

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 15, 2013, 6 p.m.

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

Chair Ed Polewarczyk called the meeting to order at 6:00 p.m.

2. Discussion regarding poverty abatement requests

Judy Colby moved that the Board of Selectmen go into executive session pursuant to the provisions of Title 36, §841(2) MRSA to consider a request for an abatement of taxes for reasons of poverty. Vote 5-0-0. The board entered executive session at 6:03 p.m. and exited at 6:53. **Judy Colby moved to come out of executive session. Vote 5-0-0. Pam Dunning moved to deny the poverty abatement request No. 1303. Vote 5-0-0.**

7:00 p.m.

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

4. Public Hearing for Automobile Graveyard and/or Junkyard permit renewals

Steve Kent, owner of 326 Bath Road and abutter of Jim's Auto Trim and Grover Auto & Tire, said a recent survey showed that the property line between Grover's property and his goes through two school buses and a Camaro parked on Grover's property. He anticipates the problem will be resolved. Town Manager Laurie Smith recommended that the board stay in touch with Mr. Kent regarding the property line issue. The public hearing closed at 7:05 p.m.

Jeff Slack moved to approve the Automobile Graveyard and/or Junkyard permit renewals for Blagden's Garage, Jim's Auto Trim, Pro Body Works, Grover Auto & Tire, Inc., and Norman's Used Cars. Vote 5-0-0.

5. Public Hearing on the November 5 ballot

Ed Polewarczyk read the articles on the ballot.

Regarding Article 2, Pam Dunning reminded the public that this is the last vote on the question and that 833 voters are needed in order for the vote to be valid.

There were no comments or questions on Articles 3 and 4.

William Rines, Wastewater Treatment Plant Manager, explained the need for the capital improvement items, which is Article 5 on the ballot: two of the pump stations have outlived their 20-year life expectancy by over 10 years and the Federal Street interceptor line, which has leaks, was installed in 1960. The article asks for approval of a United States Department of Agriculture, Rural Development,

grant and loan (\$226,000 and \$974,000 respectively). Repayment will come from user fees and capital Improvement funds.

Article 6: Town Planner Misty Parker explained that the Adult Entertainment Establishment Ordinance will further regulate these establishments by instituting sign standards and setbacks from residences, schools and churches.

Article 7: Parker explained that roads are not now regulated other than new roads in subdivisions; however, the new ordinance will provide outlines for new roads based on usage. There will be standards for improving existing roads if substantial development is planned. The public hearing closed at 7:21 p.m.

6. Approval of Treasurer's Warrant: October 8 and 15, 2013

Pam Dunning moved to approve the Treasurer's Warrant of October 8, 2013. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrant of October 15, 2013. Vote 5-0-0.

7. Approval of Minutes: October 1 and October 8, 2013

Judy Colby moved to approve the minutes of October 1, 2013. Vote 5-0-0. Judy Colby moved to approve the minutes of October 8, 2013. Vote 5-0-0.

8. Appointments – none

9. Special Presentations or Awards – none

10. Public Comment – none

11. Department Head or Committee Chair Report – none

12. Unfinished Business – none

13. New Business

A. Public hearing on liquor license application – postponed until 8 p.m.

B. Authorize the tax commitment: Laurie Smith explained that the tax rate is determined by the total Town appropriations less revenues divided by the total Town property valuation. She said the fund balance has been used in the past to augment the revenues and she gave examples of previous years' contributions. She presented several options for calculating the mill rate depending upon the fund balance contribution. On a property valued at \$150,000, for example, with a fund balance of \$125,000, the total tax increase would be \$45.00 **Judy Colby moved to set the fund balance contribution at \$125,000 (which would result in a \$16.20 tax rate). Vote 5-0-0.**

C. Request from New Hope for Women to place a Domestic Violence Awareness sign in the village

Jeff Slack moved to approve the Domestic Violence Awareness Month sign as requested from October 16 to October 31. Vote 5-0-0.

14. Town Manager's Report

A. Lincoln County Tax Payment: Smith reported she had written to the County Commissioners regarding a possible extension of the town's county tax due date. The commissioners had, in view of the October 8 town vote, decided it was not an issue and had not discussed it at its October 15 meeting. Smith informed the County that the Town will still be a month behind with a December 6 Town tax due date. The bank has limited how much the Town can borrow at this point, so a loan for the tax payment is not an option. If the Town is not able to make the County tax payment by October 31, it will be charged 7% interest; however, Smith said every effort would be made to make the payment on time.

B. Subcommittee of Selectmen to review Real Estate Agent proposals: Smith said the only proposal received for the sale of the Bath Road properties was from Sherri Dunbar. She recommended that the board appoint a subcommittee to review the proposal. **Judy Colby moved to appoint Pam Dunning and Tim Merry to a subcommittee to review real estate proposals. Vote 5-0-0.** The subcommittee will bring its recommendation to the board in November.

C. 25 Middle Street: George Freeman, the successful bidder on this property, had, after reviewing the documents related to the property, advised Smith that he was backing out. He said he was uncomfortable knowing that the heirs thought they still owned the property and he would contact them to see if something could be worked out. **Judy Colby moved to have the real estate agent sell the property. Vote 5-0-0.**

D. Tax Newsletter: Smith asked the board whether ballot information should be sent out with the tax bills and tax newsletter considering the delay in mailing. **Jeff Slack moved that if the tax bills go out the week of October 21, the ballot information be included. Vote 4-1-0.**

E. Sheriff's Action on Mason Station: Smith reported that the sheriff had secured equipment, that had been removed from the building and packed for shipment, in order to assist the town in collection of its judgment and writ of execution against Mason Station LLC for the outstanding debt to the Town.

8 p.m.

13. A. Public Hearing for new liquor license for The 27 Pub & Grill

Mark Buscanero said he plans a family restaurant with pub fare and will open at the end of November. There may be entertainment in the future. The Code Enforcement Officer, and Planning and Police Departments had signed off on the application. **Jeff Slack moved to approve the application for liquor license. Vote 5-0-0.**

15. Other Business

A. Executive Session regarding the Mason Station Properties

Judy Colby moved to go into executive session pursuant to 1 MRSA §405 (6)(C) to discuss the possible disposition of properties. Vote 5-0-0. The board entered executive session at 8:05 and exited at 8:20

B. Executive Session regarding the possible expansion project and TIF with Molnlycke

Judy Colby moved to enter executive session pursuant to 1 MRSA Section 405 (6)(C) to discuss a TIF agreement proposal for the Molnlycke project. Vote 5-0-0. The board entered executive session at 8:21 and exited at 8:29.

11. Adjournment

The meeting adjourned at 8:30.