

THE ARROWSIC ARROW

Volume 2, Number 1

Arrowsic, Maine 04530

February, 1987

Dear Reader,

As time passes and snowflakes accumulate outside our windows, it's hard to believe that once, not long ago there were leaves on all the trees, and it was so warm outside that we wore T-shirts everyday. Soon it will be again summertime, and these days of huddling to keep warm will be only memories. The issues in this month's Arrow are matters as essential to our everyday lives as the seasons themselves. Important to consider is that we do not have to see ourselves as powerless victims of these processes- we may be able to make a difference if we work toward one.



AM
04548

Taxing Issues

Patty Olds

When the Selectmen/Assessors visit your property, we bring a tape measure, a State of Maine Property Record Card, and a camera.

On the Property Record Card are several categories. The first is called Construction Details. There are 10 headings in this section- Foundation, Basement, Framing, Roof, Interior, Exterior, Floors, Heating, Plumbing, and Lighting- each of which will be graded from 1-5; 5 being the highest grade. The grading in each category is based on standards set up by the State that can be found in the State of Maine Assessment Manual. Each Selectmen has one of these manuals and will be happy to go over it with you.

After grading, which is done by actual inspection if someone is home, or a "window inspection" gathering the most details we can, the outside dimensions of the house and outbuildings are measured and a picture is drawn on the card with these measurements.

Next, we take pictures of the house and outbuildings to go in your file with the card. Any other real property is noted while we visit the property (i.e. tractors, unregistered 3-wheelers, etc).

We take all this information back to the Town Hall. Adding up all the grades under each heading of construction details will give us an overall grade for the building. At the same time, value separate from the grade is added or deducted from these 10 headings: For instance, if part of your house has a finished basement under part of it, and another part only has crawl space, the basement will be graded, and a deduction given to that part of the house which only has a crawl space under it.

We compute the total square footage, and note how many stories each section of your house has. This information, along with the grade, is used to find the value, or replacement cost of your home. Again, these values are found in the Maine State Assessment Manual.

After finding the total cost of replacement, we make adjustments according to 1. Condition (physical deterioration), 2. Functional Obsolescence (degree of completion), and 3. Economic Obsolescence (the effect of location on value-not used in Arrowsic). We also allow for depreciation. These are all expressed in %.

To this adjusted dollar value, we add the outbuildings which are assessed on a flat rate of \$3.20/square ft., with additional value for extras such as wooden floors, finished interiors, electricity, etc. (no depreciation on outbuildings) and come up with a total value for buildings on your property.

The land in Arrowsic is valued as follows:

Any land that has a house built on it is assessed \$6000.00 for a house site that has- 1) Accessibility 2) Water 3) Utilities. Any sites not having these qualities will be given a lesser value. Other land is valued at \$600.00/acre, except marshlands and swamplands. These are given a value of \$10.00/acre. Added to the land valuation is extra \$ for road frontage, deep water frontage, tidal frontage, etc.

The Land Valuation is now added in with the Building Valuation, and any real property to come up with a total assessed property value.

Now, (READY FOR THIS?) all of the properties in Town added together gives us a total valuation. We then take the County Tax Bill, the School Bill, and the Appropriations voted on at Town Meeting. These all added together give us our Expenses for the year. This number divided by the Total Valuation will give us a mil rate, or dollars per thousand, or tax rate for the current year.

Properties are to be visited every four years in order to keep the Town Valuation current. However, all properties are not visited in the same year, allowing for some degree of inequity. This means that while many folks have developed their properties, some will be visited and assessed at a higher value, while others may not be visited for up to three years later and will not pay taxes on those improvements in the interim.

Unfortunately, it has not been possible for the Selectmen to visit all Town properties in the same year. However, revaluation in Arrowsic will be completed by the fiscal year of 1987-1988 (this coming tax year).

Anyone wanting to see their Property Record Cards may do so by visiting Nancy Brown Stump during her hours as tax collector, or by visiting the selectmen during the selectmen's meetings, or by appointment.

TIME & TIDE RESOURCE CONSERVATION & DEVELOPMENT AREA (RC&D) is the local chapter of a national network of RC&D Areas. They recruit help from state and federal agencies to provide technical assistance to towns, groups, etc. Their booklet on Indoor Air Pollution is available from the State Office of Energy Resources or Central Maine Power Company. Time & Tide meets once a month, and publishes a monthly newsletter. If anyone is interested in being a representative for the Town of Arrowsic in the Association, get in touch with one of the selectmen, or drop a note at the Town Hall and we will get in touch with you.

Notes from the Fire Chief

Ron Proctor

The Arrowsic Volunteer Fire Department will be hosting a Basic Forest Fire Fighting Course at the Arrowsic Town Hall 7:00-10:00 PM on Wednesdays, Feb. 11 & 18 and Mar 4 & 11. The public is encouraged to participate in this informative course presented by the State. If you have any questions call Chief Ron Proctor at 442-7770.

Any articles for publication in our next newsletter need to be by the end of March- they can be dropped at the Town Hall.

Thanks for all the contributions, monetary and otherwise.

Headline by Robin Krachy

Sub-heading by Laurie Mann

Editor: Patty Olds 443-6233 (home) 371-2300 (shop)

Garbage, Solid Waste, Throw Aways...

Dottie Doyle and Patty Olds

The Town of Arrowsic has signed a contract for Solid Waste disposal for 1987. Total cost is \$11,512.00 (\$23.00 per person per year). This breaks down as follows:

\$7,322.00 for access to the dump in Bath

\$3432.00 for curbside pickup

\$768.00 for membership in the Bath-Brunswick Area Refuse Disposal District.

The following is from a December 22 memorandum written by Charles J. Martin, executive director of the District:

"After several years of work on its own, the Bath-Brunswick District invited communities in the Augusta Area to join in the cooperative development of a waste-to-energy plant. In March of 1986 work began on a combined project that will provide a long term solution to the solid waste crisis facing both groups of municipalities.

"Signal Environmental Systems, Inc. of Hampton, New Hampshire has been chosen to build a 500 tons-per-day plant that will incinerate municipal trash and produce electricity for sale to Central Maine Power Company. The Signal Company has five modern, environmentally sound resource recovery plants operating around the country, and a number of others under construction. The Bath -Brunswick/Augusta facility will be located at the site of the Hatch Hill Landfill in Augusta.

"For the second year in a row the proposed budget for the District is less than the previous year's, primarily because most of the pre-construction engineering work has been completed. The 1987-88 budget does provide some funds for independent engineers to watch over the construction of the facility to make sure it conforms to technical specifications. Similarly, funds are set aside for legal counsel to see that the District's interests will be protected in any legal dispute. Again this year an amount is set aside as an operating reserve and to backup obligations the District has under the terms of its contract to sell electricity to Central Maine Power Company.

"Other costs in the proposed budget are based on the actual expenses from previous years. The dues requested from each municipality are based on the amount of waste produced by the town.

"The current project schedule calls for the negotiation of the 20- year operating agreement with Signal Company during the first quarter of 1987. Securing the environmental permits should be completed by mid-1987. Construction is scheduled to be completed during the second half of 1989, with full scale operation slated for October 1, 1989."

INCOME

MUNICIPALITY	TONS/DAY WASTE	PERCENT OF TOTAL	1986-87 DUES	1987-88 DUES
Alna	.5	.6	\$960.	\$591.
Arrowsic	.4	.5	\$768.	\$493.
Bath	24.5	25.7	\$47040.	\$25294.
Boothbay	2.7	2.8	\$5184.	\$2756.
Boothbay Hbr.	2.6	2.7	\$4992.	\$2657.
Brunswick	41.3	43.3	\$79296.	\$42617.
Dresden	1.2	1.3	\$2304.	\$1279.
Durham	2.5	2.6	\$4800.	\$2559.
Edgecomb	.9	.9	\$1728.	\$886.
Georgetown	.8	.8	\$1536.	\$787.
Phippsburg	1.8	1.9	\$3456.	\$1870.
Southport	.7	.7	\$1344.	\$689.
Topsham	11.3	11.8	\$21696.	\$11614.
West Bath	1.6	1.7	\$3072.	\$1673.
Wiscasset	-	-	\$7488.	-
Woolwich	2.6	2.7	\$4992.	\$2657.
	95.4 tons	100%	\$190656.	\$98422.

Last month Brunswick decided not to continue with the Waste-To-Energy project due to the high costs involved and the fact that their landfill has a projected lifespan of another 16 years. The remaining municipalities, not having this option (Bath's landfill has 8 years left), unanimously voted to go ahead. Dues are remaining the same for the Towns and Signal Corp. will be responsible for providing the tonnage lost by Brunswick dropping out of the Project.

We are ready to sign the Memorandum of Understanding which will be the basis for the final contract. Anyone wishing to read highlights from the Memorandum is encouraged to do so. They will be available at the Town Hall, along with information on the Signal Corp., and position papers by the Merry Meeting Greens.

Editorial Comment:
 Patty Olds

It has occurred to me in the past seven months of involvement on various levels with Town and State

government that the Solid Waste Disposal dilemma is a good illustration of other problems. We are used to thinking of everything in linear terms. If a problem occurs, we try to fix the end result as if it were separate from the process that created it. So many of us think of our garbage as the end of the line... put it out on the street for pickup on Friday and forget about it. Now, we are running out of space to dump it. So, we set to work deciding what to do with the ongoing stockpiles. The fact is, we must begin to take a look at the *process* that created the garbage- where does it come from, how can we make less of it?

Next time you think about using a paper towel, or a paper plate, or plastic spoons, consider the alternatives. Wash those towels and dishes instead of throwing them away. When you go to Shaw's supermarket, notice all the packaging used for foods. Consider the possibility of buying things in bulk through the Coop. Learn about composting the organic garbage to use on your garden as fertilizer. When you buy juices and other liquids in non-returnable glass containers, save them, don't throw

Notes from the Historian
 Mildred R. Stafford

Among the families listed in the first U.S. Census in 1790 are Stinson, Preble, Tarr, Drummon, Potter, Sewall, Pettey, Fisher, White, Swett, Coolyard, Hogan, McCobb, Butlar, Emerson, McKenney, Reardon, McFadan, and Snipe.

These names are no longer in town* except as landmarks on the map...Preble Point, Pattee's Rock, McFadden's Creek, Fisher's Eddy, Tarr's Mountain, and Sewall's Pond...and on the gravestones of the little family cemeteries.

The world is ever changing.

*"Skip" Stinson believes he is not a descendant of this family.

them away. There is a recycling center in Brunswick that will take them. If you can't get to Brunswick, drop them off at the Town Hall. Nancy Brown Stump has volunteered to take them to the center.

It's not a matter of building a plant and incinerating our garbage and being done with it. The "Waste to Energy" project is *not* the only solution, it's simply the easiest for us to think of. It is a relatively quick fix to a problem that has to be dealt with soon. However, we need to try and expand our awareness; to learn what questions to ask; and to examine our habits of throwing things away to be done with them; because the dump is not the end of the line, or the end of the problem.

News Flashes

* The State has mandated that 3-Wheelers **must** be registered if they go off the owner's property.

* The **Naturally Better Coop** orders are due March 21. The order meeting will be on the 25th, and delivery and breakdown on April 4. Product and price lists are available at the Town Hall during business hours.

A Letter of Concern

Phine Ewing

The Arrowsic Conservation Commission and the Town Planning Board are concerned about the number of violations of the Town Land Use Ordinances that are occurring. In many cases, land owners are unaware that permission is needed for a project.

The most common violations involve work done in the shoreline area, which includes any land within 250 feet (measured horizontally) of normal high tide along the rivers, or 250 feet from Sewall Pond. A conditional use permit is required for almost any work done in this area. Permits should be obtained from the Planning Board or the Codes Enforcement Officer, depending on the nature of the project, before any work is begun.

The Conservation Commission is concerned that some of the Town's valuable resources may be lost forever if landowners continue to ignore the Town Ordinances. Anyone who has major projects planned on his or her property, and who does not have a copy of the Town Land Use Ordinances of 1986 is encouraged to pick one up at the Town Hall.

An open INVITATION

to all the ladies in town to join
the
LADIES AUXILIARY
of the
ARROWSIC FIRE
DEPARTMENT

The next meeting will be at 7:30 April 2nd, at the Town Hall. Following the business meeting we usually play penny Bingo, so bring your pennies.

Milly Stafford, sec.

The Tax Collector's Desk

Nancy Brown Stump

The following people registered cars, trucks, or motorcycles which are due for registration in February

Appel, James
Belanger, Annie
Campbell, Sherman
Carlton, Dale
Chandler, Eliot
Chapin, Bart
Cosgrove, Michael Jr.
Cousins, Wayne
Crocker, David
Dresser, Arthur
Frye, Eugene or Rena
Galuzza, James
Hall, E.V.
Heath, Ralph
Knight, Mildred
Lawrence, Frank

Loveitt, Wilbur
McDonald, Franklin
Mitchell, Robert or Cathryn
Mount, Pamela
Orr, Edward
Packard, Phillip
Palmer, Leslie
Phinney, William
Pinette, Alfred
Pinette, James
Scott, Brian or Nancy
Shufelt, Ernest
Simmons, Cynthia
Simmons, Willard
Stafford, George
Storer, Elizabeth or Howard
Sullivan, Catherine
Sullivan, Elaine
Sullivan, John
Vitelli, Eloise
White, John
Winwood, John D.
Wiseman, Elizabeth
Young, I.B.

Concealed Weapons Permits

have been issued to the following persons:

	<u>Expires</u>
Campbell, Sherman	2/5/87
Mitchell, Robert Daniel	6/4/87
Giles, Samuel D.	3/3/89
Crocker, David Everett	3/17/89
Stafford, George F.	3/27/89
McDonald, Franklin Sr.	4/14/89
Rollins, John F.	4/15/89
Bryant, Donald Allen	5/12/89
Hall, E. Victor	10/6/89
Cousins, Wayne V.	10/8/89
Kingsbury, Richard Clifton	10/20/89
Mosier, Larry Roger	11/16/89
Demers, Thomas W.	11/16/89

THANK YOU, THANK YOU, THANK YOU!!

TO THE FOLLOWING PEOPLE FOR
HELPING WITH PRINTING COSTS:

Stinson, Lupton, & Weiss, PA
Phine Ewing
Gladys & Harold Monier
Archie & Alice Porter
Milly Stafford

TOTAL DONATIONS - \$105.00

* Town Hall business hours and meetings:

-TOWN CLERK'S hours are
Tues. 4:00-5:30 PM and Fri. 8:30-
10:00 AM

-TAX COLLECTOR'S hours
for the month of February are Tues.
6:00-7:30 PM, and Fri. 8:30-10:00
AM. In March and thereafter her
hours will be the same as the Town
Clerk.

-SELECTMEN meet Tuesdays,
Feb. 3 and Feb. 17 @ 6:00 PM,
March 3 and March 17 @ 5:30 PM
**

-PLANNING BOARD meets
Tuesdays, Feb. 10 and March 10
@ 7:00 PM **

-CONSERVATION
COMMISSION meets Tuesdays,
Feb. 24 and March 24 @ 7:00 PM
**

-FIRE DEPARTMENT meets
Wednesdays, Feb. 4 and March 4
@ 7:00 PM at the Fire House;
Special Training sessions
Wednesdays, Feb 11 & 18 and
March 4 & 11 at the Town Hall
from 7:00 PM - 10:00 PM for (see
notes from the Fire Chief)

** Minutes are kept on file at the
Town Hall for all of these meetings
as a matter of Public Record.