WISCASSET BOARD OF SELECTMEN,

BOARD OF ASSESSORS AND OVERSEERS OF THE POOR

SEPTEMBER 1, 2015

 Tape recorded meeting

Present: David Cherry, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

1. Call to Order

Chair Ben Rines, Jr., called the meeting to order at 6 p.m.

2. Pledge of Allegiance

3. Public Hearings – none

4. Approval of Minutes

**Ben Rines, Jr., moved to approve the minutes as amended. Vote 4-0-0.**

5. Approval of Treasurer’s Warrants

**David Cherry moved to approve the Payroll Warrants of August 21 and August 28, 2015. Vote 4-0-0. Judy Flanagan moved to approve the Accounts Payable Warrants of August 18 and September 1, 2015. Vote 4-0-0.**

6. Assessors’ Business – none

7. Special Presentations or Awards – none

8. Appointments – none

9. Resignations

Ben Rines, Jr., announced that Roland Abbott, Ambulance Director, had resigned. **Jeff Slack moved to accept the resignation. Vote 4-0-0.**

10 Public Comment

Jeanne Main said that in spite of numerous complaints to the Town, one of her neighbors continues to have propane tanks, fire extinguishers, unregistered vehicles, and other trash on his property, which she can see from her deck. She said the CEO has sent letters to the owner of the property but nothing has been done. She asked that the town demand that the property be cleaned up immediately or that her property be reassessed at a lower rate. The Town Manager said she has asked the CEO to visit the neighbor to resolve the issue. Police Chief Troy Cline recommended that if hazardous materials are present, the DEP be contacted. Ben Rines moved that we give the landowner until the 30th of September to clean up his property or the Town will take legal action. Vote 4-0-0.

11. Unfinished Business

A. Update on basketball court fundraiser: Marian Anderson reported that Todd Souza is looking into the matter, but she had no information at this time.

B. Lincoln County Healthcare Lease: Marian Anderson reported on discussions with Patrick Parson, Lincoln County Healthcare, for the lease of the (former) elementary school from December 2015 to May 2016. There will be no lease payment, but Lincoln Healthcare will pay for heating, estimated between $85,000 and $90,000. The tenant will be responsible for trash pickup and plowing; the town will take care of water and sewer and maintenance of boilers, etc. The town will be responsible for removing snow from the roof and snow banks after the tenant plows roads. It was the consensus of the board to move forward with a lease. **Ben Rines, Jr. moved to authorize the Town Manager to sign the lease. Vote 4-0-0.**

**Jeff Slack moved to take agenda item 12D out of order. Vote 4-0-0**.

12. New Business

D. Brian Murray request to discuss Currier Langley’s delinquent tax payment agreement for Map R01, Lot 044-J: Murray asked for the status of Currier Langley’s delinquent tax payment agreement and what the Town’s foreclosure policy was. He said because of issues with his neighbor over property lines, he would like to acquire the abutting property. The need for a policy for this and other foreclosed properties was discussed as it would apply to both unoccupied land and land with buildings. Jeff Slack said in the past foreclosed properties were offered to an abutter, put out to bid or sold directly. Ben Rines, Jr. recommended that a letter be sent to Langley giving him two weeks to pay his total bill before the Town took possession of his property. David Cherry recommended that a request to cease actions on Langley’s neighbor’s properties be included in the letter. Marian Anderson will determine if the liens on the Langley property are in good condition and then if no payment is made, the board could at the next meeting decide what to do with the property

E. Delinquent tax payment agreements: Marian Anderson had prepared a packet of information for the board members on properties with delinquent taxes and status of their payment agreements**. Ben Rines, Jr., moved that the Town will continue to honor all agreements. Vote 4-0-0.**  Anderson will verify the status of all liens starting with vacant properties. The board will discuss the current policy on tax-acquired properties and check with MMA for legal assistance. A work meeting with the Town Manager, Assessor, CEO and Planner was suggested**. Ben Rines, Jr., moved that until the matter is sorted out, there will be no more agreements made by the Town. Vote 4-0-0.** Judy Flanagan suggested that a list of available properties be circulated to Town departments to determine if they would be interested.

11. Unfinished Business (cont’d.)

D. Federal Street Update: Marian Anderson said she had drafted a letter to the commissioner in response to his letter informing the town that no changes would be made to the weight limit on Federal Street. The board discussed whether or not to participate in the meeting of stakeholders being planned by Senator Chris Johnson to address concerns of Wiscasset and Sheepscot Village regarding Federal Street. A board meeting at the elementary school to which the MDOT commissioner, state representatives and residents of Newcastle and Alna would be invited was discussed but no decision was made. There was a consensus that the chairman and town manager meet within the next two weeks with the DOT regarding the process for changing weight limits on state roads. Marian Anderson will contact Senator Johnson and advise him that the board would respond to his invitation at a later date.

12. New Business

A. Town Real Estate Update

i. Former Ferry Road Development, LLC property Map 8, Lots 5b ,6 and 12: Sherri Dunbar reported she had been working on the Mason Station property and had shown it several times. She asked the board about its plans for the property, noting that not all the property had been foreclosed. The property will need remediation, and she had met with Todd Cotton, an environmental engineer, who had done an assessment on the cost of remediation. She said that EPA superfunds were available for cleanup of brownfield properties. Marian Anderson will check on the tax status of the property and will meet with Lincoln County Planning on funds available for cleanup. **David Cherry moved to keep the 327-acre parcel and to sell the other two parcels. Vote 4-0-0.**  The Ordinance Review Committee’s work on a Planned Development District ordinance for the large parcel was mentioned**.** A copy of the Lincoln County Health lease for the former elementary school will be given to Dunbar.

ii. Bath Road, Map U17, Lot 004B: Sherri Dunbar will discuss this property in executive session with the board. **Ben Rines, Jr., moved to meet in executive session with Sherri Dunbar on Friday, September 4, at 5:30 p.m. Vote 4-0-0.**

B. Project Funding Discussion

 i. Fence at Wiscasset Community Playground: Marian Anderson described the need for a fence at the playground near a steep drop-off. The area had previously been blocked by shrubbery which had been removed. **Judy Flanagan moved to take $1,023.96 out of contingency for the fence materials. Vote 4-0-0.**

 Ii. Crack fill and seal at Sherman Park: Paving at the playground of the new elementary school had been damaged by heavy equipment; the Town’s share of the cost to repair will be $3,800**. David Cherry moved to pay the $3,800 from contingency. Vote 4-0-0.**

C. Invitation to Senior Center Dinner September 9 @ 5 p.m.: This willl not be a select board meeting; the Senior Center has sent its agenda for the meeting**. Ben Rines, Jr., moved that the board meet at the Senior Center on September 9 or 23rd. Vote 4-0-0.** (Note: this was later changed to September 16.)

F. Removal of NOAA tide gauge September 9-13: Marian Anderson said the NOAA mapping project had been completed and the tide gauge would be removed around September 9 – 13.

13. Department Head or Committee Chair Report

A. Update on speeding and traffic control – Chief Troy Cline: The chief summarized his report on traffic stops for speeding, lack of registration or inspection and failure to wear seatbelts. Usually warnings are given on the first stop with tickets given for repeat offenses. He reported that Thomas Hoepner has been appointed as School Resource Officer. Cline said he would work with the town on the Federal Street problem and will be present in the mornings at the elementary school with blue lights flashing to ensure speed limits are not exceeded. Pedestrian crossing problems in the village were discussed as was the possibility of employing another officer. The pedestrian crossing lights, previously discussed, are no longer available from MDOT but it is possible to obtain one for $9,000 and Marian Anderson is exploring sharing the cost with the school department. Judy Flanagan asked about the possibility of having a day set aside where an officer can check and/or instruct on the installation of child car seats. Cline will check with the highway safety department.

14. Town Manager’s Report

Marian Anderson reported that with help from CMP the generator for the municipal building will be connected by winter.

The runway striping at the airport has been completed

Joseph McCole has been appointed as interim EMS director for a 90-day period.

In response to Judy Flanagan’s question regarding the loader bids, Anderson explained that although some companies submitted two bids with different prices, all bids were compared with the specs and the bid was awarded to Nortrax.

In response to a request for increased office hours, the town manager said the office had been open one night a week until six, but some nights there had been no activity and it was not cost effective to keep the office open for an extra hour. A drop box for payments had been installed and registration and fishing and hunting licenses can be obtained on line.

A motion to double side selectmen’s packets failed.

**Ben Rines, Jr., moved that the board continue to meet at 6 p.m. Vote 4-0-0.**

15. Adjournment

**Jeff Slack moved to adjourn the meeting. Vote 4-0-0.**