

ST.GEORGE SELECTMEN & ASSESSOR'S MEETING MI NUTES  
Monday, July 2, 2007

The meeting was called to order at 6:02PM with the Town Manager and Board members Driscoll, Cote, Carey, Miller and Lunt present. Also present were Tim Polky and Diane Hall. Ray Emerson arrived later in the meeting.

OPEN DISCUSSION - none

REGULAR SESSION

- Adjustments to Agenda... Annual Appointments added under Old Business
- Minutes...On a motion by Cote (Carey), it was voted 5-0 to approve the minutes of June 18, 2007 as written.
- Communications... 2007-2008 Assessment were received from MSAD #50
  - ... May 2007 Solid Waste reports were received
  - ... Victualers License request received from William Stuart. On a motion by Carey (Lunt), it was voted 5-0 to approve the license.
  - ... Liquor License application received from William Stuart. Hearing to be set for Monday, July 16<sup>th</sup>.
  - ... Off Premises Catering application received from ME Coast Catering. On a motion by Carey (Miller), it was voted 5-0 to approve the application.
  - ... May 2007 Departmental Report was received
  - ... Letter received from Jim Murphy terminating services as Assessors Agent as of 7/9/07. On a motion by Cote (Lunt), it was voted 5-0 to accept the resignation with regrets.
- Warrant... for two weeks were reviewed and signed.

TOWN MANAGER'S REPORT

- Summer Road Maintenance ... It was reported that some tar patching was done last week, plus ditching was started on Horse Point Road.
- Committees...
  - Conservation Commission...meets 7/5 at 7:30am
  - Solid Waste & Recycling Committee...report on 6/20 meeting from Selectman Lunt

OLD BUSINESS

- Consent Agreement / Mauro Property...The Manager reported that we're still waiting on Mauro's attorney.
- Policy Manual Review... The three policies that were amended by the Board were reviewed. On a motion by Carey (Lunt), it was voted 5-0 to approve the Policy Manual as amended.
- Fire Department Bldg Maintenance...waiting on another quote.
- Annual Appointments (*added*)... On a motion by Cote (Miller), it was voted 5-0 to appoint John Rasmussen to fill the vacant 3-year term on the Budget Committee that ends on April 30, 2009.

NEW BUSINESS

- Educational Topic ~ Assessing...The Manager distributed a 2-page document entitled "Assessing 101". This document was reviewed and discussed, with comments that the next meeting will continue the discussion on the topic of assessing.

EXECUTIVE SESSION

- On a motion by Cote (Carey), it was voted 5-0 at 7:03pm to go into executive session for Personnel (*Sec. 405(6)(A)*), Negotiations (*Sec. 405(6)(C)*), and Concealed Firearm Permit (*Sec. 405 (6)(F)*), and to include Tim Polky and Ray Emerson in the session. Out of executive session at 8:00am. No action taken.

The July calendar for meetings was reviewed and the meeting adjourned at 8:03pm.

Respectfully submitted,

John M. Falla, Board Secretary

# ST. GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

## Monday, July 9, 2007

The meeting was called to order at 6:01PM with the Town Manager and Board members Driscoll, Cote, Carey, and Miller present. Also present were Tim Polky, Jim Murphy, Paul Hannemann, Kathy Clark, Anita & Bob Siegenthaler, Tom Lloyd, Wick Taylor, John & Jane Rasmussen, John Bates, Diane Hall, Sandy Yakovenko, and several others who arrived after the meeting started.

### OPEN DISCUSSION

- Anita Siegenthaler said she was disappointed with the Board's decision of June 11<sup>th</sup> concerning the logs at Mosquito Head Road. She referred to sections of the MMA Roads Manual and Chairman Driscoll asked that further discussion be referred to the next meeting to allow the Selectmen an opportunity to review material concerning the issue of road rights-of-way. Driscoll also stated that the discussion should include a town-wide review of encumbered areas. By general agreement, the Board referred this to the next meeting.
- Paul Hannemann asked why commercial trash haulers were not charged for not recycling; stating that he felt the haulers should pay for those not recycling because those who do recycle are penalized. Tim Polky responded that others who do not recycle use the transfer station and are not charged, and in order to be fair in that situation, pay-per-bag should be instituted so that all are treated the same.
- Paul Hannemann presented some photos of Mosquito Head Road showing the cedar logs along the side of the road and bushes he said were hanging into the road. Hannemann asked that the bushes be trimmed back. Hannemann also asked that his request made several years back regarding a speed limit on Mosquito Head Road be acted upon.
- Several others started to speak about the Mosquito Head Road, but the Chairman reminded them that the issue was referred to the next meeting.

### REGULAR SESSION

- Adjustments to Agenda... Add Smoking Policy under New Business
- Minutes... On a motion by Cote (Miller), it was voted 4-0 to approve the minutes of July 2, 2007 as written.
- Communications... Reminder was given about public hearings on 7/14.
  - ... MDOT URIP notice was received and signed.
  - ... June 2007 CEO Report was received.
  - ... Letter was received from Gayle Bedigian regarding tax acquired property, asking that the Town consider her purchase of the property. On a motion by Carey (Miller), it was voted 4-0 to reject her offer and request that a sealed bid be submitted.
- Warrant...was reviewed and signed. Policy Manual approved last week was signed also.

### TOWN MANAGER'S REPORT

- Summer Road Maintenance ... work is continuing on Horse Point Road.
- Committees...
  - Planning Board...workshop on subdivisions on 7/10
  - Recreation Committee...meets 7/10
  - Harbor Committee...meets 7/12
  - Clam Committees...Joint Board meets 7/12
  - St George Days Committee...meets 7/11

### OLD BUSINESS

- Consent Agreement / Mauro Property...still waiting on Mauro's attorney.

- Fire Department Bldg Maintenance... It was reported that a quote was received from PDO Door, and that the two bids were about \$25 apart. The Fire Chief was asked his preference and he responded that the firefighters would like to continue working with Overhead Door. On a motion by Carey (Cote), it was voted 4-0 to proceed with the work on replacing the doors at the Route 73 fire station, using Overhead Door.

## NEW BUSINESS

- 2007 Real Estate Tax Commitment (*taken out of order*)... Jim Murphy presented the Knox County Assessment Return and the 2007 Municipal Valuation Return for signatures by the Board. Murphy noted that the recent sales ratio review by the State showed the Town at 64%, and he was recommending certifying to the State at 70%.  
*At this point (6:35pm) Selectman Lunt joined the meeting.*  
On a motion by Cote (Carey), it was voted 4-0-1, with Lunt abstaining, to set the 2007 tax rate at \$12.10/thousand.
- Land Use Ordinance Violation... The Manager summarized the Hollicker case, which first came to the Selectmen for action in June 2006, saying that the Town Attorney has prepared papers to take the violation to court. On a motion by Carey (Miller), it was voted 5-0 to proceed with court action on the Hollicker case. By copy of a letter, it was also reported that a violation has occurred on the Hupper property at Mosquito Harbor and it has been investigated by Colin Clark of the ME DEP. Tim Polky said that a Notice of Violation has been sent to Hupper from the DEP, with a copy to the Town, with the comment that a penalty will probably be imposed. In response to a question from the Board, Polky said that in the past the Town has joined the DEP in enforcement actions. By general agreement, the Board tabled the Hupper violation pending further information from the ME DEP.
- Educational Topic ~ Assessing 102... Handouts were distributed, and discussion took place, on a sample annual assessing calendar, the 2007 State Valuations of Knox County towns, and the 2006 sales analysis for the Town of St. George. Following the review, it was suggested that the Board should have a hands-on workshop about the tools and records used in assessing.
- School Reorganization Meeting 7/10...The Board was reminded of the meeting at the Rockland District High School on 7/10 at 7:00pm concerning the recent State law on school reorganization.
- Smoking Policy (*added*)... The Manager reported on the need of a smoking policy, for safety reasons, at the transfer station site. He asked for direction from the Board on whether he should include other town properties. By general agreement, the Board asked the Manager to return with a smoking policy for the solid waste facility.

## EXECUTIVE SESSION

- Concealed Firearm Permit... On a motion by Carey (Miller), it was voted 5-0 at 7:43pm to go into executive session to review a concealed firearm permit. Out of executive session at 7:48pm. On a motion by Carey (Miller), it was voted 4-1, with Cote opposed, to approve the permit.

## Reminders:

- Next Selectmen's Meeting, Monday, July 16, 2007, 6:00pm, Town Office

The meeting was adjourned at 7:49pm.

Respectfully submitted,

John M. Falla, Board Secretary

ST.GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES  
Monday, July 16, 2007

The meeting was called to order at 6:03PM with the Town Manager and Board members Driscoll, Cote, Carey, Miller and Lunt present. Also present were approximately 25 members of the public.

**PUBLIC HEARING ~ Liquor License – Farmer's, Inc.**

- The Chairman opened the hearing at 6:03pm. The Manager summarized the application, noting it was a new application. No comments were received, either for or against, so the Chairman closed the hearing at 6:04pm.

**TAX ACQUIRED PROPERTY ~ Open Bids**

The following bids were received and opened:

Map 1, Lot 98 ~ off Granite Lane

\$ 501.00 Gayle Bedigian  
\$ 250.00 John Pantry

Map 19, Lot 33 ~ 316 Seal Harbor Road

\$ 16,525.00 C & S Milton-Hall  
\$ 9,603.00 Richard Curtis

Map 30, Lot 16 ~ off Port Clyde Road

\$ 10,031.07 Russell & Tracy Odone  
\$ 8,651.00 Ron & Jean Simmons  
\$ 2,676.00 Charles Crudele  
\$ 2,300.00 Nadeshda Sidorin  
\$ 750.00 John Pantry  
\$ 500.00 William Berte  
\$ 200.00 Paul Banda

**OPEN DISCUSSION**

- Anita Siegenthaler presented a written transcript of a speech recently given at a meeting of the Friends of Mid-coast Maine by Evan Richert.

**REGULAR SESSION**

- Adjustments to Agenda...add Historical Society Leases to Town Manager's Report...
- Minutes... On a motion by Carey (Lunt), it was voted 5-0 to approve the minutes of July 9, 2007 as amended.
- Communications... Memo received regarding MMA's photo contest
  - ... 2006 Engagement Letter received from Bruce Nadeau, CPA. On a motion by Miller (Carey), it was voted 5-0 to authorize the Manager to sign the engagement letter.
  - ... 2007 Tax bills being mailed today
  - ... copy of letter to Wyeth concerning violation was received
  - ... Liquor License application for East Wind Inn was received with a request to waive the public hearing. On a motion by Miller (Cote), it was voted 5-0 to waive the public hearing and approve the application.
- Warrant... was reviewed and signed.

**TOWN MANAGER'S REPORT**

- Summer Road Maintenance ... It was reported that work continues on Horse Point Road
- MMEHT ~ New Plan Offering... The Manager reported on a new higher deductible / 17% lower premium health insurance policy that is not IRS eligible. MMEHT continues to work on a high deductible offering that will be IRS eligible.

- Historical Society Leases (*added*)... The Manager distributed draft copies of leases for Marshall Point and the Old School House to the Selectmen, and suggested forwarding copies to the respective committees overseeing these properties for their feedback.
- Committees...
  - Solid Waste & Recycling Committee...meets 7/18 at 7:30am

## OLD BUSINESS

- Consent Agreement / Mauro Property...The Manager reported receiving from Mauro a signed copy of the agreement provided earlier to the Board. On a motion by Lunt (Miller), it was voted 5-0 to authorize the Manager to sign the agreement on behalf of the Town.
- Smoking Policy at Solid Waste Facility...A draft policy was presented to the Board for consideration. There was discussion of adding other facilities to the policy, but it was generally agreed to stay with the solid waste facility at this time.

## NEW BUSINESS

- Meet with Sheriff Dennison ~ Law Enforcement... Sheriff Dennison gave a brief presentation of events she has been involved with since she started as sheriff, and then fielded questions from the Selectmen and audience concerning such issues as the jail, sentencing for crimes, patrol coverage, speeding, liquor law enforcement, etc. Dennison also provided the Board with some reports on county-wide activities. Don Choquette, a member of the Knox County Jail Study Committee, was also present and gave a report on jail conditions.
- Liquor License Application ~ Farmer's, Inc... Selectman Lunt asked about the deck area being included in the license. The Manager reported that this area has been included on previous licenses for the restaurant. On a motion by Carey (Miller), it was voted 5-0 to approve the license.
- Tax Acquired Property Bids ~ Action... The following bids were awarded:
  - o On a motion by Cote (Miller), it was voted 5-0 to award the bid on Map 30, Lot 16 to Russell & Tracy Odone.
  - o On a motion by Cote (Miller), it was voted 5-0 to award the bid on Map 19, Lot 33 to C & S Milton-Hall.
  - o On a motion by Cote (Miller), it was voted 5-0 to award the bid on Map 1, Lot 98 to Gayle Bedigian.
- Report on School Reorganization Meeting 7/10... Chairman Driscoll and the Manager reported on the meeting held last week at the Rockland District High School. It was felt that the State is still working on how to accomplish this reorganization, with many procedural questions being asked of the State Dept of Education representative at the meeting. Driscoll noted that the local reorganization committee was in need of a municipal official, and he felt Manager John Falla should attend on behalf of municipal officials. The Manager mentioned that Angie Vachon had asked about holding meetings at the town office to provide information to the public, and the Board generally agreed that it would be a good thing to do, inviting in representatives from the State, SAD #50, Many Flags, as well as others who may provide information on what options the town has regarding education. There was a continuing discussion on the future of education in the area, noting that the reorganization efforts of the State do not seem to mention quality of education, only financial efficiencies.
- Speed Limit Request... The Manager reported that the request to lower the speed limit on Mosquito Head was brought to the Board on 7/25/05, but he failed to follow up on it. He apologized for the oversight and reported on a contact with Dave Allen of the Dept of Transportation to conduct a review of the road.
- Town Right-of-Way Issues... Chairman Driscoll asked Anita Siegenthaler to present the case which they wanted to do last week, but Siegenthaler asked to hear the Selectmen's discussion of the issue. Driscoll asked the Manager to report on his conversation with MMA, the author of the Road Manual being referred to. The Manager said he spoke with Becky Seel of MMA Legal Services, who said that the obstruction issues basically deal

with items in the travel way of the road. Siegenthaler said that this report contradicted the Roads Manual. A lengthy discussion ensued, with comments from Tom Lloyd, Georgia Lloyd, Robert Siegenthaler and others supporting the claim that obstructions outside of the travel way should be removed to allow parking, and that parking on the pavement is allowed at several locations in town. The public was reminded that the town does not have a parking ordinance, and that the law regarding parking on the pavement is a State law that is enforced by county and state law enforcement officers. The Manager did note that he had received a complaint from a resident of Eider Lane saying that the parking in question was making a difficult situation coming and going from Eider Lane. Chairman Driscoll said it was his opinion that the cedar logs located on Mosquito Head Road are not an obstruction, and that removal of the cedar logs would encourage parking, which would be a safety hazard along this narrow section of Mosquito Head Road. When he polled other Board members, Selectmen Miller, Carey and Lunt agreed with him, while Selectman Cote said she agreed with Anita Siegenthaler. When asked if there was going to be a vote on this, Chairman Driscoll said that the question raised last week was whether or not the Selectmen would reconsider their June action, and that lacking a motion to reconsider, no vote was necessary.

#### EXECUTIVE SESSION

- Personnel... On a motion by Carey (Miller), it was voted 5-0 at 8:10pm to go into executive session to discuss personnel, and to include Tim Polky in the meeting. The Board came out of executive session at 8:15pm.

#### Reminders:

- Next Selectmen's Meeting, Monday, July 23, 2007, 6:00pm, Town Office

The meeting adjourned at 8:16pm.

Respectfully submitted,

John M. Falla, Board Secretary

# ST. GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

Monday, July 23, 2007

The meeting was called to order at 6:00PM with the Town Manager and Board members Driscoll, Carey, Miller and Lunt present. Also present were Jane Roundy & Joanne Sharp of the Lobster Conservancy, and Diane Hall. Tim Polky joined the meeting about 6:30pm.

## OPEN DISCUSSION

- Diane Hall mentioned her phone call to the Manager concerning road work needed at Mechanic Street. She said the work should have been done this spring. The Manager said that he told Hall that the current focus of the road crew is to finish preparing Horse Point Road and Island Avenue for paving in September. The Manager said that after that work is completed, the road crew will be available for other work.

## REGULAR SESSION

- Adjustments to Agenda... Motor Vehicle Excise Tax Status added under New Business
- Minutes... On a motion by Carey (Lunt), it was voted 4-0 to approve the minutes of July 16, 2007 as written.
- Communications... Copies of Letters received regarding Port Clyde Coop Project
  - ... June 2007 Solid Waste Reports were received
  - ... Submerged Lands application for CMP was received
  - ... Semi-annual Wilson Scholarship Report was received
  - ... Liquor License application was received from Sul Mare. Manager to set public hearing according to August meeting schedule.
  - ... Copy of letter to Chairman from John Bates was received asking the Board to reconsider the right-of-way issue. There was a brief discussion, with no reconsideration.
- Warrant...was reviewed and signed.

## TOWN MANAGER'S REPORT

- Summer Road Maintenance ...The Manager reported on work at Horse Point Road and Island Avenue.
- Committees...
  - Planning Board...meets 7/24
  - Solid Waste & Recycling Committee...report was received from Selectman Lunt.
  - Public Hearings on July 14<sup>th</sup>...Selectmen Driscoll & Carey reported on their attendance at the hearings.

## OLD BUSINESS

- Smoking Policy at Solid Waste Facility... The Manager asked for any other input from the Selectmen. Further action was tabled pending a full board.
- Report on School Reorganization... The Manager reported on a conversation with Supt Judy Harvey regarding the municipal impact statement available from the State. Chairman Driscoll reported on conversation with Ann Matlack. Driscoll also mentioned the State's recommendation that the reorganization committee be composed of three members from each community – a municipal official, school board member and member at large. After a lengthy discussion, on a motion by Lunt (Miller), it was voted 4-0 to have Terry Driscoll, John Falla and Bill Reinhardt represent the Town of St George on the reorganization committee.
- Revaluation Options & Action Plan...The Manager distributed some information on revaluations and revaluation companies in Maine. The Manager recommended that the Board focus on hiring someone to do a revaluation and to have that person act as Assessors Agent during that time frame. After some discussion of the revaluation process, the Manager was asked to contact Dave Ledew of Maine Revenue Services /

Property Tax Division for a list of coastal towns that recently undertook a revaluation, and to forward that information to the Selectmen via email to expedite the process.

#### NEW BUSINESS

- Report on Lobster Industry (*taken out of order*)... Jane Roundy and Joanne Sharp gave an informative presentation on juvenile lobsters and the two testing areas located in St. George – Allen Island and Drift Inn Beach. Maps and charts used during the presentation were left with the town to assist in planning for the protection of these habitat areas.
- August Meeting Schedule... After much discussion, the following schedule for the remainder of the summer was agreed upon:
  - July 30<sup>th</sup> – NO meeting
  - August 1<sup>st</sup> – Homeland Security training
  - August 6<sup>th</sup> – NO meeting
  - August 7<sup>th</sup> – Brief meeting at 8:00am followed by workshop
  - August 13<sup>th</sup> – NO meeting
  - August 20<sup>th</sup> – Meeting
  - August 27<sup>th</sup> – NO meeting
  - September 3<sup>rd</sup> / Labor Day – NO Meeting
- Motor Vehicle Excise Tax Status (*added*)... The Manager reported on a change in State law regarding the option available to towns to refund motor vehicle excise tax under certain circumstances. After a brief discussion, on a motion by Carey (Lunt), it was voted 4-0 to refund any unused motor vehicle excise tax credit over \$10.00 in value.

The meeting adjourned at 7:55pm.

Respectfully submitted,

John M. Falla, Board Secretary

# ST. GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

Tuesday, August 7, 2007

The meeting was called to order at 8:06AM with the Town Manager and Board members Driscoll, Carey, Miller and Lunt present.

## REGULAR SESSION

- Adjustments to Agenda... Motor Vehicle Excise Tax added under Town Manager's Report
  - ... Executive Session for Concealed Firearms was added
- Minutes... On a motion by Carey (Miller), it was voted 4-0 to approve the minutes of July 23, 2007 as written.
- Communications... Letter received from State approving Shoreland Zoning Ordinance
  - ... Letter from John Bates to Chairman Driscoll was received
  - ... MDOT letter received regarding speed limit on Mosquito Head Road
  - ... Notice of public hearing for Jarrett Site Plan Review was received
  - ... Liquor license application received from Cod End with a request for waiver of public hearing. On a motion by Lunt (Carey), it was voted 4-0 to waive the hearing and approve the license.
  - ... Lizotte Intent to File for Waste Discharge License was received
  - ... Letters to/from Coggeshall regarding road work on Horse Point was received and referred to the next meeting.
  - ... MSAD #50 meeting agendas were received
  - ... July 2007 CEO Report was received
  - ... Petition & letter received regarding Snows Point Road was received and referred to the next meeting.
  - ... Request was received from The Dip Net, for the extension of premises for a one-time event on August 11<sup>th</sup>. On a motion by Carey (Lunt), it was voted 4-0 to approve the request.
- Warrant...two weekly warrants were reviewed and signed. Quitclaim deeds for former tax acquired properties were also signed.

## TOWN MANAGER'S REPORT

- Summer Road Maintenance ... Work is continuing on Horse Point Road and Island Avenue in preparation for paving.
- Motor Vehicle Excise Tax (*added*)... The Manager provided the Board with further information on the motor vehicle excise tax refund issue. On a motion by Carey (Lunt), it was voted 4-0 to reconsider the Board's previous action on this matter. On a motion by Carey (Miller), it was voted 4-0 to not refund unused motor vehicle excise tax.
- Committees...
  - Planning Board...meets 8/14
  - Recreation Committee...meets 8/14

## EXECUTIVE SESSION

- Concealed Firearm Permits... On a motion by Carey (Lunt), it was voted 4-0 at 8:30am to go into executive session to review concealed firearm permit applications. The Board came out of executive session at 8:31am. On a motion by Carey (Lunt), it was voted 4-0 to approve the three renewal applications.

The meeting was adjourned at 8:32am and the Board began an Assessing workshop.

Respectfully submitted,

John M. Falla, Board Secretary

# ST.GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

## Monday, August 20, 2007

The meeting was called to order at 6:02PM with the Town Manager and Board members Driscoll, Cote, Carey, Miller and Lunt present. Also present were about ten members of the public.

### PUBLIC HEARING ~ Liquor License – Sul Mare Restaurant

The Chairman opened the hearing at 6:02pm. The Manager summarized the renewal application and reported on a 7/31/07 conversation with Tony Austin of Liquor Licensing in Augusta, who said that a full license was given last year and to his knowledge no complaints had been received over the past year. Diane Hall stated that the State website showed Sul Mare having a temporary license. There being no further comments, the Chairman closed the hearing at 6:04pm.

OPEN DISCUSSION - none

### REGULAR SESSION

- Adjustments to Agenda...Tax Acquired Property Write-Off added under New Business
- Minutes... On a motion by Carey (Lunt), it was voted to approve the minutes of August 7, 2007, as written.
- Communications... July 2007 Solid Waste Reports were received
  - ... Communication regarding the Sea Truk was received
  - ... Jail Study Final Report was received
  - ... June 2007 Departmental Report was received
- Warrant... two warrants were reviewed and signed.

### TOWN MANAGER'S REPORT

- Summer Road Maintenance ... Tim Polky reported on the status of the Rackliff Island causeway, stating that the Maine Dept of Transportation (MDOT) ranks it as the 2<sup>nd</sup> highest bridge in Knox County in need of repair. Polky also reported that a FEMA representative, while inspecting Patriots Day 2007 storm damage, suggested that the removable of rubble in the bottom of the culverts and patching with concrete would greatly improve the status of the bridge. Polky suggested contacting the MDOT Bridge section and work with them to improve the status of the Rackliff Island causeway. The Board gave general agreement to Polky's suggestion. Polky also mentioned the old granite bridge on Glenmere Road near the Turkey Cove intersection, saying that it has been repaired in recent years, but that it sustained further damage during the Patriots Day storm and should be replaced with either a concrete or plastic culvert. Polky suggested getting cost estimates for the 2008 budget.
- Report on Waste Discharge Permits... Tim Polky briefed the Board on Waste Discharge licenses, which are issued by the Maine DEP, and explained their history and inspection process.
- Report on MSAD 50-5 Regionalization Planning Committee... The Manager reported on the Committee's first meeting on 7/31 and summarized the process the committee expects to use to accomplish their task.
- NIMS Training... It was noted that the 700 series was reviewed on August 1<sup>st</sup> and that the 100 series is still needed. September 19<sup>th</sup> at 6:00pm was tentatively set for the next training session.
- Newsletter Draft...The Manager reported that the draft was not available, but would be sent by email this week for Board review.
- Committees...
  - Planning Board...has completed preliminary review of subdivision ordinance; has reviewed changes to Shoreland Zoning following State review of March 2007 amendments; is proposing a Shoreland Zoning district change on Horse Point Road from Marine Residential to Limited Commercial; has started a review of the Site Plan

Review Ordinance; public hearings will be scheduled in October with referendum vote in November.

- Board of Appeals... received an appeal last Friday, with organizational meeting scheduled for early September.
- Conservation Commission... held an Energy Independence Day on 8/19

## OLD BUSINESS

- Revaluation Options & Action Plan... The Manager said that there is a need to develop an action plan. He said that the cost of a revaluation is not in current budget, so the Board is probably looking at the March 2008 town meeting to address the revaluation. However, the Manager said that the Town needs an Assessors Agent. It was suggested that the Chairman and the Manager work together on finding an agent to serve until a revaluation firm is in place. This was approved by general agreement. The Manager also said there was the need for an assessors meeting in September, probably the 24<sup>th</sup>.
- Smoking Policy at Solid Waste Facility...On a motion by Lunt (Carey), it was voted 5-0 to accept the policy as reviewed and presented.
- Historical Society Leases...The Selectmen felt that the leases looked okay and by general agreement directed the Manager to work towards finalizing the agreements.

## NEW BUSINESS

- Softball Field/Easement Issues (*taken out of order*)...It was reported that Betsy Jacks Scott has approached the town concerning her failed septic field at Front Street and the possibility of putting a new septic field within the ball field easement. It was stated that there are many issues and options on both sides, with one question before the Town – do we want to move from the ball field and release the current easement? There was a brief discussion on the subject, with the Board asking for more information, specifically regarding costs involved.
- Charter Changes...The Manager distributed a memo outlining an action plan to address charter changes. On a motion by Carey (Cote), it was voted 5-0 to approve the action plan.
- Snow's Point Road Petition (*taken out of order*)... A petition was received from residents of Snows Point asking for action to correct the Snows Point Road in the area of the Montgomery property. The Manager presented a memo in response to the petition, recommending an improvement to the site distance from the corner in question extending northerly about 300'. There was discussion of the issues, including signs, speed limits, right-of-way boundaries, etc. On a motion by Lunt (Miller), it was voted 4-0-1, with Carey abstaining, to have the Road Commissioner contact the abutting property owner, proceed with the work to improve site distance, and install two curve signs.
- Horse Point Road / Coggeshall Complaint... The Manager reviewed correspondence on this issue, to which the Board had been copied.
- Liquor License Application / Sul Mare...On a motion by Carey (Cote), it was voted 5-0 to approve the application.
- Tax Acquired Property Write-Off [*added*]... The Manager explained to the Board the situation of clouded ownership and insignificant value of the tax acquired shed formerly owned by Scott & Julie Curtis. On a motion by Cote (Lunt), it was voted 5-0 to write off this tax acquired building.

## EXECUTIVE SESSION

- Personnel...On a motion by Carey (Lunt), it was voted 5-0 at 8:07pm to go into executive session to review a personnel matter. The Board came out of executive session at 8:09pm.

## Reminders:

- Next Selectmen's Meeting, Monday, September 10, 2007, 6:00pm, Town Office

The meeting was adjourned at 8:10pm.

Respectfully submitted,

John M. Falla, Board Secretary

# ST. GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

Monday, September 10, 2007

The meeting was called to order at 6:03PM with the Town Manager and Board members Driscoll, Cote, Carey, Miller and Lunt present. Also present were Diane Hall and Angie Vachon.

## OPEN DISCUSSION

- Diane Hall spoke about a culvert problem on Mechanic Street.

## REGULAR SESSION

- Adjustments to Agenda...Town Office Hours added under New Business
- Minutes... On a motion by Carey (Lunt), it was voted 5-0 to approve the minutes of August 20, 2007, as amended.
- Communications... Received letter from Nat Lyon resigning from Board of Appeals. On a motion by Carey (Lunt), it was voted 5-0 to accept the resignation with regrets.
  - ... Memo received from MMA regarding insurance dividend
  - ... Received meeting agendas from MSAD #50
  - ... August 2007 CEO Report was received
- Warrant... Warrants for 8/27, 9/4 and 9/10 were reviewed and signed.

## TOWN MANAGER'S REPORT

- Summer Road Maintenance ... The Manager reported that we are waiting on Marriners for paving. A brief report on the Rackliff Island causeway was also given.
- Report on MSAD 50-5 Regionalization Planning Committee... Chairman Driscoll gave a report on the recent meeting of 9/4. A copy of a memo by MSAD #50 Business Manager John Spear was distributed and discussed. Angie Vachon expressed concern in getting information out to the public. There was some discussion about the State law on consolidation and some of its shortcomings.
- NIMS Training... The Manager reported that ICS 100 Training will be held on September 19<sup>th</sup> at 6:00pm.
- Committees...
  - Planning Board...meets 9/11
  - Board of Appeals...meets 9/13
  - Recreation Committee...met 9/9
  - Harbor Committee...meets 9/13
  - Budget Committee... schedule 10/1 budget review
  - Conservation Commission...met 9/6. Report on meeting given by Cote.

## OLD BUSINESS

- Assessors Agent ... The Manager reported on his meeting with Chairman Driscoll and their recommendation to hire Bob Gingras of Parker Appraisal to serve as Assessors Agent until the commitment of 2008 taxes. It was reported that Parker's rate would be \$750/ day with probably 2-3 days needed this fall and winter, and 7-10 days needed for pick up work in the spring of 2008. There was some discussion of the process that led to the recommendation, and the Manager noted that factors that led to the recommendation included the length of time needed for the services prior to revaluation work and Parker Appraisal's history of performing this work for the Town in the past. On a motion by Carey (Miller), it was voted 5-0 to appoint Bob Gingras of Parker Appraisal to serve as Assessors Agent for the Town up to the 2008 commitment.
- Historical Society Leases... Tabled Manager needs to contact the Historical Society subcommittees.

- Charter Changes...The Manager distributed a list of suggested changes and questions regarding Articles 101-107 and Article 201, which were briefly reviewed with further action tabled until the next meeting.

#### NEW BUSINESS

- Public Works Timeline... The Manager distributed a paper outlining his thoughts and recommendations concerning the public works department. There was some discussion about the paper, with further discussion tabled until the October 1<sup>st</sup> meeting with the Budget Committee. A second paper addressing Town personnel and duties will be reviewed at the next meeting.
- Town Manager's Contract... A copy of the current contract and a review form were distributed. The Manager was asked to perform a self-evaluation, which will be reviewed next week.
- Town Office Hours (added)... The Manager requested approval of a 10/4/07 closing of the town office so the staff may attend the MMA Annual Convention. On a motion by Cote (Lunt), it was voted 5-0 to approve the request.

#### Reminders:

- Next Selectmen's Meeting, Monday, September 17, 2007, 6:00pm, Town Office

The meeting adjourned at 7:45pm.

Respectfully submitted,

John M. Falla, Board Secretary

# ST.GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

Monday, September 17, 2007

The meeting was called to order at 6:00PM with the Town Manager and Board members Driscoll, Cote, Miller and Lunt present. Also present were Bob Dennison, Diane Hall, Cherie Yattaw, Erin Rhoda and Jim Graf.

OPEN DISCUSSION - none

## REGULAR SESSION

- Adjustments to Agenda... none
- Minutes... On a motion by Cote (Miller), it was voted 4-0 to approve the minutes of September 10, 2007, as written.
- Communications... Letter received regarding repeal of school consolidation law
  - ... Feb-July 2007 Real Estate Sales Reports were received
  - ... July Solid Waste Committee meeting minutes were rec'd
  - ... Letter received from DEP regarding changes to bird habitat zoning
- Warrant... was reviewed and signed.

## TOWN MANAGER'S REPORT

- Summer Road Maintenance ... The Manager reported that work was completed on Snows Point Road (\$3500) to improve site distance, and we're still waiting on Marriner's.
- Committees...
  - Planning Board... will be holding public hearing on ordinance changes on 10/9
  - Board of Appeals...met 9/13, Reinhardt elected Chairman, hearing on 11/8
  - Solid Waste & Recycling Committee...meets 9/19 at 7:30am
  - Budget Committee...Quarterly meeting on 10/1
  - Comprehensive Planning Committee...meets 9/18
  - Reorganization Planning Committee...meets 9/18
  - Joint Board/GRRSMO...Miller reported on recent Joint Board meeting.

## OLD BUSINESS

- Historical Society Leases...tabled
- Charter Changes... The Board reviewed sections 101-107 and section 201 for changes. There was a consensus on all changes except one. Regarding term limits for Selectmen, Selectman Lunt made a motion to leave term limits as is, but the motion failed for the lack of a second. The Manager said he would do strikeouts and underlines for the changes accepted, and these will be reviewed at the next meeting.
- Streetlight Review... The Board asked for a complete list of all town roads for review. It was also generally agreed that the project should be completed by the end of November.

## EXECUTIVE SESSION

On a motion by Cote (Miller), it was voted 4-0 at 7:10pm to go into executive session to review Concealed Firearms (CFA) Permit applications and to discuss the Town Manager's contract and performance evaluation. The Board came out of executive session at 8:00pm. On a motion by Cote (Miller), it was voted 4-0 to approve the two CFA applications.

The meeting adjourned at 8:01pm.

Respectfully submitted,

John M. Falla, Board Secretary



# ST. GEORGE SELECTMEN & ASSESSOR'S MEETING MINUTES

Monday, September 24, 2007

The meeting was called to order at 6:00PM with the Town Manager and Board members Driscoll, Cote, Carey and Lunt present. Also present were Diane Hall, Jim Graf, Bob Dennison, Bob & Anita Siegenthaler and Jack Bates. Joining the meeting at 6:15pm were Assessors Agent Bob Gingras and Assessing Clerk Cherie Yattaw.

## OPEN DISCUSSION

- Anita Siegenthaler asked the following questions:
  - o Was the appeal mentioned in the 8/20 minutes from Linda Bean? The response was in the affirmative.
  - o What did the agenda item "Historical Society Leases" refer to? The response was Marshall Point and the Old Schoolhouse.
  - o Was there a personnel change at the transfer station this summer? The response was that Ray Emerson is now an attendant. Siegenthaler asked who was managing the facility, and the response was Tim Polky. She then asked if Polky had received a raise for this, and the response was "no".

## REGULAR SESSION

- Adjustments to Agenda... Second Beach Easement Update added under Manager's Report
- Minutes... On a motion by Cote (Lunt), it was voted 3-0-1, with Carey abstaining, to approve the minutes of September 17, 2007 as written.
- Communications... Taxes Collected Report was received
  - ... Submerged Lands application received for Tenants Harbor Wharf LLC
- Warrant...was reviewed and signed.

## TOWN MANAGER'S REPORT

- Summer Road Maintenance ... The Manager reported that Marriners was due this week.
- Second Beach Easement (*added*)... The Manager reported on a meeting with Joan Hall on September 20<sup>th</sup>, and her request to change the location of the easement.
- Committees...
  - Planning Board...meets 9/25
  - Solid Waste & Recycling Committee...met 9/19. Selectman Lunt reported on the meeting.
  - Budget Committee...meets 10/1 with Selectmen
  - Comprehensive Planning Committee... met 9/18

## OLD BUSINESS

- Historical Society Leases... tabled
- Charter Changes... An underline/strike out copy of charter changes were distributed and reviewed. There was discussion on whether to make a universal change of Board of Selectmen to Select Board (*plus change Selectman to Selectperson*) up front or at the completion of the charter review. On a motion by Cote (Lunt), it was voted 4-0 to put the universal change before the voters in November. On a motion by Carey (Lunt), it was voted 4-0 to approve the changes as presented and to hold a public hearing on the changes on October 15<sup>th</sup> at 7:00pm. The Manager said he would submit the proposed changes to the Town Attorney for review.
- Streetlight Review... A breakdown of the state and town roads into five sections was distributed. The Chairman said that he and Selectman Carey would review Routes 131 and 73, with other Selectmen alternating on the four remaining sections.

## NEW BUSINESS

- Assessors Meeting...Bob Gingras of Parker Appraisal was introduced to Board members. The following abatement requests were reviewed:
  - 1) Ben Maxwell...A minor size difference in the lot was noted, plus an error in pricing out the land beyond the base lot was discovered, resulting in a \$200 increase in the valuation. On a motion by Carey (Lunt), it was voted 4-0 to deny the abatement request.
  - 2) Josephine Harper...It was reported that an old chicken house had been demolished. On a motion by Cote (Carey), it was voted 4-0 to approve the abatement.
  - 3) Don Carpenter...A clerical error was noted. On a motion by Cote (Carey), it was voted 4-0 to approve the abatement.
  - 4) Fells...A change in valuation of \$6800 was noted. On a motion by Cote (Carey), it was voted 4-0 to approve the abatement.
  - 5) Don Jacobson...There were no notes on the property card or computer file to explain an increase from 2006 to 2007, but a review concluded that the difference of \$3000 was probably the correction of an oversight regarding land improvements and that the assessment was correct. On a motion by Cote (Carey), it was voted 4-0 to deny the request.
  - 6) R & E Freeman...There was a change in lot size from 2.15 acres to 1.74 acres. On a motion by Cote (Carey), it was voted 4-0 to approve the abatement.
  - 7) Repay...The property owner said that he paid less than what the lot was assessed for, and requested an abatement. Gingras said that assessors do not "chase sales", and that all land in the subject subdivision are assessed the same. On a motion by Cote (Carey), it was voted 4-0 to deny the request.
  - 8) Angela Anderson...The property owner requested an abatement for the increase in her assessment from \$114,000 to \$171,000. Gingras reported that the property had an unfinished status in 2004 following the issuance of a building permit, but there was no change in the percentage of unfinished status in 2005 or 2006. Gingras did a site inspection and found the assessment accurate. On a motion by Cote (Carey), it was voted 4-0 to deny the abatement request.
  - 9) William Hobby...Property owner requested a clarification of lot size because we showed 2+ acres and he thought he had one acre. It was found that he had one acre of land. Hobby did not request an abatement, only a correction.
  - 10) John Chabot...Mr. Chabot requested that the property value be lowered to what he paid for it - \$1200. On a motion by Cote (Lunt), it was voted 4-0 to deny.

## EXECUTIVE SESSION

On a motion by Lunt (Cote), it was voted 4-0 at 7:15pm to go into executive session to discuss the Town Manager's Contract. The Board came out of executive session at 7:43pm.

### Reminders:

- Next Selectmen's Meeting, Monday, October 1, 2007, 6:00pm, Town Office

The meeting was adjourned at 7:44pm.

Respectfully submitted,

John M. Falla, Board Secretary