November 5th warrant. Vote 5-0-0.**

B. Tax Acquired Parcels: Laurie Smith said the board had adopted a policy to deal with the three parcels listed below. The properties had not been put out to bid, but letters had been sent to abutters without response. She asked the board to evaluate the potential of these properties taking into consideration the taxes owed and whether a bid process or sale through a real estate agent would be most advantageous.

i. Bath Road – Denovo, LLC: $8,049.90 is owed; assessed value is $158,300; 35% of assessed value is $55,405. The board discussed the value of this property taking into consideration the fact that this is a small wooded lot that has not been leveled for development. A similar sized lot on the other side of McDonald's which has been leveled and has planning board approval has been on the market with a realtor for some time. In addition, because of the Denovo lot's proximity to Route 144, a developer may face a large impact fee for traffic improvements. **Jeff Slack moved to put the Denovo property out to bid for 35% of assessed value. Vote 5-0-0.**

ii. Bath Road – Sommelier Holdings, LLC: $8,184.53 is owed; assessed value is $115,800; 35% of assessed value is $40,530. **Jeff Slack moved to put the Sommelier property out to bid for 35% of assessed value. Vote 5-0-0.**

iii. 25 Middle Street: $24,288.67 is owed; assessed value is $191,000; 35% of assessed value is $66,850. In a discussion of the disposition of this property, the board took into consideration the poor condition of the house. **Ed Polewarczyk moved to use the bid process and set the minimum price at $66,850. Vote 5-0-0**

10. New Business

A. Fire Chief Merry discussion of the ladder truck: The chief has contacted several vendors about putting the truck back into full operational condition. The manufacturer is out of business and replacement parts are not available. Bulldog Fire Truck Apparatus has estimated the job at $250,000. A second quote will be forthcoming after an inspection of the truck by a company from Vassalboro on September 10. No action was required from the board. Tim Merry said a new truck would cost $700,000-$800,000.

11. Town Manager's Report

Laurie Smith said absentee voting had been going well; 170 ballots had been taken out. About 50% of the population normally votes absentee. The town continues to remind voters that the RSU school budget as well as the town departments will be voted on September 10.

The select board will meet again in one week on September 3.

The town has received final confirmation from DOT that bids on the recreational pier can be advertised beginning August 28. The opening of the bids will take place on September 24 at 5 p.m. giving the bidders three weeks to respond. Opening the bids will be the only item on the agenda that evening. Smith will not be present , as she will be at the ICMA conference. The engineer and Greg Griffin will be present for the opening.

A public hearing for the items on the November ballot (RSU, Rural Development Grant, Road Ordinance, Adult Entertainment Ordinance and the petition on reserve funds) will be held on October 8. Funding the RSU withdrawal will be discussed with the Financial Advisory Committee at the next meeting.

The selectmen will be receiving invitations to the county caucus on September 12 to elect members to the County Budget Committee.

A report had been received from Wright-Pierce Engineering on recommended actions and preliminary cost estimates relative to the Montsweag dam. Some of the work can be done in-house, and Smith will investigate whether the funds from CMP can be used without town approval.

12. Other Business

Ed Polewarczyk said a meeting of the selectmen and senior center members regarding the September ballot could not be scheduled, but Doc Schilke had asked if the board could meet with the seniors on September 18 at 6:30 to discuss the RSU withdrawal. If three or more select board members attend, a special meeting must be scheduled. Mary Meyers will be invited. Polewarczyk said the reason for the vote, the number of voters required to vote, the number of votes needed to pass, what happens if Wiscasset withdraws (such as the need for a school committee and a budget), a timeline, and possible building consolidation would be among the topics covered.

Executive Session regarding the Mason Station and Ferry Road Properties: **Judy Colby moved to go into executive session pursuant to 1 MRSA Section 405 (6)(C) to discuss the possible disposition of properties. Vote 5-0-0.** The board entered executive session at 8:16 and exited at 8:58 p.m.

13. Adjournment

The board adjourned at 8:59 p.m.