

WISCASSET SELECTBOARD,  
TAX ASSESSORS AND OVERSEERS OF THE POOR  
NOVEMBER 5, 2024  
IN PERSON AND VIA ZOOM

Present: James Andretta, Vice Chair Pam Dunning, Terry Heller, Bill Maloney, Chair Sarah Whitfield and Town Manager Dennis Simmons

Call to Order

Chair Sarah Whitfield called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the Payroll Warrants of October 18, October 25, and November 1, 2024. Vote 5-0-0.**

b. **Terry Heller moved to approve the Accounts Payable Warrants of October 22, October 29, and November 8, 2024. Vote 5-0-0.**

3. Approval of Minutes

**Terry Heller moved to approve the minutes of October 16, 2024, as amended. Vote 5-0-0.**

4. Special Presentations and Awards

5. Committee Appointments

6. Public Hearings

7. Public Comment on Non-agenda Items

Marie Rhinehart complained about the recent clear-cutting of trees on Route 1. She had contacted the Forest Service who said that the owner was within his rights to cut trees which were more than 75 feet from the water. It was suggested that she contact the Climate Action Team. Rhinehart also commented on the clutter of signs on Route 1 coming into town. The Code Enforcement Officer will investigate the matter.

8. Department Head or Committee Chair

9. Unfinished Business

a. Harvesting Agreement-Guy M. Pomeroy Logging, Inc. **Pam Dunning moved to authorize the Town Manager to execute, on behalf of the Town of Wiscasset, the timber harvesting contract with Guy M. Pomeroy Logging, Inc. Vote 5-0-0.**

b. Wawenock Block Update: The work on the windows is in the last stage and when the custom windows are complete, work will begin on the first-floor storefronts.

c. Maine Yankee Atomic Power Company Property Tax Settlement Agreement: **Pam Dunning moved to execute the Property Tax Settlement Agreement between the Town of Wiscasset and Maine Yankee Atomic Power Company, as negotiated by counsel for the Town and Town Manager Dennis Simmons as previously authorized by the Wiscasset Selectboard on October 15, 2024. Vote 5-0-0.**

#### 10. New Business

a. Funding Award for Lincoln County Affordable Housing ARPA Funds for Town Planning Projects: **Pam Dunning moved to authorize the Town Manager to execute, on behalf of the Town of Wiscasset, the Funding Award letter for Lincoln County Affordable Housing ARPA Funds for Town Planning Projects. Vote 5-0-0.**

#### 11. Assessors Business

##### a. Abatements

1) James Kochan for Map R09, Lot 008-E in the amount of \$710.80. **Terry Heller moved to approve the abatement for James Kochan for Map R09, Lot 008-E in the amount of \$710.80 as recommended by Assessors' Agent Ellery Bane. Vote 5-0-0.**

2) Maine Yankee Atomic Power Company (2023-2024), Real Estate account #RE 2541 (Map R08, Lot 005) in the amount of \$178,993.50. **Terry Heller moved to approve the abatement for Maine Yankee Atomic Power Company for real estate account #RE 2541 (associated with Map R08, Lot 005) for the April 1, 2023 valuation year in the amount of \$178,993.50, plus any accrued interest, as recommended by counsel for the Town and the Settlement Agreement Terms approved by Wiscasset Selectboard on October 15, 2024. Vote 5-0-0.**

3) Maine Yankee Atomic Power Company (2024-2025) Real Estate account #2541 (associated with Map R08, Lot 005) in the amount of \$186,585.00. **Terry Heller moved to approve the abatement for Maine Yankee Atomic Power Company for real estate account #RE 2541 (associated with Map R08, Lot 005) for the April 1, 2024 valuation year in the amount of \$186,585, plus any accrued interest, as recommended by counsel for the Town and the Settlement Agreement Terms as approved by Wiscasset Selectboard on October 15, 2024. Vote 5-0-0.**

#### 12. Town Manager's Report

Dennis Simmons reported that paving has been completed on Indian, Chewonki Neck and Oak Ridge Roads as well as some smaller roads. Plans are to pave downtown roads next year.

Now that Old Ferry Road is open, the span will qualify as a bridge and the town will be notifying the state of its responsibility for maintenance of the bridge, relieving the town of that responsibility.

Simmons has been working with counsel on easements for additional land around sewer pump stations 3 and 4 to enable updating. Engineering work done will be paid for by impact fees.

The first meeting since renovations were completed has been held at Scout Hall. Simmons invited the board members to visit the new meeting place. An open house will take place at some time in the future.

### 13. Other Board Business

a. Executive Session for consultation with legal counsel. **Terry Heller moved to enter Executive Session pursuant to 1 M.R.S.A. § 405 (6) (E) at 6:20 p.m. Vote 5-0-0. Terry Heller moved to exit Executive Session at 6:34 p.m. Vote 5-0-0.**

### 14. Adjournment

**Pam Dunning moved to adjourn the meeting at 6:34 p.m. Vote 5-0-0.**