

MINUTES
Town of New Gloucester
BOARD OF ASSESSOR'S & BOARD OF SELECTMEN'S MEETING
7:00 p.m.
Monday, December 11, 2017
At the Meetinghouse

BOARD OF ASSESSOR'S MEETING

I. CALL THE MEETING TO ORDER & ATTENDANCE

Chairman, Linda Chase, called the meeting to order at 7:00 p.m. Present were Chairman, Linda Chase; Vice-Chairman, Steven Libby; Selectmen, Lenora Conger, Joseph Davis and Stephen Hathorne; Town Manager, Carrie Castonguay; Assessor's Agent, Michael O'Donnell; and Recorder, Sharlene Myers.

II. To See What Action the Board Wishes to take in Regard to 2017-18 Abatements, Batch #2

Michael O'Donnell, Assessor's Agent, said the abatement is due to not taxing the correct entity, which involved an individual and a corporation. He said abatement can only go back three years.

Mr. Libby moved and Ms. Conger seconded a motion to approve 2017-18 Abatements, Batch #2. The motion carried on a vote of 5-0.

III. To See What Action the Board Wishes to take in Regard to 2017-18 Supplements, Batch #2

Mr. O'Donnell said the supplement is charging the taxes to correct individual.

Mr. Libby moved and Mr. Hathorne seconded a motion to approve 2017-18 Supplements, Batch #2. The motion carried on a vote of 5-0.

Mr. Libby asked Mr. O'Donnell what he would recommend about the recent findings on the sale of several acres of property for Wayfinder's School.

Mr. O'Donnell said this property has been granted exempt status for many years. He said the Town could retract the exemption if the property was not used as intended but could only go back a maximum of three years. He said the statute is strict but case law is very lenient and if challenged, the Town could lose. He said he could put together a supplemental document and give it to the Selectmen to decide what to do.

IV. ADJOURN

Mr. Libby moved and Mr. Hathorne seconded a motion to adjourn the Board of Assessor's meeting at 7:16 p.m. The motion carried on a vote of 5-0.

BOARD OF SELECTMEN'S MEETING

I. CALL THE MEETING TO ORDER & ATTENDANCE

Chairman, Linda Chase, called the meeting to order at 7:17p.m. Present were Chairman, Linda Chase; Vice-Chairman, Steven Libby; Selectmen, Lenora Conger, Joseph Davis and Stephen Hathorne; Town Manager, Carrie Castonguay; and Recorder, Sharlene Myers.

II. PLEDGE OF ALLEGIANCE

All joined in the Pledge of Allegiance.

III. SCHEDULE NEXT MEETING:

Board of Selectmen's Meeting – 7:00 p.m., Monday, January 9, 2018

A. Adjustments to the Agenda

Mr. Hathorne moved and Mr. Libby seconded a motion to add Item 4.60, To See What Action the Board Wishes to take in Regard to the Recently Listed Property for Sale by Wayfinder's School. The motion carried on a vote of 5-0.

Mr. Libby moved and Mr. Hathorne seconded a motion to add Item 4.61, To See What Action the Board Wishes to take in Regard to CMP Pole Permit. The motion carried on a vote of 5-0.

IV. PUBLIC PARTICIPATION

Peter Bragdon, resident, said there are more applicants than the Comprehensive Plan Review Committee has openings for and he is willing to redraw his application for someone who is new to committees and wants to serve.

V. SCHEDULED ITEMS

4.56 To See What Action the Board Wishes to take in Regard to Girl Scout Presentation Request

Abigail Ladd & Charlena Lavalley, of Girl Scout Troop 1214, made a presentation to the Board pertaining to a designated parking space for Veteran's. They said they held a spaghetti dinner as well as a silent auction to raise the funds for the sign(s), which they passed one around for all to see.

Mr. Libby asked where they were thinking of placing the sign(s).

The Girl Scouts said they have three signs: one for Town Hall and one for the Veteran's Monument.

The Board suggested the third sign for the Fire/EMS Department.

Mr. Libby moved and Ms. Conger seconded a motion to accept the generous gift of three signs indicating designated parking areas for Veterans; and the signs be placed at Town Hall, Veteran's Monument and the Fire Station in the spring by our Public Works Department. The motion carried on a vote of 5-0.

The Board thanked the girls for the gift and great presentation.

4.57 To See What Action the Board Wishes to take in Regard to Creation of Candidate Forum Committee

Patti Mikkelsen, Cable TV Committee member, said back in April, the committee held a workshop and discussed the forming of a Bipartisan Candidate Forum Committee, whose charge is to set the logistics surrounding televised candidate forums.

Mr. Libby said he would like to see the candidates be involved in setting of the format.

Mr. Libby moved and Mr. Davis seconded a motion to create a candidate/referendum issues committee comprised of five people and their task is to work with candidates on an agreeable format; advertise committee openings on Town Website, Channel 3 and Town Hall Bulletin Board; and applications to come to the Board for appointment on Monday, February 5th, 2018. The motion carried on a vote of 5-0.

4.58 To See What Action the Board Wishes to take in Regard to Opening Town Hall Late on Thursday, December 21st

Ms. Castonguay said the Annual Employee Christmas Breakfast is on Thursday, December 21st, and asked if Town Hall could be opened at 9:00am that morning instead of 8:30am.

Mr. Davis moved and Ms. Conger seconded a motion to open Town Hall at 9:00 a.m., Thursday, December 21st. The motion carried on a vote of 4-1, with Ms. Chase opposing.

4.59 To See What Action the Board Wishes to take in Regard to Foreclosure Discussion

Ms. Castonguay said currently there are eighteen properties heading to foreclosure on December 15th. She said according to the current ordinance, monies cannot be collected from residents on these eighteen properties from December 15th until the Annual Town Meeting in May. She said after Town Meeting, the ordinance requires her to send a certified letter to those foreclosed properties, to set up a meeting with her and establish a payment plan. She said the property owners have until the middle of August to arrange the payment plan. She said she recommends amending the foreclosure ordinance and bringing the draft to the Board.

Mr. Davis moved and Mr. Libby seconded a motion to have the Town Manager draft an amended foreclosure ordinance and bring it back to the Board at the next meeting. The motion carried on a vote of 5-0.

4.60 To See What Action the Board Wishes to take in Regard to Recently Listed Property for Sale by Wayfinder's School

Mr. Hathorne said Wayfinder's School has recently listed parcels of land for sale. He said one of the parcels of land is between Route 100 and Gloucester Hill Road, and has a possibility of many homes being built there, next to the Fire Station / new Public Works Building. He said this is concerning and should the Town look into possibly purchasing the property.

Ms. Chase said she had the same concerns and thoughts.

Mr. Libby said there are also two parcels of land for sale on Gloucester Hill Road, which are behind the barn and down into the valley. He said if the Board is interested, he suggested a letter be sent to the broker for the property stating the Town has interest in the property(s); a warrant be created and signed at the next Selectmen's Meeting with a Special Town Meeting scheduled in February.

Ms. Chase suggested the Liaison for Wayfinder's (Mr. Hathorne) and the Town Manager meet with Wayfinder's School to discuss options on the properties.

Mr. Libby suggested speaking with the Broker on the properties as well.

Ms. Chase moved and Mr. Davis seconded a motion for the Town Manager to reach out to the Broker stating the Town and interested parties are interested in lots 103 & 105; thus giving the Town time to make a plan in January and with a definite answer by March 1st, 2018, because of the Town Meeting process. The motion carried on a vote of 4-0-1, with Mr. Libby abstaining.

4.61 To See What Action the Board Wishes to take in Regard to CMP Pole Permit

Mr. Hathorne moved and Mr. Davis seconded a motion to approve the CMP Pole Permit. The motion carried on a vote of 5-0.

VI. APPROVE FY18 WARRANTS AND PAYROLLS #22, #23 & #24

Mr. Libby moved and Mr. Hathorne seconded a motion to approve FY18 Warrants and Payrolls #22, #23 and #24. The motion carried on a vote of 5-0.

VII. APPOINTMENTS

A. Comprehensive Plan Update Committee (5-LMPC and 6-at-large members)

Peter Bragdon – would like to be appointed
Stephen Chandler – would like to be appointed
Linda Chase – would like to be appointed
Sam Coggeshall – would like to be appointed

Ben Davison – would like to be appointed
Caitlyn Davison – would like to be appointed
Terry DeWan – would like to be appointed
Julie Fralich – would like to be appointed
Donald Libby – would like to be appointed
Jean Libby – would like to be appointed
Barbara Seaver – would like to be appointed
John Shattuck – would like to be appointed
Debra Smith – would like to be appointed
Ben Tettlebaum – would like to be appointed

Mr. Libby moved and Ms. Conger seconded a motion to amend the Comprehensive Plan Review Committee to fourteen members; all applicants that applied be appointed; all meetings and/or workshops are televised; the Committee have one voting Selectman Liaison, Mr. Libby; and the Staff Advisor be the Town Planner. The motion carried on a vote of 4-0-1, with Mr. Libby abstaining.

B. Environmental Resources Committee (1-three year vacancy)

Douglas Smith – would like to be appointed

Mr. Libby moved and Mr. Hathorne seconded a motion to appoint Douglas Smith to the Environmental Resources Committee, for a three-year term. The motion carried on a vote of 5-0.

VIII. LEGAL

None.

IX. WRITTEN COMMUNICATION

A. Approve Minutes of the November 20, 2017 Board of Selectmen’s Meeting

Mr. Hathorne moved and Ms. Conger seconded a motion to approve the Minutes of the November 20, 2017, Board of Selectmen’s Meeting. The motion carried on a vote of 5-0.

X. ORAL COMMUNICATION

A. Selectmen

Stephen Hathorne – no comments.

Joseph Davis – said he wanted to thank everyone who was appointed to the Comprehensive Plan Review Committee.

Steven Libby – no comments.

Lenora Conger – no comments.

Linda Chase – no comments.

B. Town Manager

Ms. Castonguay said the following:

- 1) State Offices are closed on Friday, December 22nd through and including Tuesday, December 26th.
- 2) Wished everyone a great holiday and be safe in the storms being predicted.

C. Dept. Heads

D. Boards & Committees

XI. EXECUTIVE SESSION

A. Per Title 36, M.R.S.A. 841 (2)

Discussion of Poverty & Hardship Abatement

Mr. Hathorne moved and Ms. Conger seconded a motion to enter into Executive Session per Title 36, M.R.S.A., 841 (2), Discussion of Poverty & Hardship Abatement at 8:33 p.m. The motion carried on a vote of 5-0.

XII. RETURN TO OPEN SESSION

Out of Executive Session at 9:02 p.m.

Mr. Hathorne moved and Mr. Davis seconded a motion to grant the poverty abatement. The motion failed on a vote of 0-4-1, with Ms. Conger, Mr. Davis, Mr. Hathorne and Mr. Libby opposing; and Ms. Chase abstaining because of more information needed.

XIII. EXECUTIVE SESSION

A. Per M.R.S.A. 31 Title 1, Chapter 13 § 405, 6. A.

Personnel Discussion

Mr. Hathorne moved and Mr. Davis seconded a motion to enter into Executive Session per M.R.S.A. 31 Title 1, Chapter 13 § 405, 6.A. at 9:07 a.m. The motion carried on a vote of 5-0.

XIV. RETURN TO OPEN SESSION

Out of Executive Session at 9:45 p.m.

Mr. Davis moved and Mr. Hathorne seconded a motion to overturn the Manager's personnel decision. The motion carried on a vote of 3-0-2, with Ms. Chase abstaining on the basis of relation; and Mr. Libby abstaining on the basis of being undecided.

XV. EXECUTIVE SESSION

A. Per 1 M.R.S.A. § 405, 6. C.
Real Estate Discussion

Mr. Libby moved and Mr. Davis seconded a motion to enter into Executive Session per 1 M.R.S.A. § 405, 6. C. at 9:49 pm. The motion carried on a vote of 5-0.

XVI. RETURN TO OPEN SESSION

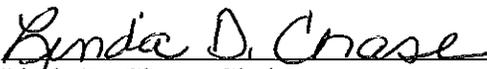
Out of Executive Session at 9:51 p.m.

No Action Taken.

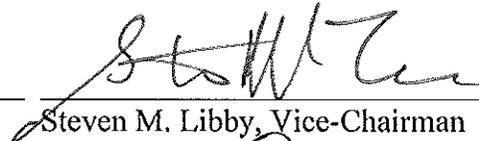
XIII. ADJOURN

Mr. Libby moved and Mr. Hathorne seconded a motion to adjourn at 9:52 p.m. The motion carried on a vote of 5-0.

Approved February 5, 2018

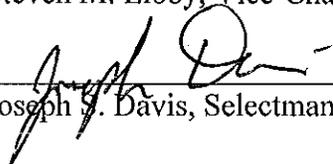


Linda D. Chase, Chairman

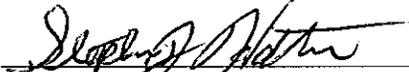


Steven M. Libby, Vice-Chairman

Lenora R. Conger, Selectman



Joseph S. Davis, Selectman



Stephen J. Hathorne, Selectman