

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
DECEMBER 17, 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

The chair called the meeting to order at 5:30 p.m.

2. Executive session regarding poverty abatement requests

Jeff Slack moved that the Board of Selectmen go into executive session pursuant to the provisions of M. R. S. A. Title 36, §841 (2) to consider requests for abatement of taxes for reasons of poverty. Vote 5-0-0. The board entered executive session at 5:31 p.m. and exited at 6:24 p.m. **Judy Colby moved to come out of executive session. Vote 5-0-0.**

Case No. 13-04: Pam Dunning moved to approve. Vote 4-1-0. Case No. 13-05: Pam Dunning moved to postpone to the January 7, 2014 meeting. Vote 4-1-0.

3. Discussion of 2013 property tax abatements

William T. and Karen Valentine (R09-008E, Acct. #1122): Mr. Valentine said the \$200,000 land value was too high based on comparable properties and the building was in poor shape. Sue Varney said she had researched the records when land base values were changed on Young's Point Road, and it appeared that the values were based on water influence (shallow tidal or marsh). Varney will provide a definition of shallow tidal and marsh so that the board will have a basis on which to make decisions. **Judy Colby moved that the board ask Sue Varney to make a site visit and evaluate the site and building and return with a new number at the January 7, 2014 meeting. Vote 5-0-0.**

Richard & Ellen Hall (R05-132-A, Acct #802): The property no longer has a pool and Varney recommended an abatement. **Jeff Slack moved to approve an abatement of \$990, resulting in a refund of \$16.03. Vote 5-0-0.**

Town of Wiscasset (R07-092A, Acct. #2592): This lot was not coded municipal and was taxed in error. Varney recommended an abatement valued at \$24,900 resulting in a refund of \$403.38. **Pam Dunning moved to approve. Vote 5-0-0.**

Lori and John Allen (U02-019, Acct. # 1331): Varney said the garage function had been changed from 80% to 100% but it was discovered the original 80% was correct. **Judy Colby moved to approve an abatement valued at \$3,400, resulting in a refund of \$55.08. Vote 5-0-0.**

Map U22, Lots 1, 2, 3, 4, 4A, 5, 13, 14, and 27: Varney said these lots were factored at 225% and recommended they be treated as lots across the street (100%). **Judy Colby moved to decrease the factor from 225% to 100% on the above nine properties. Vote 5-0-0.**

Varney asked that the board visit at high tide Lots 15, 16, 17, 18, 19, 20 and 21. She said the lots are being assessed for water influence and she believed that was in error. Judy Colby said it was not possible to see river from these properties and would rely on Varney's recommendation. **Colby moved to remove the water influence from Lots 15, 16, 17, 18, 19, 20 and 21 on Map U-22. Vote 5-0-0.**

A short recess followed and the meeting resumed at 7 p.m.

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

4. Approval of Treasurer's Warrant: December 10 and December 17, 2013

Judy Colby moved to approve the Treasurer's Warrant of December 10, 2013. Vote 5-0-0. Judy Colby moved to approve the Treasurer's Warrant of December 17, 2013. Vote 5-0-0.

5. Approval of Minutes: December 3, 2013

Pam Dunning moved to approve the minutes of December 3, 2013. Vote 4-0-1.

6. Public Comment

Deb Pooler reported that Wiscasset High School had been selected to compete in the WGME Channel 13 School Spirit Challenge, a friendly competition between schools to show school pride and spirit, while helping the community. The program is designed to promote the community and good stewardship with students of high schools in Central and Southern Maine through an ongoing food drive to benefit the Good Shepherd Food Bank. Pooler said the school needs support and she invited the community to a pep rally on January 31 at 5 a.m. which will be broadcast on WGME.

Doug Smith, a candidate for school board, said the newly elected board will need interim funds before a new budget is approved for the fiscal year starting July 1. He said that the board will have immediate expenses for attorneys, staff, hiring principals, computers, office and supplies. In addition, immediate action will have to be taken to replace laptop computers and a server, to take care of deferred maintenance and to rectify faulty records. Smith asked the town for a \$250,000 line of credit to be voted on at a special town meeting.

The Town Manager said the school board would have to borrow against future income or take it from the reserve account. A bond anticipation note against a budget that has not been approved is a concern. Ed Polewarczyk said he would prefer to have the elected school board make the request for funds to the selectmen and Budget Committee; Judy Colby asked for clarification by the January 7 meeting on the \$1,500,000 already approved for withdrawal. Laurie Smith said that if the voters authorized a bond, the selectmen would have the authority to decide on how it is spent.

7. Department Head or Committee Chair Report

A. Discussion of Molnlycke Tax Increment Financing and expansion project: Molnlycke Development Director James Detert announced that Wiscasset has been selected for the 32,000-sq.-ft. expansion of the Rynel facilities, pending purchase of the Rynel building, affordable design of the expansion, and approval of Tax Increment Financing (TIF) and credit enhancement agreement. Following a power point presentation on the expansion, Attorney Shana Cook Mueller and Town Planner Misty Parker described

the proposed expansion of the current TIF agreement which would extend the agreement ten years and would shelter 100% of the taxes from the increased value with half going to the town for infrastructure and economic development. **Jeff Slack moved to approve the TIF documents. Vote 5-0-0. Jeff Slack moved to approve the warrant establishing an open town meeting on January 14, 2013 at the Community Center gym at 7 p.m. Vote 5-0-0. Jeff Slack moved to hold a public hearing on the TIF with Molnlycke on January 14, 2014. Vote 5-0-0.**

Pam Dunning moved to go into executive session pursuant to §405(6)(D) for discussion with the attorney. Vote 5-0-0. The board entered executive session at 8:11 p.m. **Jeff Slack moved to come out of executive session at 8:20 p.m. Vote 5-0-0.**

8. Unfinished Business

A. Discussion of Bath Road Master Plan: The steering committee of the Bath Road Master Plan has voted to recommend to the selectmen adoption of the master plan, which will promote economic development and improve mobility on Bath Road. **Pam Dunning moved to adopt the Bath Road Master Plan. Vote 5-0-0.** In order to implement the master plan, the comprehensive plan will need amending to reflect recommended zoning changes to be followed by ordinance amendments. **Pam Dunning moved to reactivate the Comprehensive Plan Committee and invite former members to see if they are interested, and if not, advertise for new members, and direct the Ordinance Review Committee to work on ordinance changes to comply with the Bath Road Master Plan. Vote 5-0-0.**

9. New Business

A. School Committee Election Warrant and Notice of Election: **Jeff Slack moved to sign the School Committee Election Warrant and Notice of Election. Vote 5-0-0.**

10. Town Manager's Report

Laurie Smith reported that the town is eligible to apply for funds for a walkability audit. The \$5,000 grant would allow the town to hire a consultant to determine the walkability of the community. The grant would require a \$500 match. The application is due before the next selectmen's meeting. **Pam Dunning moved to direct Misty Parker to apply for the grant and if awarded to take the \$500 from Contingency. Vote 5-0-0.**

11. Executive Session to discuss Personnel

Judy Colby moved to go into executive session pursuant to Title 1, M.R.S.A. §405(6)(A) for personnel. Vote 5-0-0. The board entered executive session at 8:35 p.m. and exited at 8:59 p.m. **Judy Colby moved to appoint Pam Dunning and Jeff Slack as the subcommittee authorized to enter into a contract with Don Gerrish as Wiscasset's Interim Manager and to execute the search for the new Town Manager. Vote 5-0-0.**

12. Adjournment

The meeting adjourned at 9 p.m.