

Selectmen's Meeting Minutes

Date: 14 April 2008

Agenda: Treasurer's Report & Warrant Article
Elkin Consent Agreement
Ordinance Change Discussion i.e. Susan Elkin
Adding Consent Agreements to Registry of Deeds
April 1st (yearly) Permit Assessments
Evan Holbrook Information for 4/28 Mtg.
Sagadahoc County Communication Center Meeting
Review Annual Report Management Letter
Schedule for Annual Report Posting
Someone to Distribute Annual Reports
Computer Purchase
Other
Mail
Meeting Minutes

Attendees: Selectmen (TS) – Larry Wilson
Sukey Heard
Michele Gaillard
Treasurer – Ray Paradis
Town Clerk – Heather K Baker
John McLaughlin - Resident
Craig Wells - Resident
Ken Gunston - Resident

Attachments: A. Warrant Article #19, dtd 14 Apr 2008
B. Selectmen's Emergency Meeting Minutes, dtd 01 April 2008

Larry called the meeting to order at 6:00PM.

Warrant Articles & Treasurer's Report

- Warrant #19, attachment A, accepted and approved as submitted.

Elkin Consent Agreement

- Larry said the consent agreement decision will be made on the complexity of the issue because there are no criteria in the ordinance. The resolution for this situation will become a precedent.
- Michele read the latest draft of the Consent Agreement prepared for presentation to Susan Elkin.
- The draft with its amendments will be forwarded to Eliot Field for legal refinement.
- Larry motioned to accept the Consent Agreement language as amended. The Selectmen approved the motion unanimously.

Ordinance Change Discussion i.e. Susan Elkin

- John McLaughlin was pleased with the current revision of the Consent Agreement. He expressed concern about the remaining properties in town which may be non-conforming that the town and the owners may not know about at the time of purchase or during ownership. He would like the Selectmen to consider some sort of statute of limitation on the amount of time the town can impose enforcement on a non-conforming situation.
- Ken Gunston thinks there should be some way to protect the residents that may own non-conforming properties. He thinks there should be some written assurance to protect the landowner from previous violations of the ordinance that they are not aware of or the cause of.
- John thinks we need to protect the CEO because that person must comply to the guidelines and legal regulations outlined in the ordinance.
- Larry thinks there is a need for a mechanism to assuage the fears of the residents who feel very vulnerable right now. The concern is a need for a time limit or statute of limits on past deeds by previous owners that now impact the current owners.
- Sukey has been in contact with MMA requesting support with concern to this issue.
- Michele said the deeds are the foundation for most properties and that information for the most part is very muddy.
- Larry feels that is why we need to make a decision that supports the residents.

Adding Consent Agreements to Registry of Deeds

- There is a general consensus agreement among the Selectmen that when they get the Elkin agreement set Sukey will take all the Consent Agreements on file at the town hall into the Registry of Deeds for filing against the properties affected.

April 1st (yearly) Permit Assessment

- Larry and Sukey will take pictures of properties currently under construction or renovation in preparation for assessment.

Evan Holbrook Information for 4/28 Mtg.

- Sukey confirmed that Jim and Evan are available for a meeting on the 28th. The discussion will be around the payment of the salt and details of future contracts.

Sagadahoc County Communication Center Meeting

- Larry got a call from SCCC asking for attendance to their meetings.

Review Annual Report Management Letter

- The Selectmen accepted the draft of the management letter Michele had written as submitted.

Schedule for Annual Report Posting

- Larry and Michele will review the warrant articles, reports and input necessary to create the annual report on the 4th of May.

Someone to Distribute Annual Reports

- The Selectmen will contact a few local residents to find someone willing to distribute the annual reports.

Computer Purchase

- Larry will proceed with the purchase of the new town computer.

Other

- Map 4 Lot 6 – the Selectmen will follow-up on the town's initial decision to sell this property. Sukey will get three (3) Realtors to provide market value pricing for this property. Then the land will be offered to the abutters for sale.
- Minutes for the 01 April Emergency Selectmen's Meeting, see attachment 2.
- The Selectmen will call an executive session to approve a request for information from the Maine State Police.
- Request received from MMA for a list of town officers. Sukey will file until after town meeting when officials are elected.
- Maine Revenue Services has said our assessed value of the island is 67% of where we should be according to the State.
- Response from Georgetown School that we can use the school for the June 10th town meeting. They enclosed a contract for signature. Michele will follow-up.
- Sagadahoc County notified the town of estimated county tax assessed on the town of \$138,136.00 up from last year (\$135,203.00).
- Received a fax from Angel Garden requesting funding. The Selectmen decided not to contribute because the business is not local.

Mail

- None

Meeting Minutes

- Meeting minutes for 10 and 24 March approved as amended.

Larry adjourned the meeting at 8:15 PM

Respectfully submitted by,

Heather K. Baker

Heather K. Baker, Town Clerk