

3a

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 15, 2024
IN PERSON AND VIA ZOOM

Preliminary Minutes

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

The chair called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. Pam Dunning moved to approve the Payroll Warrants of October 4, 2024, and October 11, 2024. Vote 5-0-0.

b. Pam Dunning moved to approve the Accounts Payable Warrants of October 8, 2024, and October 15, 2024. Vote 5-0-0.

3. Approval of Minutes

a. Terry Heller moved to approve the minutes of October 1, 2024. Vote 4-0-1 (Andretta abstained).

b. Terry Heller moved to approve the minutes of October 7, 2024. Vote 4-0-1 (Andretta abstained).

4. Special Presentations or Awards – none

5. Committee Appointments – none

6. Public Hearings

a. Referendum Town Meeting Warrant. Pam Dunning moved to open the public hearing on the Referendum Town Meeting Warrant at 6:02 p.m. Vote 5-0-0.

In response to Ed Polewarczyk's questions, Simmons said Article 3 on the Wastewater Treatment Plant relocation was not asking for funds, only approval of its relocation. Another vote to fund the relocation will be necessary. Article 4 indicates that membership of town committees is not limited to town residents. The law requires only that they be a US citizen and a Maine resident. Terry Heller moved to close the public hearing at 6:07 p.m.

7. Public Comment on non-agenda items

8. Department Head or Committee Chair

a. Department Head Monthly Reports

9. Unfinished Business

a. Wawenock Block update – No update was received; however, it was noted that windows are in on the second and third floors.

10. New Business

a. Monthly Financials

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

b. Mason Station Public Safety Improvements – Ryan Gahagan

Gahagan presented an update on Mason Station activities including the clearing of the site, environmental and safety measures being taken (six-foot chain link fencing and “No Trespassing signs), electricity supply and a timeline of activities. Power lines will be buried in accordance with the Shoreland Business II ordinance. Gahagan will be meeting with Aaron Chrostowsky, the CEO and contract planner Emily Rabb and will be submitting an application to the Planning Board.

c. Declare the Transfer Station’s 1989 Bobcat as surplus property

Pam Dunning moved to declare the Transfer Station’s 1989 Bobcat as surplus and authorize the Town Manager and Public Works Director to dispose of it as they deem appropriate. Vote 5-0-0.

11. Assessors Business

a. Abatements

1) Brenda J. Sawyer for Map U02 Lot 087 in the amount of \$3,697.49. **Terry Heller moved to approve the abatement for Brenda J. Sawyer for Map U02 Lot 087 in the amount of \$3,697.49 as recommended by Assessors’ Agent Ellery Bane. Vote 5-0-0.**

2) Ruth and Edward Mewa for Map U23 Lot 001 in the amount of \$444.25. **Terry Heller moved to approve the abatement for Ruth and Edward Mewa for Map U23 Lot 001 in the amount of \$444.25 as recommended by Assessors’ Agent Ellery Bane. Vote 5-0-0.**

3) Edward A Lucier, for Map U04, Lot 011 in the amount of \$662.82. **Terry Heller moved to approve the abatement for Edward A. Lucier for Map U04, Lot 011 in the amount of \$662.82 as recommended by Assessors’ Agent Ellery Bane. Vote 5-0-0.**

b. Supplemental

1) Brenda Sawyer for Map U02, Lot 087 in the amount of \$2,253.24. **Terry Heller moved to approve the supplemental for Brenda Sawyer for Map U02 Lot 087 in the amount of \$2,253.24 as recommended by Assessors’ Agent Ellery Bane. Vote 5-0-0**

12. Town Manager’s Report

Simmons reported on the 70-plus entries in the contest to provide the meaning of the acronym MHP erroneously painted on Federal Street. The winner was Garage Door and More for "mistakes happen people".

13. Other Board Business

a. Executive Session for consultation with legal counsel. **At 6:34 p.m., Pam Dunning moved to enter Executive Session pursuant to 1 M.R.S.A. §405 (6) (E). Vote 5-0-0. Bill Maloney moved to exit Executive Session at 6:52 p.m. Vote 5-0-0.**

Pam Dunning moved to approve the October 7, 2024, settlement with Maine Yankee and authorize the Town's legal counsel to complete negotiation on the legal documents. Vote 5-0-0.

14. Adjournment

Terry Heller moved to adjourn the meeting at 6:52 p.m. Vote 5-0-0.

9a

Gary M. Pomeroy Logging, Inc.
1909 Hammond Street
Hermon, ME 04401
207-848-3171

Harvesting Agreement



Gary M. Pomeroy Logging, Inc. (Contractor) and The Town of Wiscasset (Landowner), enter into an agreement for harvesting of timber on landowner's property in the Town of Wiscasset, Maine. Contractor agrees to harvest timber on landowner's property under the following conditions:

- a. Contractor shall show proof of Worker's Compensation Insurance, or shall provide the landowner with proof of Independent Contractor Status as provided by the State of Maine;
- b. The contractor shall pay said landowner for harvesting of timber at the following rates:

1. Hardwood logs	\$ <u>35.00</u> per MBF of mill delivered rate
2. Spruce/Fir logs	\$ <u>100.00</u> per MBF
3. Hemlock logs	\$ <u>75.00</u> per MBF
4. Pine logs	\$ <u>140.00</u> per MBF Land run to include pallet
5. Spruce stud	\$ <u>24.00</u> per Tons
6. Hardwood pulp	\$ <u>7.00</u> per Tons
7. Hemlock pulp	\$ <u>2.00</u> per Tons
8. Spruce pulp	\$ <u>2.00</u> per Tons
9. Pine pulp	\$ <u>2.00</u> per Tons
10. Biomass	\$ <u>2.00</u> per Tons
11. Firewood	\$ <u>25.00</u> per cord

- c. Contractor will not hire any assistants or employees without first providing the Landowner with proof of Worker's Compensation Insurance or proof of Independent Contractor Status for the assistant(s);
- d. Contractor will provide the tools and equipment necessary to carry out the day-to-day operations of harvesting wood under this contract.
- e. Contractor will make payments directly to the Landowner on a weekly basis, based upon the load slips turned in. Contractor is responsible for verifying the accuracy of each weekly payment and notifying Landowner of any errors within seven days of receipt of payment. The landowner will not be responsible for any withholdings, including but not limited to Federal Tax, State Tax, Social Security Tax or any type of insurances.

Harvesting under this contract is on an as-needed basis. Landowner is under no obligation to retain the services of the Contractor, nor is the Contractor under any obligation to remain exclusively at Landowner's jobsite. This contract can be terminated by either party at any time without obligation.

Rates for harvesting timber are subject to change, based upon the current market conditions. Landowner will notify Contractor of rate changes as necessary.

The landowner is responsible for all boundary lines on said property. If lines need to be marked its responsibility of said landowner, if marked by contractor it will be at landowners expenses

Landowner acknowledges Contractor will need to construct access roads and or Landings all work will be done to meet BMP Standards.

This contract remains in effect for the duration of the harvesting of the Landowner's property, or until terminated for any reason by either party.

Signed this _____ day of _____, 20__.

Gary M. Pomeroy Logging, Inc. Contractor

Landowner Signature

Printed Name

Tax ID #-----

Address-----

Phone

#-----

10a

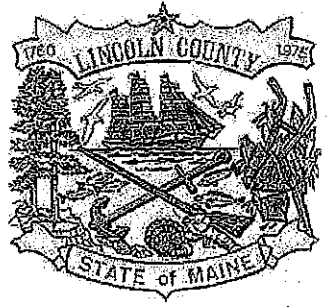
OFFICE OF
LINCOLN COUNTY COMMISSIONERS

32 High Street
P.O. Box 249
Wiscasset, Maine
04578-0249

INCORPORATED 1760

Commissioners Office (207) 882-6311
Fax (207)-882-4324

WWW.LINCOLNCOUNTYMAINE.ME



District One
Hamilton W. Meserve
Southport, Maine

District Two
William B. Blodgett
Waldoboro, Maine

District Three
Mary R. Trescot
Damariscotta, Maine

Date: October 24, 2024
From: Carrie Kipfer, County Administrator
To: Town of Wiscasset

 **COPY**

RE: Compliance Requirements for Lincoln County Affordable Housing ARPA Funds for Town Planning Projects - Funding Award for the Town of Wiscasset

Process and Project Scope:

Wiscasset submitted a Letter of Interest to Lincoln County on August 16th, 2024, outlining the funding request of \$240,000 for engaging with a consultant to conduct a regulatory analysis, concept planning, and public engagement for lot R08-006, a 300-acre vacant parcel on Old Ferry Road, with the goal of advancing the development of affordable housing. Wiscasset and the Lincoln County Affordable Housing ARPA Funds for Town Planning Projects Review Committee met on October 10th, 2024 to discuss the details of the project scope and funding request. Through that process, the following project scope details were agreed upon:

1. Project Scope:

- \$165,000 - Regulatory Analysis
 - i. Existing conditions site survey
 - ii. Environmental survey (desktop analysis)
 - iii. Sewer/water availability survey (drilling program)
 - iv. Traffic impacts analysis
 - v. Market analysis
- \$75,000 - Concept Planning and Public Engagement
 - i. Concept plan development
 - ii. Phased development analysis
 - iii. Public outreach and engagement (3-4 meetings)

2. Additional Compliance Requirements: *Aspects of this project will comply with the following*

- Wiscasset will use funds to engage with a qualified consultant, and any necessary subcontractors, to project manage and facilitate this work.
- With the recent announcement that Wiscasset was successfully award technical assistance from the Governor's Energy Office through the Maine Community Energy Redevelopment Program (MECERP) for both Birch Point Road and the subject parcel on Old Ferry Road, it is strongly recommended that the Town of Wiscasset and any consultant engaged to assist with the

regulatory analysis, concept site development, and public engagement be updated on the MECERP process to ensure coordination and continuity between the two projects.

Agreement Requirements:

Wiscasset agrees to spend the requested funding of \$240,000 on the above project scope by December 31st, 2026. **If any funds are remaining after December 31st, 2026, they must be returned to the U.S. Treasury, per the American Rescue Plan Act (ARPA) requirements.**

Wiscasset will provide this signed Compliance Requirements document to Laura Graziano (lgraziano@lcrpc.org) no later than close of business November 4th, 2024 We are in receipt of the signed Letter of Support from the Wiscasset Select Board (*received on October 1st, 2024*) outlining the above project scope.

Reporting Requirements:

As part of official reporting to Lincoln County as a condition of receiving \$240,000 from the Lincoln County Affordable Housing ARPA Funds for Town Planning Projects, the County requests each Lincoln County Municipality receiving these funds meet the following requirements during the course of the funded project:

1. Provide copies of invoices that relate to the approved project (engineering studies, consultant invoices, etc.).
2. Include acknowledgement of the American Rescue Plan as the source of funding in any press releases.
3. As the project makes progress, provide quarterly written updates, including invoices and photographs (as appropriate). Provide copies or links to published articles about the project.
4. As the funded project nears completion, invite the County (County Commissioners) to any public engagement events, milestone events, as applicable.

Invoices, quarterly updates, and event invitations described above shall be directed to:

Lincoln County Commissioners
c/o Carrie Kipfer, County Administrator
ckipfer@lincounty.me
207-882-6311

Within 30 days of the completion of the County-funded project, the Municipality will submit a final written update on the project and any final invoices and/or other supplemental material to the County. The Municipality will also be asked to attend a County Commissioners meeting to present an overall summary of the project and its outcomes.

Dennis Simmons

Town Manager

Signature

Contact Information:

Phone: (207) 882-8200 ext. 6

Email: manager@wiscasset.org

Date: _____

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

11a

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/16/2024

James L. Kochan
Kim L. Dolce
75 Hemlock Road
Wiscasset, ME 04578



COPY

PROPERTY REVIEWED
Map R09 Lot 008-E RE Acct # 1122

CURRENT ASSESSED VALUE
Land Value: \$ 273,100 Building Value: \$ 450,400

FINDINGS

After careful review of the assessments of your property, the following determination/
findings have been made:

The assessment is fair and correct. No adjustment will be made.

The assessment is fair and correct. No abatement will be made.

An adjustment will be made. The following assessments now apply.

Land Value: \$ 273,100 Building Value: \$ 410,400

Abatement will be recommended for: **\$ 710.80**

Remarks: Upon further review and information provided, the Natatorium and pool were converted into a garage in Tax Year 2023. Abatement recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely,

Ellery G. Bane C.M.A.
Assessors Agent
Town of Wiscasset