

WISCASSET SELECTBOARD,  
TAX ASSESSORS AND OVERSEERS OF THE POOR  
NOVEMBER 21, 2023  
IN PERSON AND VIA ZOOM

Present: James Andretta, Pam Dunning, Terry Heller (via Zoom), Bill Maloney, Chair Sarah Whitfield, and Town Manager Dennis Simmons

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

**Pam Dunning moved to add 10 c, d, and e to No. 10 New Business (sale of firetruck and ambulance, and taproom on Main Street). Vote 5-0-0**

2. Approval of Treasurer's Warrants

**a. James Andretta moved to approve the payroll warrants of November 10, FY 24 and November 17, FY 24. Vote 5-0-0.**

**b. James Andretta moved to approve the accounts payable warrants of November 14, FY 24 and November 21, FY 24. Vote 5-0-0.**

3. Approval of Minutes

**James Andretta moved to approve the minutes of November 7, 2023. Vote 5-0-0.**

4. Special Presentations or Awards -none

5. Committee Appointments/Resignations – none

6. Public Hearings

**a. Liquor License for Barnhouse Grill & Pub, Inc. 690 Bath Road. James Andretta moved to open the public hearing at 6:06 p.m. Vote 5-0-0. There was no discussion. Bill Maloney moved to close the public hearing at 6:06 p.m. Vote 5-0-0. Pam Dunning moved to approve a liquor license for Barnhouse Grill & Pub, 690 Bath Road. Vote 5-0-0.**

7. Public Comment on Non-agenda Items

Kim Dolce spoke on the August 15 Future of the Schools meeting and the lack of follow-through on the options by the committee such as exploring the viability of consolidating pre-K to 8 in one building and allowing high school students to determine which school they would like to attend. Sarah Whitfield, liaison to the committee, said the committee's work was important especially in view of the meeting in Boothbay on schools (to which Wiscasset was not invited) as Boothbay voters had turned down two school expansion referenda. She will respond to Dolce's concerns.

8. Department Head or Committee Chair

- a. Monthly Reports - attached
- b. Monthly Financials
  - HM Payson
  - Year to Date Revenue Expense Report

#### 9. Unfinished Business

- a. Wawenock Block Updates

Dennis Simmons said he had received that morning an email from Sandra Guay who reported that the new mason hired to finalize the work on the Wawenock building estimated eight to ten work weeks to finish the masonry, weather permitting, ending prior to the end of March 2024. Simmons had replied.

#### 10. New Business

- a. **Bill Maloney moved to execute the municipal quitclaim deed for Leanita M. Perry and Patrick W. Perry for Map R02-018-B. Vote 5-0-0.**

- b. Adoption of the revised policy on lien-acquired property. Dennis Simmon said that according to a recent Supreme Court ruling, a municipality cannot sell tax-acquired property without transferring any balance back to the owner. **Bill Maloney moved to approve adoption of renewed policy on lien-acquired property. Vote 5-0-0.**

- c. Sale of old ambulance: Dennis Simmons said the 2013 ambulance with mileage of 103,000 had mechanical problems and corrosion. He recommended accepting an offer from Sugarloaf for \$10,000. **Bill Maloney moved to sell the used ambulance to Sugarloaf Ambulance for \$10,000. Vote 5-0-0.**

- d. Sale of 1994 Firetruck: Simmons said he had received what he considered a fair offer of \$35,000 for the 1994 fire truck. He said it was hard to get parts for it and it would not sticker. **James Andretta moved to approve the sale of the 1994 tanker truck for \$35,000 to Sugarloaf. Vote 5-0-0.**

- e. Aekeir Taproom on Main Street: The owners are planning to open a taproom and, because property owners within 250 feet must be notified of the application, the town had received notice. There were no objections from the board.

#### 11. Assessor's Business

- a. **Bill Maloney moved to approve the tax abatement for Brandon Shea, 308 West Alna Road, Map R05, Lot 47- A01 RE Acct 1956 for \$30.68. Vote 5-0-0.**

- b. **Bill Malone moved to approve the tax abatement for Joshua Morris, 355 Canaan Road, Clinton, ME, Map R03, Lot 064-ON RE Acct #2734 for \$796.00. Vote 5-0-0.**

- c. **Bill Maloney moved to approve the tax abatement for Everett W. Johnston, 285 Birch Point Road, Map R07, Lot 039-15, RE Acct #2782 for \$908.44. Vote 5-0-0.**

d. **Bill Maloney moved to approve the tax abatement for Victoria J. Hugo-Vidal, 69 Fowle Hill Road, Map R05, Lot 39 RE Acct # 613 for \$11.93. Vote 5-0-0.**

e. **Bill Maloney moved to approve the tax abatement for Michael and Wurui Dunn, P. O. Box 1551, Map U01, Lot 049 RE Acct #1182 for \$426.18. Vote 5-0-0.**

f. **Bill Maloney moved to approve the tax supplement for Maine Strategic Housing, LLC for Map R04, Lot 2-28 RE Acct #45 for \$458.56. Vote 5-0-0.**

g. **James Andretta moved to approve the tax abatement for Paul Harris & Melanie Burns. Personal property Acct #60 for \$146.60. Vote 5-0-0.**

h. **James Andretta moved to approve the personal property abatement for Wells Fargo, P. O. Box 36200 Billings Mt. Acct #362 for \$17.05. Vote 5-0-0.**

#### 12. Town Manager's Report

Town Manager Dennis Simmons has been working with Olver Associates on the wastewater treatment plant funding and spending time bringing Aaron Chrostowsky up to date on town matters and the property list. Simmons will be looking at the logging potential on the Ferry Road property.

Simmons will also meeting with Maryellen Barnes and Emily Rabbe to discuss Emily's contract and Emily's duties, some of which Aaron Chrostowsky will be undertaking.

Summarizing the discussion on the Wastewater Treatment Plant, Simmons said the board was not in favor of the seawall alternative because of the potential future loss of funding. Mason Station was also discussed but not taken off the table. Simmons said Olver was in favor of using the Public Works garage location which would require building a new garage. The possibility of a water and sewer utility district was tabled.

A visit to the Oxford Wastewater Treatment Plant is scheduled for December 11 for those wishing to attend.

#### 13. Other Board Business

Sarah Whitfield recused herself. At 6:35, **Bill Maloney moved to enter Executive Session pursuant to 1 M.R.S.A. §405 (6)(A). Vote 4-0-0. Pam Dunning moved to exit Executive Session at 6:53 p.m. Vote 4-0-0.**

#### 14. Adjournment

**Pam Dunning moved to adjourn the meeting at 6:53 p.m. Vote 4-0-0.**

After the executive session, the following was received from Vice Chair Bill Maloney:

Prior to the meeting, Dennis had requested that the department heads evaluate his performance and management and forward that information directly to the Board. The Board considered those comments in conjunction with their own and provided feedback on areas that are going well and areas that could

use some improvement. Overall, the evaluation was very positive, and the Board is pleased with Dennis' performance.

Prior to discussing a salary increase, Dennis announced that he is not seeking one. He received a substantial increase last year like the increase union employees received. However, their increase was spread over a period of a few years. He wished to be treated in a similar way. This demonstrates the thought, care, and dedication that Dennis puts into his job. The Town of Wiscasset and the welfare of its citizens are obviously important to him.