



SELECTMEN'S MEETING

NOVEMBER 3, 2023

MINUTES

Selectmen in Attendance: Dick Norcross, John Hicks and Frank Day.

Attendees: Tax Collector, Wanda Bartlett; CEO, Michael Vane; ACO, Cindy Eaton; Dana Forcier, Jr; Carrie Garland; Assessor, Bob Konczal; Vincent Carbone; Senjia Morris, Red Pine Holdings; and Wesley Smith. Zoom attendees Hb & SM-A716M.

Frank motioned, John second to approve the Minutes (Selectmen's Meeting October 24, 2023 & the October 25, 2023 Safety Meeting). Voted affirmative by show of hands. Payroll & A/P's were signed.

Discussion on 33 Pig Street Property, Carrie Garland requested this meeting & thanked everyone for coming in at 7:00 in the morning. She came in on Monday with concerns about the bid for 33 Pig St, that it didn't address anything on DJ's property, trash, illegal septic and on Tuesday new info came from Red Pine Holdings, Attorney. Dick said Dana has told us that he does not own the property, Senjia said DJ is still the owner of the property adjacent to 33 Pig St but they have future interests in it and are currently under negotiations. She went on to explain that they sought legal counsel and learned that the Heirs of Herman (Warren) actually own it. Tax Collector, Wanda Bartlett said her paperwork says we do own it. Senjia went on to say that after their Attorney did the research the Town does not own it, and the scope of work won't be needed as they have taken immediate action to make it safe, they will be responsible to make sure all the trash is cleaned up. Mike Vane, Code Enforcement Officer said he saw Dana there yesterday and went on to explain the history as the house was in disarray and getting worse. Mike said that Michael Warren, Jr said that the septic is an oil tank. He had John Bliss do an HHE 200 Form on 33 Pig St. They were given several notices but didn't clean up anything just push it more onto Dana's property. Trash bags being just thrown out on the lawn was when they really started paying attention to what was going on. John said at this point we need to know what our responsibility is. Wesley Smith stepped forward to explain that Jessica Warren is an Heir (she is Pat Warren's daughter) and she has never heard anything about it. Senjia said, Red Pine Holdings purchased Jane Warren's share of the property. Mike, CEO said safety is the main concern and he will recommend the building be torn down. There have been no permits filed, septic or building. Wanda said there is an automatic foreclosure process and she was doing research yesterday and the 2018 lien shows at the registry but not 2019's. She has been working with the Warrens for years and one heir (Kayla) came forward. We had a tentative agreement with her to buy it back but Wanda has not heard anything from her since their meeting. John said we have to do this thing right and get in touch with our Attorney. Wesley asked when did the Town claim ownership and Wanda said in April of 2022, the lien was filed on 10/20/2020. It was agreed that we should send the info to our Attorney and have him look at it. Mike suggests that the Town should be reimbursed for what we paid Bliss.

Assessor, Bob Konczal provided an assessing update in the reval process. They will look at all properties that sold and review the land. They will be coming up with revised values and some cases people will see increases in value and others will see decreases. The State sent letters about assessing personal property. Several towns in the State that he works with do not charge for personal property but he will start doing it. He mentioned what he believes is a flaw in the lien process with personal property and Wanda said there is a 30-45 day notice sent prior to foreclosure.

Frank made a public announcement that the cul-de-sac on Blueberry Lane, is owned by the Town.

John asked Alvina if she charges for the FOAA's. The answer was yes, but will check with the Attorney whether or not e-mail FOAA's are allowed to be charged, as well.

Buddy and Dicky met with Peter Coughlan, MDOT, to discuss our local road inventory.

We had a GA Audit on 10/31/2023 the review shows that we are in compliance with the General Assistance statutes and the Department of Health and Human Services' General Assistance Policy. The State will be distributing \$8.5 Million to Municipalities for GA and related costs to help Maine cities, towns, and Tribal communities to offset an historic increase in demand related to the COVID-19 pandemic, higher housing costs, & inflation for the cost of food and other necessities.

Dana Batchelder, has agreed to send a quote for maintenance on Quint Cemetery on Potato Hole Road. Dick asked whether we paid the \$1,500 for one cemetery and Cindy Eaton said that David Charles is a trustee for Burnt Meadow Cemetery.

MMA reminds us that flags are to remain at half-staff through sunset on 11/17/23.

The Planning Board Agenda for November 14, 2023 has been posted to the web, as well as information regarding Memory care Facilities.

The Town of Fryeburg wants the town to pay for the children that attend their Rec Summer Camp. John said if the Town voted not to pay for Brownfield why would we pay Fryeburg?

Joe Egan disagrees with our Attorney about including the \$422,358.50 in the municipal appropriation.

The Municipal Officers Manuals that were ordered are here.

Vinny Carbone asked to use the Community Center for Coffee/breakfast get togethers for the community and a K-12 Civic's Program to educate the children that they have a voice. He would like the opportunity to discuss with the Board, his attorney, and the Town attorney what has gone on with the prior board of selectmen. John suggested that he work with Willy.

Cindy was given a letter from Terry Lochhead and she will contact her to make sure she understands that she did follow up through the State.

Interviews are scheduled per Cliff for 11/6/2023 starting at 6PM for PW help. Frank asked why did the mowing of outlying cemeteries get outsourced and that public works used to do the road side mowing, but since he left it has not been done. John suggested it is about priorities, it was agreed that this is a topic they should talk with Cliff about.

John motioned, Frank second to adjourn at 8:02 AM.

Respectfully Submitted,

Alvina Day, Administrative Assistant