

WISCASSET BOARD OF SELECTMEN
FEBRUARY 28, 2008

(Tape recorded meeting)

Present: Bill Curtis, Phil DiVece, Vice Chairman David Nichols, Nicole Viele and
Town Manager Arthur Faucher

Absent: Chairman Duane Goud

1. Call to Order

Vice Chairman Nichols called the meeting to order at 6 p.m.

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

3. Approve Minutes of January 17 and February 5, 2008

Nicole Viele moved, Bill Curtis seconded, to accept the minutes of January 17 and February 5, 2008. Vote 4-0.

New Business

4. Sign Quit Claim Deed to Release Property Tax Lien

David Nichols read the Quit Claim deed. **Nicole Viele moved, Phil DiVece seconded, to accept and sign the release of tax lien on the property of Winthrop Staples. Vote 4-0.**

5. Approve Budget Committee Applicant (Richard Hanson)

Nicole Viele moved, Phil DiVece seconded, to accept the application of Richard Hanson to fill the vacancy on the Budget Committee. Vote 4-0.

6. Matt Corwin - Mooring location request

Mr. Corwin was not present.

7. Wiscasset Shellfish Committee - Warden Salary and Ordinance Change

Richard Forrest, chairman of the Shellfish Committee, requested that the salary of the warden be increased from \$11 per hour to \$12.50 per hour effective March 1, 2008. The increase had been approved by the Shellfish Committee and will not change the budget, as the warden's hours will be reduced. The salary is currently budgeted at \$6,000 for the year; next year it is anticipated that with the reduction of hours and with the increased rate the total budget item will be \$5,000. **Nicole Viele moved, Bill Curtis seconded, to accept the Wiscasset Shellfish Committee's recommendation to change the salary from \$11 per hour to \$12.50 per hour. Vote 4-0.**

Mr. Forrest also recommended a change in the Shellfish Ordinance to eliminate the issuing of shellfish licenses by a statewide lottery after September 1 and instead limit the licenses to Wiscasset residents. Applicants must have completed a 20-hour

conservation course. **Nicole Viele moved, David Nichols seconded, to accept Committee's recommendation to work on the ordinance and forward the recommendations to the Town Planner and the Department of Marine Resources. Vote 4-0.**

8. Town Manager's Report

- Police Car Bids: Police Lt. John Allen reported that Request for Bids had been sent to three dealerships; two bids had been received as follows:

Quirk Ford - \$19,646.95 including trade of 2001 and 2004 police cars

Wiscasset Ford - \$18,804.00 including trade of 2001 and 2004 police cars

He recommended accepting the Wiscasset Ford bid, as the lower of the two, contingent upon approval of the budget at the Annual Town Meeting. **David Nichols moved, Nicole Viele seconded, to accept the low bid from Wiscasset Ford and let the Police Department put the amount in the budget for the coming year.** The mileage on the 2005 cruiser, which will not be traded, is 53,000. Prior Morrell asked whether the cars could be put out to bid to the public and was advised that it would not be possible because there would be no guarantee of selling price or that they would sell before the new budget starts. **Vote 4-0.**

- Waterfront Committee Vacancies: Arthur Faucher reported that there were two vacancies for Waterfront Committee members and for the Harbormaster position. The Health Officer position also needs to be filled. Phil DiVece asked that the Harbormaster's position be advertised in the newspapers. It was the consensus of the Board that the Town Manager be authorized to publicize and advertise the vacancies.
- Arthur Faucher asked for approval to submit the agreement for the \$30,000 grant for design of the Memorial Pier that will involve the Town's matching the \$30,000 grant. After the design phase, the Town can apply for a construction grant. He said the Budget Committee and the Waterfront Committee had approved accepting the grant. **Nicole Viele moved, Phil DiVece seconded, to accept the \$30,000 Small Harbor Improvement Program grant.** Phil DiVece asked that the planning incorporate the boat launches. **Vote 4-0.**
- The Town Manager requested authorization to submit Wiscasset's Transportation Requests for 2010 and 2011 to MDOT. He said that Ed Kavanaugh, a resident of Federal Street, had prepared background material for the Capital Work Plan. The project would include improvements by the Water District, Sewer Department, Public Works Department and MDOT for Federal Street from Hooper Street to Route 1 and for Route 1 from Lee Street to the Davey Bridge. **David Nichols moved, Bill Curtis seconded, to approve submission of the project to MDOT to be put in the next biennial request. Vote 4-0.** Phil DiVece suggested that a letter be written to Mr. Kavanaugh thanking him for his time and effort.

9. Other Business

Phil DiVece distributed information on Act LD1413, an act to set fees for service for tax-exempt property in municipalities. He said the bill would set the formula for payments in lieu of taxes by tax-exempt properties to cover services Wiscasset (or any other town) provides. Sponsor is Rep. Patricia Blanchette.

10. Adjourn

At 6:40 p.m. **Nicole Viele moved, Bill Curtis seconded, to adjourn the meeting. Vote 4-0.**

February 28, 2008 Abatement Meeting

Present: Chairman Duane Goud, David Nichols, William Curtis, Nicole Viele, Phil DiVece and Sue Varney, Assessors' Agent.

Chairman Duane Goud opened the meeting at 6:53 pm. The Board met on the following abatement requests.

1. Arthur & Judith Taylor (R05-106-B, Acct. #738).

Farmland exemption was excluded from 2007 tax assessments in error.

Duane Goud moved, David Nichols seconded, to grant the abatement in the amount of \$8,100 in valuation resulting in a refund of \$105.30 for tax year 2007. Vote 5-0.

2. Newman U. Kelley (R02-017-E, Acct. #216)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

3. Douglas Perow (R02-028-A, Acct. #233)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

4. Robert L. Oxtan (U14-003, Acct. #1733)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

5. Alton & Nancy Wyman (R06-038-A, Acct. #877)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

6. Tyler Chadwick (R04-010-A07, Acct. #2476)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

7. David Maines (U22-027-B, Acct. #2311)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

8. Richard Spinney (U23-014, Acct. #1903)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

Duane Goud moved, Nicole Viele seconded, to recalculate the mobile homes at 50% functional and abate the difference for #2 through #8. Vote 5-0.

9. James & Diane Baldwin (R04-011-A, Acct. #495)

Mobile home assessed unlike others, feel it should be coded 50% functional due to age and condition.

Nicole Viele moved, Phil DiVece seconded, to recalculate the mobile home at 50% functional and abate the difference. Vote 5-0.

The Assessors' Agent brought to the Board's attention that there is a complete listing of mobile homes that were assessed the same as above but the property owners have not requested abatements. **The Board directed the Agent to recalculate the mobile homes at 50% and submit a complete list to them for their signatures.**

10. Richard & Nancy Lutes (R01-031, Acct. #106)

This is a non-conforming lot and perhaps should be coded all rear land or coded at 50% functional.

Nicole Viele moved, Phil DiVece seconded, to grant the abatement of \$3,800 in valuation, resulting in a refund of \$49.40, for tax year 2007. Vote 5-0.

11. Shirley (Wm. & Judith) Jones (R02-052, Acct. #2226)

This lot should be coded all rear land due to access.

Duane Goud moved, Bill Curtis seconded, to grant the abatement of \$38,600 in valuation, resulting in a refund of \$501.80, for tax year 2007. Vote 5-0.

12. Ronald & Shirley Helms Titcomb (R01-025, Acct. #92)

This lot should be coded all rear land due to access. The Board also noted a planimeter check needs to be done on the size for accuracy.

Nicole Viele moved, Duane Goud seconded, to recalculate the land as rear land and abate the difference. Vote 5-0.

13. Glen & Belinda Hagggett (U09-011, Acct. #1582)

This lot is non-conforming and perhaps should be coded 50% functional.

Duane Goud moved, Nicole Viele seconded, to recalculate the land at 50% functional and abate the difference. Vote 5-0.

14. George Couture (R01-044-Q, Acct. #2035) (For 2007 & 2006)

The garage that was taxed to Mr. Couture in 2006 & 2007 actually belongs to Mr. Cromwell. A supplemental tax bill was sent to Mr. Cromwell for both years and has been paid.

Duane Goud moved, Nicole Viele seconded, to grant the abatements for tax year 2006 and 2007 in the amounts of \$19,000 valuation = \$258.70 for 2007 and \$11,400 valuation = \$198.36 for 2006. Vote 5-0.

15. Larry R. Smith (U07-015, Acct. #1549)

Mr. Smith has a question on grade classification. Nicole Viele moved, Phil DiVece seconded, to table this request until the Tyler representative can be here in April to discuss with the Board. Vote 5-0.

16. Sarah Jording (U13-019, Acct. #1705)

This property was assessed the wrong acreage.

Nicole Viele moved, Duane Goud seconded, to grant the abatement in the amount of \$2,100 in valuation resulting in a refund of \$27.30 for tax year 2007. Vote 5-0.

17. Allison Chapman (R02-004-A, Acct. #176)

The building was assessed the wrong size.

Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$4,200 in valuation resulting in a refund of \$54.60 for tax year 2007. Vote 5-0.

18. Malcolm & Pegeen McConnell (R02-015-A, Acct. #205)

The building was assessed the wrong size.

Nicole Viele moved, Duane Goud seconded, to grant the abatement in the amount of \$5,900 in valuation resulting in a refund of \$76.70 for tax year 2007. Vote 5-0.

19. Talbot & Linda Delano (R07-065-B, Acct. #2287)

Lots are on the same deed and should have been combined.

Duane Goud moved, Phil DiVece seconded, to combine the lots and grant the abatement for the difference. Vote 5-0.

20. Donna & Dick Morris (U17-002, Acct. #1774)

Property was not assessed in the correct zone.

Nicole Viele moved, Phil DiVece seconded, to grant the abatement in the amount of \$233,000 in valuation resulting in a refund of \$3,029.00 for tax year 2007. Vote 5-0.

21. Chris Duke (R03-025-A, Acct. #340)

Applicant had a question on value. Had June 2007 appraisal (after 4/1/07).

Nicole Viele moved, Duane Goud seconded, to table this request until the Tyler representative can be here in April to discuss with the Board. Vote 5-0.

22. Bal Global Finance, LLC (Acct. #147 PP)

No depreciation was taken. It was recommended that an abatement of \$1,060 in valuation, which results to \$13.78, be issued.

23. Gordon B. Huber (Acct. #21 PP)

Business was sold January 2007. It was recommended that an abatement of \$2,600 in valuation, which results to \$33.80, be issued.

24. Robert Morgan (Acct. #270 PP)

Business closed September 30, 2006. It was recommended that an abatement of \$1,820 in valuation, which results to \$23.66, be issued.

25. US Bancorp Equipment Finance, LLC

Double taxed for piece of equipment. It was recommended that an abatement of \$2,650 in valuation, which results to \$34.45, be issued.

David Nichols moved, Duane Goud seconded, to grant abatements 22 through 25 in the amounts recommended above. Vote 5-0.

The Board of Selectmen/Assessors discussed a date for the Tyler-assisted abatements. **Nicole Viele moved, Duane Goud seconded, that the Tyler-assisted abatements be scheduled for Saturday April 12, 2008 beginning at 8:00 am. Vote 5-0.**

At 7:50 pm **Duane Goud moved, Phil DiVece seconded, to adjourn the meeting. Vote 5-0.**