

# The Arrowsic Arrow

Volume 14, Number 3 Arrowsic, Maine 04530 May/June 1999

*An independent publication*

## TOWN OF ARROWSIC OFFICIALS

**Board of Selectmen:** Pat Harcourt (442-8122) Larry Wilson (443-6970), Greg Guckenburger (442-8020)

**Town Clerk:** Liz Rollins

**Tax Collector:** Liz Rollins

**Codes Enforcement Officer:** David Foster

**Regular Town Hall Office Hours:**

Wednesday, 3:00-5:30 p.m.

Fridays, 8:30-11:00 a.m.

### SELECTMEN'S NOTES.....

**March 8, 1999**

Selectmen Present: Harcourt, Guckenburger, and Wilson

- Minutes of Feb 22<sup>nd</sup> meeting were approved as submitted.
- Bob Ater, Property Committee, made a follow-up report on the Frye property next to town hall. It appears that the owners are willing to sell. The selectmen recommended that the Property Committee continue investigating the cost and availability of the property and to consult with members of the previous land committee.
- Patty Olds reported that we had overlooked the fact that Jon Hentz, our clam warden, is a town employee and subject to withholding tax.
- Patty Olds also reported that she and Bob Kalish would try to keep the Arrow going.
- There seem to be some death and marriage records missing along with boat excise taxes that were collected and not turned over to the state. Larry Wilson will follow up.
- Flinks sent a letter asking why their fine for a clear cutting violation was not reduced when the number of trees cut was shown to be less than originally

estimated. Wilson will prepare a response.

- There was a discussion regarding Jon Hentz carrying a weapon while patrolling our clam flats. Further discussion will be held during selectmen's March 22, meeting.  
Meeting adjourned 8:00 PM.

**March 22, 1999**

Selectmen Present: Harcourt, Guckenburger, and Wilson

- Minutes of March 8th meeting were approved as submitted.
- Don Hudson, representing Chewonki, informed the selectmen that Chewonki was interested in securing Squirrel Point Light.
- Bob Ater gave an update on the Frye property.
- Selectmen considered Jon Hentz's request for permission to carry a weapon while patrolling Arrowsic Clam Flats. The request was denied.
- Selectmen voted to pursue a policy, for the time being, of not charging residents for the use of Town Hall.
- Liz Rollins is following up on getting an accurate count for marriage and death certificates.

**April 14, 1999**

Selectmen Present: Harcourt, Guckenburger, and Wilson

- Pat Harcourt reviewed the status of the Frye Property. Susie Ater has been negotiating on our behalf and the selectmen voted to put \$500 in good faith money.
- Attorneys for the Holt Foundation have requested they be granted tax exemption for the Holt property. Kevin McGullicuddy is reviewing the request and a first reading suggest that the Holt property meets requirement to be granted tax exemption.
- A review and discussion was held concerning the method for taxing common land of subdivision.
- The selectmen, being aware that complaints have been made by some residents of Bald Head Road concerning the poor condition of the Bald Head Road this past winter, asked Jim Stump to take a closer look at the complaints and issue a report.
- Pat Harcourt reported that Paul Schlein, Trash and Recycle Committee requested the committee be put on the agenda for April 26, selectmen's meeting.
- The rest of the meeting was devoted to the '99-00 town budget, committee reports, and warrants for the upcoming annual town meeting.
- Meeting adjourned at 8:45

### Food Collection

George will be collecting food for the Food Bank on **Saturday May 8th**. Please leave your donation at your mail box for George to pick up when he delivers you mail--or take it to Town Hall on Saturday May 8<sup>th</sup>.

**DON'T FORGET TOWN MEETING,  
THURSDAY, JUNE 17, 6:30 P.M**

### FROM THE SHELLFISH CONSERVATION COMMITTEE....

The Shellfish Conservation Committee is in the initial planning stage of an educational tour of the backwaters and clam-flats of Arrowsic. Thanks to a grant from Gardiner Savings Bank, we will be hosting a boat trip on the Maine Maritime

Museum Excursion Boat on Saturday, June 6, 1999, at low tide, around 10:00 a.m. This will be an excellent opportunity to see and learn about Arrowsic's newly opened clam harvesting areas located on the Kennebec and Back Rivers. State Marine Biologist, Don Card, will be along to teach us about clamming in the State of Maine. Laura Livingston, a specialist from the Department of Marine Resources in Boothbay who coordinates our local water-testing program, will discuss water quality issues. We hope to get everyone onto the flats and into the mud. Absolute Catering Company will provide clam chowder at the Museum following our expedition. Reservations will be necessary due to limited seating on the boat so watch your mailbox for more details.

Clam harvesting licenses have been available at the Town Hall since March 1. As of this writing, three resident commercial licenses have been sold, leaving two available to local diggers until June 1<sup>st</sup> when they will be distributed by lottery to interested non-resident commercial diggers. Resident recreational licenses are also available at \$10 each and entitle Arrowsic residents to harvest a peck of clams per day. Take advantage of this wonderful opportunity to abuse your thighs and lower back—buy a clam license today!

### WANTED: SINGERS, ARTISTS

Two meetings are scheduled to unearth local talent. The first meeting is **May 17** at 9 a.m. at the Town Hall for artists and craft-people interested in being included in future arts and crafts shows like the one which took place last November. For further information contact Phine Ewing at 443-9795, or Clare Bridge at 442-0159.

On **June 8** at 7 p.m. at the Town Hall there will be a meeting to discover local musicians and singers. Organizers hope to uncover duos, trios, singing groups, etc. Interested residents should bring along their favorite music. For further information contact Phine Ewing at 443-9795 or Pamela Mount at 443-1480.

The Gulf of Maine got its current name in the 1880s. Before that it was called the Sea of Norumbega.

## SPECIAL FEATURE: THE ASSESSMENT PROCESS

By Larry Wilson

*I have been spending time with Kevin McGullicuddy, our assessor's agent, for the purpose of better understanding the assessment process. Some of the questions I have asked and the answers received are as follows:*

Larry: **What qualifies you as an assessor?**

Kevin: Assessors are administrative officers and not policy makers. We are an administrator of state statutes and must be certified by the State Tax Assessor. I must know the applicable laws and techniques of assessment. I also have to be certified by the state and I must complete at least 16 hours of classroom training, as approved by the State Tax Assessor, each year.

Larry: **What is your responsibility as an assessor?**

Kevin: I am responsible for discovering, listing, equalizing and valuing all taxable property. I am also responsible to the individual property owner to ensure that the value is proper so that the owner pays no more than his or her fair share of the property tax. I also need to ensure that no property escapes the assessment process or is under assessed. In other words I am merely a fact finder and my acts are defined and regulated by laws.

Larry: **How do you go about assessing properties?**

Kevin: I use the town maps for land acreage and location. I do onsite inspection to measure and describe buildings and other improvements attached to the land. This onsite inspection provides the pertinent data on the land, building and improvements that is used to determine property value.

Larry: **I have heard that our taxes are based on "Fair Market Value". I also read that taxes are based on "Just Value". What is the difference between Just and Fair Market values?**

Kevin: They mean the same thing.

Larry: **How is "Fair Market Value" determined?**

Kevin: Fair market value is determined, in part, by what a knowledgeable qualified buyer is prepared to pay for the property. I also

factor in similar properties sold at similar prices to arrive at a fair market value.

Larry: **What is the relationship between property value and sales?**

Kevin: Ideally it would be the same. In other words the property value should equal the market value. This is referred to as Property-value-to-sales and should be 100%. This ratio, according to the state, says that the town value as a whole is not to be less than 70% nor more than 120% of market value.

Larry: **What kind of data goes into determining property value?**

Kevin: Buildings, land, land improvements (wells, septic systems & out buildings) However, landscaping is not included. In ground swimming pools are included and are taxed at 50% of market value. Above ground pools have no value except if surrounded by a deck that can be used by itself as a deck.

Larry: **What if I don't agree with your assessment of my property or the market value?**

Kevin: You're asking about the appeal process. It is as follows:

1. The taxpayers first appeal is to the local assessor—that's me.
2. The second appeal is to the local board of assessment review or the County Commissioners.
4. The third and final appeal is the Superior Court.

Larry: **In summary, what would you say about assessors?**

- Kevin:
1. Assessors have no say in the amount of taxes paid. We determine the value of the town and the town determines the money needed. Taxes rise when demand for public services rise.
  2. We do not have no power, no duties, nor obligations except those given by state laws and legal enactments.
  3. Assessors are responsible for discovering, listing, equalizing and valuing all taxable property.

Larry: Thanks Kevin for helping me better understand the assessment process.

*Next month I will report on where Kevin is in his assessment of our town and the relationship between town value and town budget. If you have*

questions about the assessment process send them to me through the web page ([www.gwi.net/arrowsic](http://www.gwi.net/arrowsic)) or e-mail me at [lwilson@gwi.net](mailto:lwilson@gwi.net) or leave them in the selectmen's box to my attention.

## SPRING CURBSIDE PICKUP SCHEDULED IN JUNE

The Recycling and Solid Waste Committee has made arrangements with our trash hauler, R.C. Rogers & Sons, to pick up large items from Arrowsic residents during the regular trash runs on **June 11 and June 18**.

This is a service the town has arranged, payment is to be made directly between residents and R.C. Rogers & Sons. Here's how it works: Place items you want hauled away with your regular trash on either day listed above. You must be there when the items are picked up to pay for them on the spot, or you may call Rogers & Sons to make other arrangements at 442-7104. A

sample of typical costs are the following: sofas or furniture, \$10; appliances (refrigerators, freezers, etc. must be officially tagged to indicate they are free of freon, \$15; car tires, \$2; construction materials, \$12 for a full hopper.

For further information and prices, see the separate flyer in your mailbox.

### ARROW ANNOUNCEMENT

Thanks to all for their support of the Arrow. We've received donations from Bob and Kathy Thomas, Damian Sokol, Glenna Morrison, Marguerite Hudson and the Hewletts, plus a few anonymous leavings of cash. Thanks to you, the Arrow is set for the year and will make it into the next millennium. Beginning with the next issue, Patty Olds resumes her editorship and Bob Kalish will help also. Items for the Arrow should be left in the Arrow basket at town hall. Thanks.

## CAR REGISTRATIONS -- MAY

ATER, ROBERT
BARTER, MARLENE E
BROOKS, DAVID M
BROWN STUMP, NANCY
CARLTON, ANN
CUNNINGHAM, PAUL K
ELWELL, ROBERT
GILES, SAMUEL D
GOWELL, RANDALL
HARCOURT, PATRICIA L
HEARD, ROGER B
HEARD, ROGER B
HENDRIE, NANCY
KINGSBURY, BEVERLY A
KINGSBURY, RICHARD C
KNOWLES, ROBERT L JR
LEVESQUE, CLARENCE R
MITCHELL, ROBERT D
PIEH, TIMOTHY
ROBINSON, MATTHEW
ROLLINS, ELIZABETH
ROLLINS, ELIZABETH J
SAFFORD, LILLIAN
SCOTT, BRIAN D
SCOTT, BRIAN E
SHAW, JOY C
SKILLINGS-COLEMAN, ELIZABETH
STAFFORD, GEORGE
STINSON, CARL N
STINSON, CARL W
STOEBE, JEFFREY A
STURGEON, AL
THOMAS, ROBERT B
TRAVIS, JOHN L III
WARNER, KEVIN J
WASILEWSKI, ERICA
WEISS, DAVID R
WILLOUGHBY, STEPHEN
WISEMAN, ELIZABETH M
WRIGHT, SUZANNE M