

## SELECTMEN'S MEETING

April 27, 2010

PRESENT: TammyJo Girard, Gordon Littlefield, Dennis Abbott, Jon Gale, Cindy Moore, Nancy Brandt, Dave Lowe, David Woodsome, Mr. & Mrs. Heacock, Michael O'Toole, Willis Lord and Doug Foglio.

Meeting opened by Selectman Abbott at 6:00 pm with Pledge of Allegiance.

### ANNOUNCEMENTS

1. Selectman Abbott thanked those recycling and encouraged those who are not to do so.
2. Selectman Abbott announced that the Historical Society has obtained the Grange Hall and will be holding an Open House on May 22<sup>nd</sup> 10 am to Noon.

### APPOINTMENTS

Jerry reported that he has made a recommendation and provided it to the board based on the information received. Stated that they had an independent appraisal done and it came in at \$167,000. Stated that the abatement request is because the owner's feel the property is over-valued. He did adjust the land value to \$153,400 but did not adjust the value of the building. He is recommending that the current valuation of \$346,200 from the 2007 revaluation be reduced to \$235,800 with each half being reduced to \$117,900 and that the taxes be abated for both halves at \$585.12. The issue of past years has been resolved as the board did return \$2,670.90 in January but does not feel the board needs to return tax payments for 2008 & 2009. Does think 2010 should be reduced due to over-valuation. The reason he does not feel they should address 2008 & 2009 is because the issue was not made known to the town until the written appraisal dated January 2010 and presented to the town March 2010. Recommended not to grant the abatement for over taxing. Stated that the \$235,800 is based on 2007 values. Doug stated that he understands how values have changed in the last three years but the board has been issuing a number of abatements and should reconsider unless they want to reduce the value 15% for the whole town as everyone's value has gone down. Those who speak the loudest get a tax break and that's not fair to all. Mr. O'Toole stated that the board has the authority to abate taxes on an application filed after one year but within three years to correct any illegality, error or irregularity in assessment. Did show the standard progression of the taxes on this property and stated that after 2006 they doubled. He feels that they have been double billed for five years. Felt that an error has been made and they could abate half the taxes for the last three years. Selectman Gale and Littlefield questioned if they are talking refund or abatement or change in valuation. Jerry stated that the old valuation was \$77,000 then did the revaluation.

### TOWN ADMINISTRATOR'S REPORT

1. Reported that the warrant is 97% complete and copies have been sent to the Finance Committee for their recommendations at their meeting tomorrow evening.
2. The insurance bids are due May 18<sup>th</sup> and will be opened at the Selectmen's Meeting that evening.
3. Reported that Sebago Technics have sent their contract for Safe Routes To School with a change. They included a two hour meeting with Road Review and Board of Selectmen as training at no extra charge.

### SELECTMEN'S REPORT'S

Selectman Abbott reported that there is a signed document going out between the six towns and R.S.U. 57. Five of the six boards agreed that a 7 ½% increase was acceptable, less than that they would lose funding, and have signed a two page statement endorsing the budget. This means a 8.2% increase to the Town of Waterboro and Newfield would not accept anything over 0% increase. Selectman Gale noted that the teachers did agree to no pay increase and furlough days. Selectman Girard stated that even though the Selectmen are supporting this budget they have no more say than

any other citizen on the school budget and encouraged everyone to attend the budget hearings and vote. Selectman Abbott noted that the school vote will be the same day as the municipal and state vote.

### **COMMITTEE REPORT'S**

Planning Board – Doug reported that they are currently working on two sub-divisions and will be working on them through May. Will be holding a site walk on May 5<sup>th</sup> at 6 pm then their regular meeting at 7 pm. On May 12<sup>th</sup> will be holding a workshop with engineers Pinkham & Greer and this will be billed directly to the applicant, this is regarding a road extension for Meadowbrook II with a Public Hearing on May 19<sup>th</sup>. They are also working on some zoning changes and discussing bonds, letters of credit or escrow accounts. Need someone to monitor them and thought the town planner would be the likely candidate. Asked the Board to act on this. Discussed reasons for bonds and explained letter of credit.

### **HEARING OF DELEGATION**

Dave Woodsome reported that the Transfer Station/Recycling Committee met and agree to 52 complimentary tags with additional be \$1.00 each. Asked Nancy to contact Theresa Haskell of Windsor and Nancy stated that she called but has had no response. The committee's next meeting is May 10<sup>th</sup> at 6:30 pm.

### **NEW BUSINESS**

1. Motion by Selectman Girard and seconded by Selectman Gale to appoint Mary Vallee, Cindy Durney and Deb Eisenhauer to the Old Home Days Committee. Vote 5-0-0.

### **OLD BUSINESS**

1. Motion by Selectman Gale and seconded by Selectman Girard to follow the recommendation of Jerry for the abatement of \$585.12 per party and revised valuation of \$235,800 for the past year only. Selectman Gale stated that his concern is that this latest calculation is based on 2007 values and not supporting a revaluation at 2010 values. Selectman Littlefield stated that he would like to know why this property is unique and Mr. O'Toole stated that it is not the property that is unique but how it's been handled by the town. Selectman Abbott stated that it's the situation itself that's unique. Selectman Girard stated that she feels there are two separate issues and one has been corrected. Selectman Abbott stated that he feels they do have some obligation to address 2008 & 2009 but agreed that the baseline for this town is 2007. Selectman Moore stated that as a realtor she does feel the original valuation was a little high but the \$235,800 does seem fair for that time. Jerry stated that he did use the comps provided by the appraiser and that this property has been corrected a couple of times. Selectman Gale stated that he thinks the only thing we can deal with is this year. Selectman Abbott stated that per state statute they have no legal authority to grant an abatement based on over-valuation. Vote 4-0-1 with Selectman Littlefield abstaining. Will abate 2010 taxes back to \$235,800 and will not address 2008 & 2009.

### **OTHER**

1. Motion by Selectman Moore and seconded by Selectman Gale to sign warrants for bills & payroll. Vote 5-0-0.
2. Selectman Girard stated that the amount to be expended by DOT should be \$300,000 not \$30,000. Minutes to be corrected.
3. Selectman Abbott read the reminders.
4. Selectman Littlefield noted that the Town Offices will close at noon on Thursday.

### **Pending Decisions**

1. Committee Involvement

2. Staff Training
3. Training Policy
4. Map 41 Lot 13

**Action Items**

1. Workshop on bonds – Will have Tom look into the methodology used in other towns.

**Agenda**

1. Warrant review, recommendations and sign off
2. PAYT – Create policy
3. Finance Committee reporting

**SIGNED:**

1. Warrants for bills & payroll
2. Appointment papers

**ADJOURNMENT**

Motion by Selectman Gale and seconded by Selectman Moore to adjourn at 7:25 p.m. Vote 5-0-0.

**APPROVED:**

Date: \_\_\_\_\_

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