

The Arrowsic Arrow

Vol 16, No 4 Town Meeting Reminder June, 2001



Dear Reader,

Town Meeting is upon us!

Wednesday June 20, 6:30 Please join with your neighbors and vote on a budget for the coming year. Plus: lots of stuff to talk about. If you have not received a warrant, you can pick one up one at town hall. Meanwhile, best of everything to you in this gorgeous late spring...

Town Hall hours:

Wed 3-5:30 pm, Fri 8:30-11 am. phone: 443-4609
Selectboard : Greg Guckenburg, Chair 442-8020, Larry Wilson 443-6970 & Michele Gaillard 442-7443

An Invitation from Jeff Mann

Along with two other artists, I am having a show at the Chocolate Church, June 7-July 7. Reception is June 14 from 5-7 I apologize for the impersonal nature of this invitation, but trying to find out all your box numbers was too trying. Cheers

From the Fire Prevention Committee:

We would like the people of Arrowsic to look for a table at town meeting that has a form titled, "Emergency Preparedness Special Needs and Resource Information" These forms were originally put out as part of the Town's FEMA obligation. Now we are hoping to upgrade and inventory these new inventories for both FEMA and the Arrowsic Fire Brigade. Your thorough and diligent help will be most appreciated by your neighbors and friends in the event of a fire or major emergency.

From Jean Kane, a concerned resident:

It seems to me that at every Town Meeting we are there until 11 pm and sometimes later at which time many of the town resident have left the meeting and only a handful are left to vote on articles which many residents would have wanted to vote on. This is unfair to the people of this town. I would suggest and I hope many town people will agree with with me that if by 10 pm we haven't covered all the Articles in the Warrant then we should continue on another night or on Saturday to complete all the articles with as many residents there given a chance to vote on these Articles.

Many people have complained about the lateness of the meetings but no one has done anything about it. So come on people voice your opinion so that something will be done about it.

I also noticed that Article 58 and 59 which are important to us have been put on the very last of all the articles. Both these articles are important and need to be discussed and voted on by as many resident as possible.

Curbside Large Object Pickup

R.C. Rogers & Sons, will pickup large items from Arrowsic residents during regular trash runs on two Fridays, June 22th and 29th.

The Solid Waste and Recycling Committee has arranged for this convenience but disposal fees are the responsibility of the user. Place objects near regular trash. Unless other arrangements are made, meet the trash hauler at the time of pickup to pay for the service (pickup is usually between 7:30 am and 12 noon). For the cost of items not listed below, or to arrange for mailed billing, or alternate pickup dates call R.C. Rogers at 442-7104.

R.C. Rogers has provided costs for a few items:

- sofas or furniture\$10
- appliances**\$15
- tires
 - car\$2
 - car with rim\$3
 - tractor or truck\$30
- construction materials\$12 for a full hopper (2 yds)

If you take items directly to the Bath Landfill yourself, here are some charges:

- car tires
 - 16" and under\$1 no rim, \$2 with rim
 - over 16"\$25 no rim, \$30 with rim
- all sofas, furniture, appliances**, construction materials, metals, yard waste
 - 500 lbs and under \$5
 - over 500 lbs\$70/ton
- waste oil and antifreeze..... free

*The Bath Landfill (443-8356) is located at the north end of High Street.

**Refrigerators, freezers, air-conditioners must be officially tagged to indicate that all freon gas has been removed.

The following is a letter written by Dick Higgins and Jean Kane and sent to the Selectmen of Arrowsic and Kevin McGillicuddy on 5/29/01 concerning property reassessments.

Sometime near the end of April 2001, the Selectmen decided to reject a reassessment of the town of Arrowsic by Kevin McGillicuddy for reasons yet unknown. The official reason given was that Kevin McGillicuddy would not work with the Selectmen to equalize his assessments (whatever that means) but no one would really give specifics. Up until this time we had been assured that the reassessment was going along just fine except for the time factor. Reliable sources say the Selectmen agreed to delay finalizing the reassessment until more sales were made and evaluated.

On May 18, 2001 we attended a reassessment committee meeting as volunteers and were told that only hand-selected individuals were needed because of their expertise. From the tone of the meeting it was clear that the Selectmen and the selected individuals had already decided to go back to the old property assessment cards and simply put them onto the computer. The volunteers who didn't support this position were told their services were not needed.

Since our voices have been silenced on the reassessment committee, we feel compelled to speak out against the use of the old cards. A reassessment was ordered back in 1997 because of a lack of confidence in these cards and nothing has changed since then.

Some problems with these cards are as follows and are likely just the tip of the iceberg.

- Value of properties with right-of-ways to the water and common areas on the water are not increased over those with no right-of-ways/common areas. Realtors say they are valued at 25 - 30% more.
- Some home-sites on the water are not valued as waterfront.
- Properties on town maintained roadways are not increased over those on private roads. Common sense tells you they are worth more because of thousands of dollars per year saved on plowing & road maintenance.
- Wasteland is devalued for some and not for others.
- Views are assessed for some and not for others.
- Some unimproved lots are valued as improved.
- Some lots have no home-site assessed.
- Mathematical errors exist on some assessment records.
- Grand Fathered home-sites of less than required size are valued as a simple fraction of a legal home-site. Common sense tells you that they are worth more than this.

- Pricing Schedules are too vague, leaving actual assessment up to the discretion of the Selectmen and ample opportunity for mischief.

Most of the above problems appear to have been corrected by an independent professional appraiser (Kevin McGillicuddy); by taking all information into account including the old cards. If he did not do his job right after being paid \$17,000.00 he should be taken to task for it up to and including legal action. To do less would be a disservice to the town of Arrowsic.

The following was not included in the above letter and should have been:

Since the Selectmen and other people on the assessment committee are not qualified registered assessors it would be a good thing for the Selectmen to hire an outside firm to do the reassessment. This would surely be the only solution that would be fair to everyone in this town.

This issue should and must be brought up for discussion at the June 20th meeting.

Assessments
by Greg Guckenburg, Chair, Selectboard

Assessing Properties in Arrowsic is a generally straightforward process done in two parts.

1. Arrive at a value for buildings using the State of Maine Cost Schedules. These cost schedules which are in the Selectmen's Assessing Manuals use square footage, and quality of workmanship to arrive at a "Replacement Cost Value" for the buildings. This value minus depreciation (also in the State of Maine Cost Schedules) is the value used

for assessment purposes. Every house and building in Arrowsic is assessed this way.

2. Land values are determined by using valuations arrived at by Assessor Mike Austin and the Selectmen in 1989. There are 10 basic categories of 2 acre house lots. Similar two-acre properties are compared to each other - additional land outside the two acre house lot is valued according to a non-house-lot scale. Waterfront and marsh front house lots are valued at the highest rates and dirt road frontage is the lowest. Every property in Arrowsic is assessed according to this system.

I can't really comment on our differences with Mr. McGillicuddy because of ongoing discussions with him over his work for the Town and the possibility of future action.

The choices for the Town now are to:

1. Let the Selectmen complete the assessments and with help from experienced Townspeople and/or consulting with a professional assessor catch up every property in Town with current valuations, that is, get all properties assessed with the same cost schedules. or
2. Hire another assessor if the voters so mandate at the Town Meeting.

AN APOLOGY FROM BILL BUNTER:

I have 40 Arctic Daisy cuttings that are doing well and soon are ready to distribute but I have lost the list of folks who are interested—please contact me again! phone: 443-2559

ROLL YOUR OWN BLACKOUT THE FIRST DAY OF SUMMER, JUNE 21, 2001 THURS EVE,

7-10pm worldwide, all time zones

As an alternative to George W. Bush's energy policies and lack of emphasis on efficiency, conservation and alternative fuels, there will be a voluntary rolling blackout on the first day of summer, June 21 at 7pm - 10pm in any time zone (this will roll it across the planet).

It's a simple protest and a symbolic act. Turn out your lights from 7pm-10pm on June 21. Unplug whatever you can unplug in your house. Light a candle to the Sun goddess, kiss and tell or not, take a stroll in the dark, invent ghost stories, anything that's not electronic - have fun in the dark.

Read the 1999 book "Natural Capitalism" by Hawken and Lovins to learn that conservation/high efficiency technologies already ARE on-the-shelf. If implemented these revolutionary ideas would pay themselves off within five years, after which we'd be pumping far less greenhouse gas into the atmosphere and saving bucks to boot.

Forward this email as widely as possible, to friends, to your government representatives and environmental contacts. Let them know we want global education, participation in, and funding for conservation, efficiency and alternative fuel efforts -- and an end to the misuse of the earth's resources.

Arrowsic Flea Market/Swap Meet

**Join us for a fun, and maybe profitable, day of trading at the Town Hall Lot
Saturday, July 14, 2001, 8:30 AM (Sunday-Rain Date)**

Clear out the unwanted good stuff in your household. Sell your baked goods or give away that extra weedwacker. Bring items to the Town Hall Lot for trade or sale. Or just come and find something of interest. Make reservations for table space by June 30. \$10 table fee to cover expenses and advertising. Applications available at Town Meeting or call 442-7443.