

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
AUGUST 20, 2024
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Vice Chair Pam Dunning, Terry Heller, Bill Maloney, Chair Sarah Whitfield, and Town Manager Dennis Simmons

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **Terry Heller moved to approve the Payroll Warrants of August 9 and August 16, 2024. Vote 5-0-0.**

b. **Terry Heller moved to approve the Accounts Payable Warrants of August 13 and August 20, 2024. Vote 5-0-0.**

3. Approval of Minutes

a. **Terry Heller moved to approve the minutes of July 30, 2024. Vote 5-0-0.**

b. **Terry Heller moved to approve the minutes of August 6, 2024. Vote 5-0-0.**

4. Special Presentations or Awards

a. Spirit of America Award: The Chair presented the Spirit of America award to Jackie Lowell for her many years serving on multiple committees.

5. Committee Appointments

a. **Terry Heller moved to appoint Douglas Merrill and Beth Bluteau to the Future of Wiscasset Schools Committee. Vote 5-0-0.**

6. Public Hearings

7. Public Comment on Non-agenda Items

Kim Dolce, a previous member of the Budget Committee, said she had asked several times for in-depth discussions on reining in taxes, although that had never happened. Dennis Simmons pointed out that the town first needed a Budget Committee.

8. Department Head or Committee Chair

a. Broadband Committee – Infrastructure Grant: Carla Dickson reported that after four years the grant to put broadband everywhere in Wiscasset had been received. Installation is

predicted to begin in 2025. The grant will cover 1,880 installations in Wiscasset plus 134 currently unserved customers.

b. Department Head Monthly Reports (see submitted reports)

The chair noted that a 2 o'clock meeting had been scheduled and reminded the board and others that meetings should not be scheduled during the daytime, which would prevent some members from attending.

9. Unfinished Business

a. Wawenock Block Update: Building restoration continues. Brick work that required scaffolding wrapped in unsightly plastic has been finished, therefore the twice monthly reports will be discontinued. Simmons has advised the contractor that the town is not happy with the way the building looks, and that the town will advise when reports are unnecessary.

b. RJD Appraisal Revaluation Contract: The chair noted that the revaluation will not begin until 2028 and owners will be contacted prior to inspections of property. **Pam Dunning moved to authorize the Town Manager to execute the revaluation contract with RJD Appraisal. Vote 5-0-0.**

c. Ordinance revisions regarding non-resident committee members: Simmons said that according to MMA, under Maine law, the only qualifications for a committee member is that they are a U.S. citizen, a Maine resident and 18 years of age or older; and therefore, it is perfectly legal for out-of-town residents to serve on town committees; he added that there are more restrictions for the selectboard and school board membership. Simmons recommended removing any language restricting voting, other than alternates in the following Wiscasset ordinances:

Article IV Port and Harbor - remove section 1.2.4 ~~Not more than one (1) non-resident of the Town of Wiscasset may serve as a member. Non-resident members shall not have voting privileges.~~

Article I Town Officials – remove a portion of 7.1.1 – The Wiscasset Airport Committee (hereafter referred to as the Committee) shall consist of five members ~~with not more than one (1) non-resident member. Non-resident members shall not have voting privileges.~~

Article 1 Town Officials Planning Board - remove section 4.2.6 – ~~4.2.6 Not more than one (1) non-resident of the Town of Wiscasset may serve as a member.~~

Article 1 Town Officials Budget Committee – remove portions of Section 2.1 – 2.1 The Wiscasset Budget Committee (hereinafter “the Committee”) shall be appointed by the Selectboard and consist of 9 members, serving staggered terms of three years, ~~all of whom shall be legal residents of Wiscasset.~~ In the event of a vacancy in the membership or if any member of the Committee during his or her term of office shall die, become incapacitated, resign, ~~cease to be a resident of Wiscasset,~~ or fail to serve, such failure to be determined by decision of the Selectboard upon report of 4 members of the Committee, the Selectboard shall promptly appoint a person to serve until the expiration of that person’s term.

Article 1 Board of Appeals – remove a portion of section 5.2.1 – 5.2.1 The Board shall be appointed by the Selectboard and shall consist of five (5) members and two (2) alternate

members, ~~all of whom shall be legal residents of Wiscasset~~ serving staggered terms of three (3) years. Alternate members will attend all meetings. The Board shall elect annually a Chairperson and Secretary from its membership. The Secretary shall keep the minutes of the proceedings of the Board which shall show the vote of each member upon each question. All minutes of the Board shall be public records. A quorum shall consist of four (4) members.

Bill Maloney moved to accept the manager's suggestion on changing the membership requirements for committees. Vote 5-0-0. Pam Dunning moved to place the ordinance revisions on the Town Warrant. Vote 5-0-0.

d. Occupied Vehicle Parking Policy: At the board's request, the Town Manager had drafted a policy dealing with overnight parking, basically camping, at the waterfront; however, after review of other towns' policies, he felt that camping should be limited to campgrounds, and that an exception should not be made for the waterfront. James Kochan said the Waterfront Committee had also discussed overnight parking at the waterfront and opposed it. The police chief also opposed overnight parking at the waterfront. **Bill Maloney moved to accept the (draft) overnight parking policy as amended. Vote 5-0-0.**

10. New Business

a. Business License -Liberty Pizza located at 493 Gardiner Road: **Pam Dunning moved to approve the Business License Application for Liberty Pizza, located at 493 Gardiner Road. Vote 5-0-0.**

b. Monthly Financials

- H.M. Payson Statement of Accounts
- Year to date expense/revenue reports

c. Appointment of Code Enforcement Officer: **Pam Dunning moved to appoint George Chase as permanent Code Enforcement Officer. Vote 5-0-0.**

d. Maine Municipal Dividend check (no action required). The Town received \$9,786.

e. Revised Policy on Lien-acquired Property: Two changes had been made to the policy to comply with State law. **Pam Dunning moved to approve the revised Lien Acquired Property Policy. Vote 5-0-0.**

f. Pier Vendor Permits

- Optionz ATM
- Forgotten Recipes

Pam Dunning moved to approve the Pier Vendor Permit for Forgotten Recipes provided the fee is paid in full. Vote 5-0-0. Pam Dunning moved to approve the Pier Vendor Permit renewal for Optionz ATM. Vote 5-0-0.

11. Assessors Business

Pam Dunning moved to approve the Supplemental Tax Certificate and Warrant for LTV Wiscasset, LLC on Map R04 Lot 2-007 in the amount of \$366.51. Vote 5-0-0.

12. Town Manager's Report

The Old Ferry Road project is in the home stretch. The Jersey barriers have been removed and guardrails have been installed. Paving is set to begin on Monday, August 19th. The project should be substantially completed by Friday, August 23.

13. Other Board Business - none

14. Adjournment

Pam Dunning moved to adjourn the meeting at 6:48 p.m. Vote 5-0-0.