

Minutes of Select Board Meeting
May 21, 2019

Members Present: David Leavitt, Keith Swett, Tiffany Maiuri, Tom Saviello and Rhonda Irish (Town Manager) absent: Philip Hilton

Also Present: Ricky Nightingale, John Mills, Dee Menear, Amber Kapiloff, Mary Beane, Donald Beane, Paul Soucie and Charlie Lavin

Public Hearing – Tax Foreclosed Properties

There are four properties from the 2016 foreclosures that matured March 14, 2019.

Property #1 Land only: 4.09 acres suggested minimum bid is \$1,575.00

Property #2 Land only: (Island) non-buildable .03 acres suggested minimum bid \$839.00

Property #3 House and land: it needs a new roof, there are broken windows in the house, an attached porch on the back and a shed on the property need to be taken down. There are .72 acres suggested minimum \$4,530.00

Property #4 Land only: This has been vacant since the home was demolished by the Town. There are several fees that are associated with the demolition of the building, Rhonda would like to be able to recoup some of those losses. The minimum suggested bid is: \$24,432.00

The ads would be placed in the Franklin Journal and on the Daily Bulldog. It will also be posted on our Website. Rhonda would like the bids to have to be returned by either the Thursday or Friday before our June 25th meeting. She will send notices to abutters, not to neighbors across the road.

Questions/Comments from the Board and Audience Included:

David: The minimum bid of \$24,000 for a half acre lot is a little pricey for the Town of Wilton. He doesn't believe that we will get a bid that large, we need to get it back on the tax rolls.

Tiffany: It was a Public health hazard that needed to be taken down, but \$24,000 is too much; it is assessed at \$21,275.

Paul Soucie: In regard to the Webb Avenue property: This is a residential neighborhood and we would like for it to remain a residential neighborhood. It is a buildable lot, but there are some trees that have to be taken down.

The abutters across the road should also be notified because they are directly affected by the property.

Randy Nightingale: How will you get rid of the properties? That will be discussed during the regular meeting.

Keith: Will it be on a website? It will be on our Website.

Public Hearing closed at 6:21

Item #1 Minutes of the Select Board Meeting May 7, 2019

David/Keith m/m/s to accept as written; vote: 4-0

Item #2 Public Comment – None Received

Item #3 Consideration of Malt & Vinous & Spirituous License Maine Hotel Management, D/B/A Comfort Inn and Suites – Renewal of License

There are no issues with this property and all of the taxes are up to date.

Tom/Keith m/m/s to sign the renewal Malt & Vinous & Spirituous License Maine Hotel Management, D/B/A Comfort Inn and Suites; vote: unan

Item #4 Consideration of Malt & Vinous License Salt and Pepper and Sugar too, D/B/A Salt & Pepper and Sugar too – New License (Restaurant on Rt 2 & 4)

They have paid all of their taxes and have Planning Board approval for their business.

The owners have been working hard and will open soon.

Tom/Keith m/m/s to sign Malt & Vinous License Salt and Pepper and Sugar too, D/B/A Salt & Pepper and Sugar too; vote: unan

Item #5 Consideration of Tax Foreclosed Properties

Tom/Keith m/m/s to send bid notifications to physical households across the street from the properties; vote: unan

There could be options for property #4, sometimes the Town will work with bidders, but we need to be uniform with all of the properties.

Questions/Comments from the Board Included:

David: We have the right to accept or reject any and all bids, if we tell people that must be the minimum bid, they may not bid at all.

Keith: Have been to a number of bid openings that the bids are less than the minimum and they have sold for less.

Tom: Send it out as written and if we get no bids, we will revisit it.

Tiffany: I would recommend that we use the assessed value.

Rhonda explained that the money from the sale would pay for all back taxes, legal fees and then for cleanup costs.

Tom/David m/m/s Property #4 will be a minimum bid at the assessed value of \$20,275 plus \$500 for legal fees for a minimum bid of \$20,775; motion rescinded

Property #3 Restrictions:

Questions/Comments from the Board Included:

Keith: If the property is on the tax rolls, we shouldn't dictate what they do with it; we are selling the property as is. They should be able to do what they want.

Tiffany: If it doesn't meet the Property Maintenance Standards?

Tom: We have a Property Maintenance Ordinance to take care of this issue.

David/Keith m/m/s to put out by sealed bid the four properties listed; no restrictions on Property 3 and Properties 1, 2 and 3 at the recommended minimum bid; Property 4 at a minimum bid of \$20,275; vote: unan

Item #6 Fire Department – Review of SCBA RFP Specifications

This was not approved at the last meeting, Rhonda has since spoken to the East Dixfield Fire Chief and he would like to get six face pieces, three would be paid for by East Dixfield and three would be paid for by Dixfield. This would be a lease purchase agreement, the number selected would not change the budget.

Tom/David m/m/s to send out for bids the air packs with six additional face pieces for East Dixfield and for lease purchase quotes; vote: unan

Item #7 Discussion of Town Meeting Warrant for June 11 & 17, 2019

This was approved at the May 7, 2019 meeting and is being printed at this time. The Planning Board, after their Public Hearing on May 16, does not want to approve the Residential II change on the Weld Rd. If it is too late to change the warrant in the Town Report, we can make an announcement that they recommend no. The Town Report should be available around May 31, 2019

Item #8 Forster Mill Update

The kick off meeting is June 3. We started the clock ticking on May 20 and they have three months to complete it, after that time monetary penalties start.

Item #9 Consideration of advertising "Request for Qualifications "(RFQ) for Environmental Engineers for Wilson Lake Retaining Wall

This has been talked about for ten years, the holes are washing out and it is time to start getting an engineer on board. It was suggested that we ask the applicants to tell us if they have any grant writing success.

Item #10 Manager's Report

- A. CDBG EDP Grant: Rocky Hill Landscaping/New England Hemp Institute, LLC have decided not to apply for a grant his year.
- B. Discussion of June and July Select Board Meetings: David/Tom m/m/s to hold the meetings June 4, June 25 and July 16; vote: unan
- C. Annual Contracts with the Unorganized Territories: They have sent the same amounts as last year: \$4,082 for the Transfer Station use and \$2,000 for fire protection. Tom would like to have the Board consider in the case of the fire protection charging a per diem amount for anything that is above the \$2,000 because we still have to pay our firefighters. They are unlike other towns because they can't give us mutual aid in return.

Keith/Tom m/m/s to accept the contracts for the Unorganized Territories with next year's contract following the new protocol; vote: unan

Item #11 Other Business

- A. Municipal Quit Claim Deed for Boyd H Ladd II for 2004, 2005, 2006: These have been paid, they were never released. Tom/Tiffany m/m/s to sign the Quit Claim Deed; vote: unan
- B. Keith: The LED lights look fantastic. Rhonda explained that most of the lights have been changed, there are lights on Route 2 that still need to be changed. The Monument still needs to have their bulbs replaced as well.
- C. Parking spot next to the Library: It should be removed because it sticks out too far. Tom/Tiffany m/m/s to block out the parking space next to the Library; rescinded Tom/Tiffany m/m/s to make it a motorcycle/scooter parking spot only; vote: unan

Item #12 Update of Unfinished Items from Previous Meetings

Rhonda and Tiffany have visited the Offices of JE O'Donnell to discuss updating the Cemetery maps for the Town of Wilton. There is currently only one set of maps so they

copied a set already. The maps that we currently have are worn and hard to read. We would like to digitize the maps and are looking at the costs of doing this. We are looking at putting them on line like our tax cards are. The brunt of the costs would be for labor, maybe we could get a UMF student that could work as an intern to help bring down costs. We are trying to digitize them so that we can keep track of both the maps and the locations in the cemeteries. This would create a database that would not be proprietary.

Item #13 Executive Session pursuant to 1 MRSA § 405(6)(E) Personnel
Tom/Keith m/m/s to enter into Executive Session pursuant to 1 MRSA § 405(6)(E)
Personnel and upon completion adjourn; vote: unan entered at 7:00 pm out at 7:36
pm