

Submitted By:
JMY

TOWN OF PHIPPSBURG
SELECTMEN'S MEETING
August 6, 2003

Approved By:

Meeting called to order at 7:00 p.m. with Selectmen Wells, Douglass and Rice present.

1. Review and Sign:

- Accounts payable, payroll warrants and minutes
- Appointment Certificates
- Quit Claim Deed

All items reviewed and signed.

2. Meetings and Hearings:

- Meet with Ed Hedges concerning his foreclosed property

Meeting held with Mr. Hedges. The Selectmen voted to allow Mr. Hedges to have a mobile home brought onto a rental lot on his foreclosed property. This will be allowed as soon as a repayment contract of \$450.00 a month (minimum payment) for back taxes is signed between the Town and Mr. Hedges. The total amount of back taxes, interest and penalties owed by Mr. Hedges is \$9,902.00. The contract will be drafted by the Town Attorney and include an eviction stipulation for the trailer owner if Mr. Hedges should default on his repayment contract.

- Meet with Marie Varian concerning a performance bond/escrow for Kennebec Landing Subdivision

Meeting held. Selectmen voted to accept the Planning Board's recommendation that a bond or escrow be waived for the Kennebec Landing Subdivision as per section 13.0.1. of the Subdivision Ordinance. Instead, a letter from the property owners bank stating that he has the financial backing to complete the project will be accepted.

- Meet with the Road Commissioner concerning his on site meeting with Peter Hart and Lynn Pantalena – Re. Stoneybrook Road

Meeting held (see attached meeting brief from Les Smith).

Ms. Pantalena was concerned over the amount of property being taken, communications about the project, and the possible installation of guardrails. The T/A will contact Ms. Pantalena to see if she will voluntarily sell the section of property needed for the road rebuild if the town agrees to re-survey the land and rewrite the deed to allow her to keep the southern corner of the property. Although there are no plans to install a guardrail as part of the project, the Town cannot guarantee that one may not be installed at a later date if safety requires it. She would like the Town to do the minimum amount of work as possible.

The Harts were concerned about the placement of the road and losing the abutting section of their property. They do not want the traffic any closer to their house than it currently is. The T/A will draft a letter to the Harts asking them to let us know what conditions, if any, we can comply with (excluding changing the placement of the road) in order to have them voluntarily sell the required section of property. If contact is not made or an agreement is not reached, then further action will be taken to obtain the property.

- Meet with the Assessing Agent concerning supplementals and Cranberry Point “Fair Market Value”

Meeting held. Supplementals were reviewed and signed. The Assessing agent provided a map with her rough calculations on the market value for the section of Cranberry Point Landing that the town may be petitioned to take through eminent domain proceedings. The rough market value was listed as \$55,200.00

3. Discuss the following issues

- Seasonal Taxpayers Meeting

Discussed. T/A will add items from Merry Chapin concerning the “Historic Preservation Project” and the “School Cemetery Project.” All other items were fine.

- Environmental Bond Impasse letter from MMA

The T/A will send a letter to State Representative Percy and State Senator Mayo asking them to support a significant Environmental Bond package for the upcoming November referendum. This package would continue funding to support the “Overboard Discharge Replacement Program” and the “Small Community Grant Septic Replacement Program.”

- \$200.00 for Shellfish Warden towards the purchase of a new handheld radio.

This issue was discussed with the Chief of Police, Shellfish Committee Chairman and Fire Chief. The Shellfish Warden had requested permission to purchase a new handheld radio for the sum of \$800.00 (Phippsburg’s share would be \$200.00.) The cost to repair the current radio would be in excess of \$150.00. The portable radios that the Fire Dept. use cost approximately \$425.00, including charger and mic. The Selectmen requested that the Chief of Police meet with the Warden and discuss this issue. Tabled.

- Meeting with the County Jail Committee

The T/A reported that Roberta Banks, from the County Jail Committee, will be meeting with the Board of Selectmen sometime in September or October to go over the bond proposal for the November Referendum.

4. Review the following items

- County Commissioners’ meeting agenda
- Shellfish Warden report

Items reviewed. No action taken.

5. Discuss attendance at the following meetings, courses, and seminars

- Blaine House Conference

The T/A will send copies to interested committee members. Selectman Wells will attend.

- Transfer Station Operators Training and Hazardous Waste Training

Selectmen approved the attendance of Russell Alexander.

6. Miscellaneous

- **The guardrails have been installed on Sebasco road (across from Leo Hamel’s) and on Stoneybrook road. The Road Commissioner discussed his concerns over a section of pavement that has caved in across from the installed guardrail on Stoneybrook Road. The Selectmen authorized necessary repairs which may include extending the culvert.**

- Jack and Pat Percy had a concern with nighttime construction work being done at the “Hyde House” owned by Glen Theall. The “Hyde House” is located across from the Percy’s rental cottage and their renters are complaining about the noise. Although the Town does not have a noise ordinance, the Selectmen requested that the Code Enforcement Officer and Chief of Police discuss the situation with Mr. Theall. The Selectmen also requested that the CEO research the possibility of restricting the hours that construction can take place and noting it on building permits. The Percy’s also thanked the Selectmen and Chief of Police for coming to the recent “Popham Beach Meeting.”
- The T/A handed out a copy of the new “Junkyard Legislation” that states that enforcement action is the responsibility of State, County and Local law enforcement officers as well as those individuals (i.e. CEO) as designated by the Town Officers.
- The T/A reviewed a drafted e-mail response to Bob Severance from the T/A. Mr. Severance ‘s father owns property on the private section of Sea Street and is concerned with the posting of that section for “residents and guests only.” The T/A explained that the section of road in question is a private road and the town has no rights over it. It is a private civil matter between the property owners along the road. The Selectmen requested that the T/A have the Town Attorney review the e-mail before it is sent.
- The Selectmen reviewed an e-mail from Ed Coffin, from Coffin Engineering, concerning updates for the Center Pond causeway repairs. The new estimated cost is \$95,000.00. Currently we have \$65,000.00 remaining in the Center Pond Account. Once the bid process is completed we will have a special town meeting to raise the remaining amount.
- The Shellfish Chairman reported that Bob Cummings would be willing to for-go his re-appointment to the Shellfish Commission if someone else wanted to fill the position. At this point no one else has a request on file and the Selectmen have already signed his certificate. The Chairman also passed on that their have been complaints of illegal digging in “The Basin.”
- The Chief of Police gave his monthly report. He is monitoring the “Greenpeace.” Selectman Douglass volunteered to assist the Chief in cleaning up some bags of garbage at the “mica mine.”

Adjourned at 9:08 p.m.