Tax Acquired Property Pre-Bid Meeting

MINUTES

September 18, 2013

Present: Don Willard, Town Manager; Danielle Loring, Executive Assistant; and Chris Hanson, Code Officer.

Other: Joanne Stinson, Larry Post, Robert Viola, John & Charolette Calhoun, and Todd Southwick.

Subject Parcels:

Raymond Tax Map	Address	Interests to be Sold	Back Taxes Plus Interest Through September 27, 2013
Map 030, Lot 003	0 Haskell Ave Raymond, Maine	Land – 1.00 Acre Assessed value: $67,000.00	$3,947.37
Map 031, Lot 003 (includes 031/002)	0 Bond Street Raymond, Maine	Land – 1.05 Acres Assessed value: $68,600.00	$8,488.46
Map 033, Lot 011	0 Cobb Road Raymond, Maine	Land-- 0.32 Acres Assessed value: $33,500.00	$16,336.64
Map 041, Lot 050	0 Boulder Road Raymond, Maine	Land -- 0.12 Acres Assessed value: $27,000	$3,235.74

1) Call to order: The Town Manager called the pre-bid meeting to order at 2:01pm and stated that the purpose was to answer questions before the sealed bids were due the following week.

Danielle Loring announced that there was a clarification with the property listing. She stated that map 031, lot 003 also included map 031, lot 002 because they had been combined by the town but the change had not been recorded on the tax maps.

2) Questions:

Mrs. Loring stated that they were going to review the questions that had already been submitted and would take additional questions after.

1. **Question:** What are the building restrictions on Map 030, Lot 003, building permit, variances...etc.
   Answer: This lot is considered a buildable lot in the LRR1 zone as an existing nonconforming lot of record and would be held to outlined setbacks (30' front/rear, 20' sides and 100' high water) abd zoning. Would have to submit for building permit as well submit appropriate site evaluation showing the location of well, subsurface design and building envelop.
2. **Question:** Would the driveway access to any building on Map 030, Lot 003 have to come off Haskell Ave or are there other options?
   Answer: This parcel has road frontage on Haskell Ave and Andrew Davis Way, which means that it

could have a driveway on either but the appropriate entrance needs to be applied for and approved by the Code Officer and Public Works Director.

3. **Question:** Could Map 030, Lot 003 be subdivided?
   Answer: No. It does not have the acreage and does not currently meet the minimum acreage for that zone.
4. **Question:** What are the annual taxes for Map 030, Lot 003?
   Answer: Based on the assessed value at $67,000 and the current mill rate of $11.25, the taxes would be $753.75.
5. **Question:** Will the town accept the highest bid no matter how low, or is there a minimum bid for the properties?
   Answer: There is no minimum bid for the property but the town is looking to at least capture the back taxes and interest for the property, which has been calculated through the date of the bid opening. However, the Selectmen will not be considering these properties until their October meeting and there may be additional interest that will need to be paid. Bidders should also consider the real value of the property and have their bids come in somewhere in between the two.
6. **Question:** Will back taxes be paid out of the winning bids?
   Answer: Yes.
7. **Question:** Is the setback for a septic 50' from the property line?
   Answer: No. The Town follows the State plumbing code which is 10' from the property line but that could be reduced to 5' with a variance. Wells had to be 100' back from septic but could also get variances with additional shielding.
8. **Question:** Acreage for combined lots Map 031, Lots 002 & 003?
   Answer: 1.05 acres
9. **Question:** What is the inset line depicted on the map that goes into Map 030, Lot 003?
   Answer: It appears to be a right-of-way. Bidders will need to do their deed research and due diligence to see if anyone can assert rights to the listed properties.
   a) **Followup Question:** Due to the right-of-way, would it be hard to meet setbacks.
      Answer: Could be.
   b) **Followup Question:** Could the right-of-way be moved?
      Answer: Possibly. If all those with access were agreeable, but the language would have to be reviewed by an attorney.
10. **Question:** Is 0 Cobb Road a buildable lot?
    Answer: No. It is too small, in Resource Protection and does not proper access, but could have a winding path to the water or a campsite but no RV's.
11. **Question:** If 0 Haskell was purchased by the campground, could they do any commercial business out of there?
    Answer: Possibly. It would require Planning Board approval.
12. **Question:** Is 0 Boulder Road buildable?
    Answer: No, but has water access to Panther Pond.
13. **Question:** What happens if the town does not receive bids for a property?
    Answer: The Town would keep the property and may send out for rebid.
14. **Question:** No minimum bid?
    Answer: No, but the Selectmen can reject any bid, but the bidder needs to make an offer based on their comfort levels.
15. **Question:** What are the taxes for 0 Cobb?
    Answer: The annual taxes, based on the assessed value of $33,500 and the current mill rate of $11.25, would be $376.85.
16. **Question:** What are the taxes for 0 Bond Street?
    Answer: The annual taxes, based on the assessed value of $68,600 and the current mill rate of $11.25, would be $771.75.
    a) **Followup Answer:** Because the properties were in the Town's name as of April 1, 2013, they were not assessed taxes for the FY2013-14 year.

There were no more questions regarding the properties. Mrs. Loring reminded the group that sealed bids were due in no later than 3:00pm on Thursday, September 26, 2013 and that their bids should be checked in by a member of staff. She pointed out that there were updated packets available that also included the

bid sheet, estimated back taxes, sample Purchase and Sale Agreement, and Tax release deed.

9) Adjournment.

Mr. Willard closed the pre-bid meeting at 2:23pm.

Danielle Loring