



SELECTMEN'S EPACKET
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March 12, 2014

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BOARD OF SELECTMEN

AGENDA

March 11, 2014

7:00 p.m.

Broadcast Studio

423 Webbs Mills Road

SELECTMEN'S MEETING

- 1) Call to order.
- 2) Minutes of previous meeting dated:
 - February 4, 2014
 - February 11, 2014
- 3) New Business.
 - a) Consideration of Abatements as Submitted by Contract Assessor Curt Lebel
 - b) Consideration of Road Name Additions – Chris Hanson, Code Officer
 - Ross-shire Road
 - Viv's Way
 - c) Tax Acquired Property Update as Submitted by Deputy Tax Collector Sue Carr – Danielle Loring, Executive Assistant
 - d) Consideration of Quit Claim Deeds as Submitted by Deputy Tax Collector Sue Carr:
 - Karen S. & Loyd C. Locklear, Jr. (J0040R)
Map 004, Lot 053 (1583 Roosevelt Trail)
 - William & Maryann Coppersmith (A0355R)
052/050/I02/A00 (1314 Roosevelt Trail- Boatslip)
 - e) Consideration of Camp Hinds Certificate of Notice- Danielle Loring, Planning Board Secretary
 - f) Update on Planning Grant Application- Danielle Loring
 - g) Executive Session pursuant to 1 MRSA § 405(6)(A): Town Manager Evaluation and Consideration of Contract Extension
- 4) **Public Comment** This agenda item is for the public to bring attention to any issues and concerns for future Board of Selectmen meetings. (3 minute limit per person)
- 5) **Town Manager Report and Communications.**
 - a) Confirm date for next regular meeting:
 - April 8, 2014
- 6) **Selectmen Comment**

The Selectmen may take items out of order at their discretion.

Board of Selectmen Agenda: March 11, 2014

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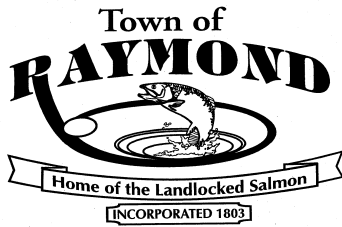
Deadline for April 8, 2014 Agenda: March 28, 2014

7) Fiscal Warrants –March 11, 2014

- **Payroll Expense Summary Warrant**
- **Treasurer's Warrant**

8) Adjournment.

The Selectmen may take items out of order at their discretion.



**BOARD OF SELECTMEN
AGENDA SUMMARY**

March 11, 2014

7:00 p.m.

Broadcast Studio
423 Webbs Mills Road

SELECTMEN'S MEETING

1) Call to order.

2) Minutes of previous meeting dated:

- February 4, 2014
- February 11, 2014

3) New Business.

a) Consideration of Abatements as Submitted by Contract Assessor Curt Lebel

Contract Assessor Curt Lebel has submitted abatements (attached to the ePacket) for consideration and approval.

b) Consideration of Road Name Additions – Chris Hanson, Code Officer

- Ross-shire Road
- Viv's Way

The Planning Board recently approved two new private roads at their January 15, 2014 meeting: Ross-shire Road off of Valley Road, and Viv's Way off of Spiller Hill Road as part of the Gay Brook Subdivision. The Code Officer approved these names as part of the process and is requesting approval from the Selectboard so that they may be added to the GIS database and entered into the E911 System.

c) Tax Acquired Property Update as Submitted by Deputy Tax Collector Sue Carr – Danielle Loring, Executive Assistant

Attached to the ePacket is a list of the current properties that have been foreclosed on, including liens that recently matured in February 2014, compiled by Deputy Tax Collector Sue Carr. Information includes existing payment arrangements, type of property and valuation. Staff is looking for guidance regarding those properties without payment arrangements and existing Town Owned Properties (list attached).

d) Consideration of Quit Claim Deeds as Submitted by Deputy Tax Collector Sue Carr:

- Karen S. & Loyd C. Locklear, Jr. (J0040R)
Map 004, Lot 053 (1583 Roosevelt Trail)
- William & Maryann Coppersmith (A0355R)
052/050/I02/A00 (1314 Roosevelt Trail- Boatslip)

Attached to the ePacket are Quit Claim deeds without covenant as prepared by Deputy Tax Collector Sue Carr for the two referenced properties above. All back taxes, interest and lien costs have now been paid in full for this parcel through April, 2013.

The Selectmen may take items out of order at their discretion.

e) Consideration of Camp Hinds Certificate of Notice- Danielle Loring, Planning Board Secretary

In addition to the public hearing process for the site plan review for renovation improvements at the Camp Hinds (146 Plains Road and 74 Hinds Road), the Selectmen can approve the Certificate of Notice to be filed with the Town Clerk (attached to the ePacket) as an optional measure. This certificate is a list of the abutters who were sent notice of the public hearing. The list of abutters is generated using assessing software and builds an abutter notification list 300' around the subject parcels

f) Update on Planning Grant Application- Danielle Loring

Executive Assistant Danielle Loring will give a brief update regarding the status of the recently 0% match Planning Grant to conduct a feasibility study for a potential manufacturing incubator to be located at 1281 Roosevelt Trail (former Embed Tech/Chipco building).

g) Executive Session pursuant to 1 MRSA § 405(6)(A): Town Manager Evaluation and Consideration of Contract Extension

Attached to the ePacket is the above referenced excerpt from Title 1 MRSA § 405.

4) Public Comment This agenda item is for the public to bring attention to any issues and concerns for future Board of Selectmen meetings. (3 minute limit per person)

5) Town Manager Report and Communications.

a) Confirm date for next regular meeting:

- **April 8, 2014**

6) Selectmen Comment

7) Fiscal Warrants –March 11, 2014

- **Payroll Expense Summary Warrant**
- **Treasurer's Warrant**

8) Adjournment.

The Selectmen may take items out of order at their discretion.

TOWN OF RAYMOND Assessing Office

401 Webbs Mills Road Raymond, Maine 04071
Phone 207.655.4742 x51 Fax 207.655.3024
assessor@raymondmaine.org

INTEROFFICE MEMORANDUM

TO: RAYMOND BOARD OF ASSESSORS
FROM: CURT LABEL, ASSESSORS AGENT
SUBJECT: TAX ABATEMENTS
DATE: 2/27/2014
CC:

Dear Board Members,

Attached please find Two abatement requests which have been reviewed by my office and are recommended for consideration at your March 11, 2014 meeting. These two abatements consist of a homestead omission and a new parcel which was created in 2013. The new parcel was given the same land adjustment factors as the “mother parcel” This was found to be in error as the new parcel does not have the same view characteristics as the larger and higher elevated “mother parcel”. This change will make the assessment of this parcel more consistent with the other similar parcels at the end of Whitney Way.

I have one other pending application which is currently under review and will likely be ready for the Board to decide upon at its April meeting.

Sincerely,

Curt Lebel

Assessors Agent, Town of Raymond

Certificate of Abatement

36 M.R.S.A § 841

We, the Board of Assessors of the municipality of Raymond, hereby certify to Donald Willard, tax collector, that the accounts herein, contain a list of valuations of the estates, real and personal, that have been granted an abatement of property taxes by us for the April 1, 2013 assessment on March 11, 2014. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: December 10, 2013

Attest: _____ Don Willard, Town Manager

Tax Year	#	M/L	ACCT#	OWNER OF RECORD	OLD ASSESSMENT	NEW ASSESSMENT	VALUATION ABATED	TAX AMOUNT	TAX RATE	MISCELLANEOUS INFORMATION
2013- 9		008-025-B	F1212R	Jacqueline Fearon, Friendship Realty Trust			\$ 10,000.00	\$ 112.50	0.01125	Homestead Exemption omitted in error.
2013- 10		008-117-B	M6142R	Anne M. Manning	\$ 73,500.00	\$ 46,500.00	\$ 27,000.00	\$ 303.75	0.01125	Mountain view factor applied to this parcel, which was split off from a larger lot with a view. This parcel was found to have no view influence. Adjustment factor was applied in error.
TOTALS							\$37,000.00	\$416.25		



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742
Fax 207.655.3024

Memorandum

Date: March 6, 2014

To: Board of Selectboard

From: Danielle Loring, Executive Assistant

Re: TAP Update

You find the most recent listing for the Tax Acquired Properties. Those with a "*" are recently foreclosed. Mrs. Carr has requested new or adjusted payment arrangements from

- Beattie*
- Brandt
- Conley*
- Cox*
- Lewis
- Libby*
- Moore
- Murray*
- Noonan
- Reed
- Rudball
- Thorne
- Vall

She has only heard back from those with the * in the above list. We were in the process of moving forward with an eviction on the Noonan property but the banks had said that were going to pay the liens back in December 2013 but we have yet to receive payment. The Town is still in possession of:

- o Boulder Road (041/005)
- o Bond Street (031/003)

Sheet1

NEW ACCT	MAP/LOT	NAME AND ADDRESS	YEAR	AMOUNT	TYPE	SIZE	PAY	VALUE
B9110R	M 67 L 46A	BBW LLC RUSTY RD	10/11	\$4,289.97	LAND	2.43	\$214.00	\$134,400
* B7008R	M 42 L 80	BEATTIE, ANTHONY 11 MASS AVE	11/12	\$8,354.75	SEASONAL	0.697	\$425.00	\$244,500
D0001R	M16 L 61	BRANDT, JEAN 188 NO. RAYMOND RD	08/09	\$19,437.87	RES.	1.65	\$300.00	\$170,900
C1580R	M 15 L 79	CONLEY, ROBERT 8 CRAGGY KNOLL RD	08/09	\$7,558.96	RES.	0.4356	\$200.00	\$123,000
A0315R	M 52 L 108	COPPERSMITH, WILLIAM 49 THOMMAHAWK TRAIL	10/11	\$1,959.54	CAMPSITE	0.7405	\$150.00	\$59,200
C7040R	M 55 L 3	COX, JEFFREY 1246 ROOSEVELT TRAIL	08/09	\$27,231.20	COMMERCIAL	0.35284	\$400.00	\$453,400 <i>review 6 months</i>
C2470R	M 15 L 39	CURTIS, FRANK 86 HANCOCK RD	11/12	\$5,581.23	SEAS. RES.	0.2178	\$400.00	\$255,900
D0360R	M 60 L 7	DEEP COVE SHORES DEEP COVE RD	09/10	\$2,669.89	LAND	2.2	\$100.00	\$58,500
D0361R	M 60 L 17	DEEP COVE SHORES 124 DEEP COVE RD	08/09	\$35,091.57	SEASONAL	0.3267	\$850.00	\$565,500
D6004R	M 60 L 6	DEEP COVE SHORES DEEP COVE RD	10/11	\$749.06	LAND	0.17424	\$50.00	\$17,200
* F1317R	M 18 L 18F	FURLONG, WILLIAM 31 FURLONG DR	11/12	\$5,771.36	RES.	13.76	\$100.00	\$189,900
W6011R	M 2 L 24B	GWENDOLYN ACQ. LLC QUARRY RD	10/11	\$1,731.42	LAND	3.18	\$109.00	\$55,200
* A0180R	M 15 L 92	HURD, BETH-ANN 326 RAYMOND HILL RD	11/12	\$3,140.67	RES.	3.72	\$100.00	\$99,500
* L0880R	M 21 L 2	LEWIS, JAMES NOTCHED POND RD	11/12	\$730.33	LAND	0.19602	NO	\$22,300
* S0610R	M 41 L 35	LIBBY, SCOTT 54 BOULDER RD	11/12	\$3,719.97	RES.	0.6534	\$150.00	\$126,800
M1492R	M 40 L 2	MCINTYRE, RICHARD 1 PANTHER POND PINES	10/11	\$10,726.69	RES.	0.31363	\$300.00	\$287,100
* M6148R	M 63 L 11A	MOORE, JENNIFER MUSSON RD	11/12	\$1,797.98	LAND	3	NO	\$54,900
G0665R	M 52 L 52	MURRAY, MARTHA 6 BOATERS WAY	10/11	\$5,195.52	CAMPSITE	0.8276	\$125.00	\$119,300

Sheet1

G0666R	M 52 L50I26A00	MURRAY, MARTHA 1314 ROOSEVELT TRAIL	11/12	\$330.60	BOAT SLIP		\$25.00	\$12,000
C2140R	M 54 L 45	NOONAN, THOMAS 6 BAYVIEW DR	10/11	\$24,439.53	RES.	0.24829	NO	\$568,600
P3010R	M 46 L 27B	PLUMMER, DANIEL MEADOW RD	11/12	\$1,107.51	LAND	1.38	\$85.00	\$40,200
R0385R	M 42 L 19	REED / CALLOW/ JAQUES 40 LAKESIDE DR	09/10	\$10,667.03	SEASONAL	0.5663	\$180.00	\$195,900
R9105R	M 67 L 46	R2R LLC RUSTY RD	11/12	\$1,867.37	LAND	4.38	\$107.00	\$54,300
* R1370R	M 53 L 36	RUDBALL, ANTHONY 5 HARMON RD	11/12	\$3,016.50	RES.	0.13068	NO	\$130,300
S0006R	M 53 L 32	SQUARE J REALTY HARMON RD	11/12	\$1,077.21	LAND	1.3	NO	\$39,100
S2530R	M 19 L 39	STROUT, RICHARD 9 SHAKER WOODS RD	09/10	\$7,605.57	RES.	107	\$200.00	\$172,700
T0440R	M 16 L 18	THORNE, SIDNEY SPRING VALLEY RD	08/09	\$24,939.51	LAND	2.07	\$150.00	\$407,800
W0635R	M 54 L 60	THORNE, SIDNEY PETERSON RD	08/09	\$3,460.65	LAND	0.30928	\$25.00	\$61,200
* V8004R	M 18 L 18C0011	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$343.88	LAND	1.04	NO	\$10,500
* V8005R	M 18 L 18C0012	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$396.28	LAND	1.47	NO	\$12,100
* V8006R	M 18 L 18C0013	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$353.70	LAND	1.08	NO	\$10,800
* V8007R	M 18 L 18C0014	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$412.65	LAND	1.6	NO	\$12,600
* V8008R	M 18 L 18C0015	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$337.33	LAND	0.42765	NO	\$10,300
* V8009R	M 18 L 18C0016	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$366.80	LAND	1.12	NO	\$11,200
* V8010R	M 18 L 18C0017	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$340.60	LAND	0.41792	NO	\$10,400
* V8011R	M 18 L 18C0018	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$330.78	LAND	0.40382	NO	\$10,100
* V8012R	M 18 L 18C00019	VALL ENTERPRISES LLC TENNY HILL ESTATES	11/12	\$253.70	LAND	1.07	NO	\$10,800



TAX ACQUIRED PROPERTY POLICY

Adopted by the Board of Selectmen - May 18, 1995

Amended - August 3, 1999

Amended – March 9, 2010

1. The purpose of this policy is to provide guidance regarding properties acquired by the Town for non-payment of taxes.
2. If the former owner, after the property has achieved tax acquired status, requests a reasonable payment schedule that will provide for the repayment of all outstanding taxes, the Tax Collector will allow a payment schedule for up to 60 months from the date of automatic foreclosure. (a) If the payment schedule, as established by the Tax Collector, is not acceptable to the taxpayer, appeal may be made to the Board of Selectmen.
3. If the Taxpayer becomes more than 90 days delinquent in meeting the payment schedule as established, or is not current as of June 30th of any given year, the account will be referred to the Board of Selectmen for redemption and/or sale.
4. If the Selectmen determine that a property should not be retained under Section 5 and that the taxpayer is delinquent under Section 3, the Taxpayer or other party in interest will be offered the right of immediate redemption by paying all outstanding taxes, interest and costs within 30 days of receiving notice.
5. **Retention of Property:** The Selectmen shall retain property for the benefit of the Town, if they deem it in the best interest of the town to do so. By way of example, but not of limitation, the Selectmen might deem it in the best interest of the town to retain property where: (a) The property has or will have recreational value or economic value to the Town, (b) The property has or will have potential for a public facility or additions to public facilities, (c) Retention of the property will provide a residence for an individual or individuals who otherwise will require public assistance from the Town.
6. **Sale:** If a property is not retained by the Selectmen under Section 5, and if the property is not redeemed under Section 4, the property shall be sold by sealed bid or any other method approved by the Selectmen which maximizes the return to the Town. The Selectmen shall reserve the right to accept or reject bids in any bid process. A notice of intent to sell the property shall be published in the newspaper; shall be posted in those areas where warrants are posted; and shall be sent to the Taxpayer or Taxpayers who lost the property by certified mail, return receipt requested to their last known address.

Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to COPPERSMITH WILLIAM, COPPERSMITH MARYANN in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premises described at Map 52, Lot 050I02A00

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 52, Lot 050I02A00 , in the name of COPPERSMITH WILLIAM, COPPERSMITH MARYANN and recorded in said Registry of Deeds.

BK 25536 PG 222 BK 26335 PG 347 BK 27261 PG 113
BK 27989 PG 33 BK 28886 PG 268 BK 29837 PG 347

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by SAMUEL GIFFORD, JOSEPH BRUNO, MIKE REYNOLDS, TERESA SADAK, AND LAWRENCE TAYLOR, thereto duly authorized, this 11 day of MARCH , 2014.

THE INHABITANTS OF THE TOWN OF RAYMOND

Witness to All

By: _____
SAMUEL GIFFORD, Selectman

JOSEPH BRUNO, Selectman

MIKE REYNOLDS, Selectman

TERESA SADAK, Selectman

LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally appeared the above named Samuel Gifford, Joseph Bruno, Mike Reynolds, Teresa Sadak, and Lawrence Taylor aforesaid Selectmen, known to me, this 11 day of MARCH, 2014 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

Notary Public

Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to LOCKLEAR LOYD C JR, LOCKLEAR KAREN S in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premises described at Map 4, Lot 53.

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 4, Lot 53, in the name of LOCKLEAR LOYD C JR, LOCKLEAR KAREN S and recorded in said Registry of Deeds.

BK 26335	PG 327	BK 27261	PG 198	BK 27988	PG 341
BK 28886	PG 330	BK 29838	PG 162	BK 30940	PG 105

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by SAMUEL GIFFORD, JOSEPH BRUNO, MIKE REYNOLDS, TERESA SADAK, AND LAWRENCE TAYLOR, thereto duly authorized, this 11 day of MARCH, 2014.

THE INHABITANTS OF THE TOWN OF RAYMOND

Witness to All

By: _____
SAMUEL GIFFORD, Selectman

JOSEPH BRUNO, Selectman

MIKE REYNOLDS, Selectman

TERESA SADAK, Selectman

LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally appeared the above named Samuel Gifford, Joseph Bruno, Mike Reynolds, Teresa Sadak, and Lawrence Taylor aforesaid Selectmen, known to me, this 11 day of MARCH, 2014 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

Notary Public

Certificate of Notice
(to be filed with the Town Clerk)

The Town of Raymond Board of Selectmen hereby certifies that on February 18, 2014, Danielle Loring, Planning Board Secretary, mailed copies of the attached **Town of Raymond Planning Board Notices of Public Hearing** by first class mail, from Raymond Town Office, 401 Webbs Mills Road, Raymond, Maine. 04071, to the following persons at the addresses listed:

Map 009, Lot 042 (146 Plains Road)

Boy Scouts of America Pine Tree Council 146 Plains Road Raymond, ME 04071	Boy Scouts of America Pine Tree Council, Inc. 125 Auburn Street Portland, ME 04103
Ida B. Brown 416 Webbs Mills Road Raymond, ME 04071	Christopher J. Flynn Cheryl A. Laz 136 Plains Road Raymond, ME 04071
Sheri Huff Richard Huff 19 Rocky Point Road Raymond, ME 04071	Kenneth Nelson 158 Plains Road Raymond, ME 04071
Central Maine Power Co 70 Farm View Drive New Gloucester, ME 04260	

Map 009, Lot 014 (74 Hinds Road)

Elissa Woodbury Gifford Samuel Lee Gifford, II P.O. Box 357 Raymond, ME 04071	Town of Raymond Woodbury Gift 401 Webbs Mills Road Raymond, ME 04071
Town of Raymond Riverside Cemetery 401 Webbs Mills Road Raymond, ME 04071	Boy Scouts of America Pine Tree Council 146 Plains Road Raymond, ME 04071
Kenneth Nelson 158 Plains Road Raymond, ME 04071	Town of Raymond Abuts Salt Shed 401 Webbs Mills Road Raymond, ME 04071
Town of Raymond Salt Shed 401 Webbs Mills Road Raymond, ME 04071	Central Maine Power, Co. 70 Farm View Drive New Gloucester, ME 04260

Town of Raymond
Board of Selectmen

Sam Gifford, Chairman

Lonnie Taylor, Vice Chair

Joe Bruno, Parliamentarian

Mike Reynolds

Teresa Sadak

Date: _____