

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
NOVEMBER 5, 2013

(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 7 p.m.

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

3. Public Hearing for Special Amusement Permit application

The public hearing opened at 7:01 p.m. The applicant was not present. In response to the chair's request for comments, Stanley Fairservice said he and another neighbor of the 27 Pub & Grill had concerns about potential noise, hours, headlights and the change from a restaurant to a pub and grill. Because the applicant was not present, questions about hours and type of entertainment could not be addressed. The public hearing closed at 7:08 p.m.

Pam Dunning moved to postpone and continue the Special Amusement Permit hearing at the next meeting. Vote 5-0-0.

4. Approval of Treasurer's Warrant: October 22 and 29 and November 5, 2013

Pam Dunning moved to approve the Treasurer's Warrant of October 22, 2013. Vote 5-0-0. Judy Colby moved to approve the Treasurer's Warrant of October 29, 2013. Vote 5-0-0. Judy Colby moved to approve the Treasurer's Warrant of November 5, 2013. Vote 5-0-0.

There were a number of students in the audience and Ed Polewarczyk explained that bills could not be paid until the selectmen had approved the treasurer's warrants, listing all expenses.

5. Approval of Minutes: October 15, 2013

Pam Dunning moved to approve the minutes as amended. Vote 5-0-0

6. Appointments – none

7. Special Presentations and Awards – None

8. Public Comment – none

9. Department Head or Committee Chair Report

Roland Abbott, EMA Director, described the planned mass casualty drill to take place on November 7 from 6 to 8:30 p.m. on Route 27. The training exercise will involve police, fire and ambulance

departments from Lincoln and Sagadahoc counties, Wiscasset and neighboring towns. Mutual aid will be in force covering agencies that are involved in the exercise. Abbott described the scenario which takes place during a nor'easter and involves an accident involving a school bus transporting people from their homes to shelter at the Community Center. A sign will be placed on Route 27 informing the public of possible delays.

10. Unfinished Business

A. Tax Anticipation Note: Town Manager Laurie Smith said the bank will allow an amendment to the tax anticipation note increasing it by up to \$580,000 because of the expected delay in tax revenue. **Judy Colby moved to adopt Certificate of Clerk re: Tax Anticipation Note. Vote 5-0-0.**

11. New Business

A. Board to approve the Quit Claim deed on the premises shown on Wiscasset Tax maps at Map R03 Lot 085E: Smith said there were tax liens on the property, but it was never foreclosed by the town. All taxes have now been paid. **Judy Colby moved to sign the Quit Claim Deed. Vote 5-0-0.**

Pam Dunning moved to move to amend the agenda to take up Item 11B to after Item 13. Vote 5-0-0.

C. Board to sign the 2013 Municipal Valuation Return: Smith said the Assessor's Agent had completed the Municipal Valuation Return which required the selectmen's approval. **Judy Colby moved to authorize the 2013 Municipal Valuation Return. Vote 5-0-0.**

D. Board to Review and vote on the Tax Growth spreadsheet for 2013: Smith explained that each year the Assessor's Agent tracks the changes made in valuation. This year the investment by CMP helped to balance the loss of valuation of Maine Yankee; and Mason Station house lots, Ferry Road Development, Barnett, Denovo and Sommelier properties had been removed from the tax rolls. The valuation increased \$1,612,961. **Judy Colby moved to authorize the Tax Growth spreadsheet for 2013. Vote 5-0-0.**

E. Board to approve Huntoon Hill Grange #398 to operate Beano/Bingo and Games of Chance. **Judy Colby moved to authorize Huntoon Hill Grange #398 to operate Beano/Bingo and Games of Chance. Vote 5-0-0.**

Pam Dunning moved to reopen the public hearing for the Special Amusement Permit application of the 27 Pub and Grill. Vote 5-0-0. Mr. Buscanero was present and responded to the concerns of his neighbors. He assured the board and Mr. Fairservice that he would shut down the music if there were complaints by the neighbors because of the volume. He said food service would stop at 9 p.m. and the pub would probably be open until 11 p.m. He said there was no schedule for bands, but probably there would be some amplification for individual musicians. He asked that abutters come to him with complaints. He added that if there were numerous complaints, the Town could take away his license. **Pam Dunning moved to approve the Special Amusement Permit.** There were no conditions placed on the permit. **Vote 4-1-0.**

12. Town Manager's Report

A. Mason Station correspondence: With regard to the town's attaching the equipment at Mason Station, Smith reported that she had received a copy of Attorney James Belleau's response to Mr. Barboni (ESI), advising him that adequate evidence of purchase and sale documentation for equipment at Mason Station had never been received and no response had been received from Mr. Barboni's attorney. The town had therefore taken all steps available to it in accordance with the law in order to collect amounts owed by Mason Station. Ed Polewarczyk said until the ownership issue is settled, whether the equipment is owned by ESI or Mason Station, it would not be advisable to auction off the property. Smith added that the property has been mortgaged and any proceeds would go toward the mortgage first.

Smith said the Main Street Program would be discussed with stakeholders and the Chamber of Commerce at CEI on November 12.

The application for the Maine Shore and Harbor boardwalk grant was submitted on November 1 and copies were distributed to the board. Letters of support and a budget were submitted with the application.

Smith reported that bids had been sent out for the Fire Department truck .

Smith reviewed the goals set by the board last winter and the progress made. The goals were to minimize the impact of the budget on the taxpayers, to reduce outstanding accounts receivable, to liquidate unneeded town-owned and tax acquired properties, to adopt a fund balance policy and to meet with town committees. She distributed materials for the board to review before the next meeting which included the Town of Gardiner's fund balance policy. Meetings with, or reports from, committees will be discussed at the next meeting. Pam Dunning suggested that the committees report periodically to the selectmen.

13. Other Business

Pam Dunning moved to go into executive session pursuant to 1 MRSA §405 (6)(a) to discuss personnel related to volunteer award. Vote 5-0-0. The board entered executive session at 8:02 and exited at 8:10 p.m. **Pam Dunning moved to come out of executive session. Vote 5-0-0. Jeff Slack moved to award the 2013 Volunteer Recognition Award to the Recreation Scholarship Committee.**

11B. Executive Session re: Land Sales

Judy Colby moved to enter executive session pursuant to 1 MRSA §405 (6)(c) to discuss sale of tax acquired parcels. Vote 5-0-0. The board entered executive session at 8:10 and exited at 8:33 p.m. **Judy Colby moved to come out of executive session. Vote 5-0-0.**

Judy Colby moved to authorize the Town Manager to sign all necessary documents to enter into a contract with Tim Dunham Realty for the sale of tax acquired parcels and handle negotiations applicable thereto. Vote 5-0-0.

Pam Dunning moved to set the sale price for the Sommelier property, Book 4227, Page 213, at \$40,000 with a commission rate of 9% for one year. Vote 5-0-0.

Judy Colby moved to set the sale price for the Delois property, Book 4249, Page 112, at \$170,000 with a commission rate of 9% for one year. Vote 5-0-0.

Pam Dunning moved to set the sale price for 25 Middle Street, Book 2363, Page 341, at \$70,000 with a commission rate of 7% for one year. Vote 5-0-0.

14. Adjournment

Judy Colby moved to adjourn at 8:36 p.m. Vote 5-0-0.