

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207-655-4742

Selectmen Meeting Minutes
Tuesday, April 20, 2004

ATTENDANCE: Betty McDermott, Acting Chairman; Christine McClellan; Dana Desjardins; ~~Charles Leavitt~~; Michael McClellan, Director Bridgton Lake Region Chamber of Commerce; Amanda Simpson, Assessor's Agent; Jack Cooper, Code Enforcement Officer; and Don Willard, Town Manager.

1. Call to order. Betty McDermott opened the meeting at 7:00 pm at the Town Office.
2. Consideration of previous minutes dated:
 - a. April 6, 2004
 - b. April 8, 2004
 - c. April 14, 2004

MOTION: Christine McClellan motioned to accept the Minutes of April 6, April 8, and April 14, 2004 as written. Seconded by Dana Desjardins.

VOTE: Unanimous.

3. Certificate of Community Improvement – John and Michelle Carver, 51 Main Street.
DISCUSSION: Don Willard expressed the appreciation and thanks of the Selectmen and the town for the Carver's efforts in making the major improvements at 51 Main Street. Michelle Carver accepted a certificate of appreciation from the Selectmen.

4. Speed Zoning Request – Plains Road - Drew Taylor, Kingsley Pines Camp.
DISCUSSION: Mr. Willard explained that Mr. Taylor called and couldn't attend. Linda Jones will be absent as well. He informed the Selectmen that he and Nathan White recommended these requests.

5. Speed Zoning Request – Conesca Road – Linda Jones.

MOTION: Christine McClellan motioned to request speed zone reviews for Plains Road and Conesca Road. Seconded by Dana Desjardins.

VOTE: Unanimous.

6. Formation of Route 302 Beautification Committee – Michael McClellan, Greater Bridgton Lake Region Chamber of Commerce.

DISCUSSION: Mike McClellan noted that this was a follow up to their previous meeting with the Selectmen. He noted that some members of the group were in attendance: Mary

MacIntyre, Sharon Dodson, and Donna Johnson. He hoped that this committee would be endorsed as a sounding board for upkeep and maintenance of the Route 302 corridor. He presented their mission and vision statement for this committee. He said that the Hawthorne Garden Club was interested in future planning for some section of the corridor; businesses have been contacted with some support and participation promised. He added that they are having regular meetings every two to three weeks and have their goals established. He acknowledged that there is town support through Don Willard and Nathan White who will be involved with planning. He explained that the committee is cataloguing plants and trees, which will be put on the Raymond website for information to the business owners. He was asking for the town's blessing but not looking for money. He would like a dialogue to continue with the Selectmen. If the Selectmen agree, a letter will go to 55 businesses about a May 11th meeting at the Public Safety Building at 7:00 pm, which will be a meeting for organization and information. He asked for information about what the new budget will provide this coming year for the Route 302 corridor maintenance. Mr. McClellan noted that each member of the committee represents various facets of the town. Mrs. McClellan asked if they had a chairman. Mr. McClellan replied not at this time because the committee is working well without a formal chairman. Mr. Willard thanked Mr. McClellan for being very helpful and thank him for his work on this project. Mr. Willard felt that this approach would work.

MOTION: Dana Desjardins motioned to endorse this committee. Seconded by Christine McClellan.

DISCUSSION: Mr. Desjardins wanted to draw attention to the great job the Dodson's were doing in front of their business and thanked them.

VOTE: Unanimous.

7. 2003-03 Supplemental Assessment Map 8, Lot 108B - Amanda Simpson, Assessors' Agent.

DISCUSSION: Amanda Simpson said this was a third in a series of abatements and supplements. These represent numbers 14 through 17. Lot 108B was taken from Lot 108A which now shows a lower value because of that decrease.

MOTION: Christine McClellan motioned to accept the supplemental assessment Map 8, Lot 108B. Seconded by DD

VOTE: Unanimous.

8. 2003-03 Abatement Application Map 8, Lot 108A – Amanda Simpson, Assessor's Agent.

DISCUSSION

Abatement 03/14 (D3012R) for Shaun & Janice Dudley Map 8 Lot 108A and corresponds with the supplement where there were lots combined as one lot at time of assessment and they wanted the lots to remain separate. The net is an increase in taxes to be paid.

Abatement 03/15 (L1113P) is for Stephen H. Long, Raymond Service Center, which is now occupied by an exempt educational organization. The personal property of Raymond Service Center was sold prior to that time.

Abatement 03/16 (L0056P) for James & Rhonda Lappin for a Recreational Vehicle which was removed from the lot prior to 4/1/03.

Abatement 03/17 (S0001P) for Statewide Cleaning because the business was moved from Raymond prior to 4/1/03. Mr. Desjardins asked how the town knows that a business has moved. He said that he did business with them last summer at that location. Ms. Simpson replied that she has to rely on the owner's word and on information from other sources. She said that she could withdraw or postpone the abatement until more information was available. It was decided that it would not be profitable to pursue for the amount of money under consideration.

Total abatement \$694.28

MOTION: Dana Desjardins motioned to accept the abatements in the total amount of \$694.28. Seconded by Christine McClellan.

VOTE: Unanimous.

a. Egypt Road Dump Site (Farwell Common)

Mr. Willard noted that Ms. Simpson was managing the contract for this work. Ms. Simpson reported that the geoprobes have been completed and the engineers were analyzing the samples. Tridilynn Files and Mike Myers (Farwell Common) have been very cooperative. The results will tell where the shallow bedrock testing wells should be installed. The state grant has been approved but so far they are holding the funds in the financial office in Augusta. She felt they would see it very soon. Mr. Willard noted that Ted Wolfe had been very helpful and felt this project was becoming a real partnership with the state. She acknowledged that they were very responsible and helpful.

b. Revaluation – Vision Appraisal

Ms. Simpson reported that they had a start up meeting last week. It was expected that they would begin the collection of information the last week of May or first of June. It was felt that with having town meeting very soon, it would be better to have a later start up date. They wanted to have a big informational meeting to discuss the process with the landowners. She noted that as of today Vision is installed on our new server. Kevin Woodbury will be a technical person as well as Ms. Simpson. Elisa Trepanier will be trained on the system as a backup. They will be practicing with Vision training data which is on their three computers. Mr. Willard noted that the selectmen have signed the contract and have startup funds for this work but will need future funding to go forward with the revaluation through this year's town meeting. Ms. Simpson announced that calls are coming in asking about the valuation changes. Mr. Willard acknowledged their concerns but said that the town's needs will not lower in the future and the values hopefully will

reduce the mil rate at the present budget level. He expressed the need for good public relations and he felt that Vision will be very good at that. He encouraged people to be involved and looked forward to the informational meetings. It was also noted that there would be a link on Raymond's website for information gathering by the public. Mr. Willard said the intent of the revaluation was for the whole town to show equality in each property's value which it doesn't now. He thought it was possible that the total town value would double. Ms. Simpson informed them that the state does an assessment annually for sales from that year which the assessing office has to verify. Those qualified sales, which are recorded in their report, determine at what percentage the state values the town. At the present time the state values Raymond at 71% from which the town can declare 10% higher or lower. This report is available in the Assessing Office.

9. Discussion of proposed Land Use Ordinance amendments – Jack Cooper, Code Enforcement Officer.

DISCUSSION: Jack Cooper commented on the upcoming town meeting ordinance changes.

a. Shipping Containers.

He said that if passed, shipping containers will be prohibit in residential zones except dumpsters, which are from a recognized trash company and dumped at least monthly. A shipping container will be allowed if it is on the premises prior to January 1, 2004.

b. Storage lots.

Mr. Cooper noted that the Planning Board was considering changing the square footage from 500 square feet to 250 square feet. At this time, the Planning Board wants to keep it at 500 sf. because if anyone wants to store more than two boats they couldn't in that size space. He added that because of the timing of signing the town meeting warrant, there would need to be a vote to accept this warrant article at 500 sf. He said that they plan to have a handout at town meeting to tell the voter what is requested by the Planning Board. There was discussion of the protocol for town meeting and the voting of the article. Mrs. McClellan wanted to be sure there wasn't a loophole in this ordinance i.e. wheeled storage boxes. This will be in effect as of January 1, 2004; a single container will be allowed if it was there before that date.

c. In-law Apartment.

Mr. Cooper explained that an in-law apartment attached or detached from a main residence would be allowed to a max of 700 square feet living area excluding stairways. Mr. Desjardins asked if it would be tied into existing septic plans. Mr. Cooper replied that the Code Enforcement Office would need to approve as to the size of septic system and it was covered under the state's subsurface wastewater code. This will override our previous ordinance. Mr. Cooper said that he was recommending passage of these ordinance changes.

MOTION: Christine McClellan motioned the recommendation of these ordinances.
Seconded by Dana Desjardins.
VOTE: Unanimous.

10. Consideration of the 2003 Unlicensed Dog Warrant – Louise Lester, Town Clerk.

MOTION: Christine McClellan motioned to approve the dog warrant. Seconded by Dana Desjardins.

DISCUSSION: Mr. Desjardins said that he felt this activity was unnecessary. He knew personally that of some of these dogs listed were deceased, he asked dog owners to call the town office if they no longer had their dog(s) so that they wouldn't appear on the list. Mrs. Lester noted that this was done because of state law.

VOTE: Unanimous.

11. Consideration of the awarding of the 2004 Raymond Town College Scholarships – Louise Lester, Town Clerk.

MOTION: Betty McDermott motioned to table until the next meeting. She asked to know what amount of money is available and the criteria for each scholarship.

VOTE: Unanimous.

12. Appointment request of 2004-2005 Ballot Clerks – Louise Lester, Town Clerk

NOTE: Mrs. McDermott asked to have her name taken off the list because she as a Selectman might have a conflict of interest in a town election recount.

MOTION: Christine McClellan motioned to accept the appointment list excluding Betty McDermott. Seconded by Dana Desjardins.

VOTE: Unanimous.

13. Appointment of Selectmen Representative to Route 302 And You Corridor Committee.

DISCUSSION: Mr. Willard explained that this person could be a Selectmen or any interested citizen which the Selectmen appointed to represent them. Mrs. McClellan pointed out that Al Morrison or Ingo Hartig might be interested. She asked to table this in order to find a candidate who uses the road and would be very critical of its condition. Mr. Willard suggested putting an advertisement in the upcoming special Roadrunner edition. Mr. Desjardins suggested an ad in the Lake Region Suburban News. Mr. Willard noted that it would not be a free ad.

MOTION: Christine McClellan motioned to table. Seconded by Dana Desjardins.

VOTE: Unanimous.

14. Communications and other business.

a. Recycling

Mr. Willard reported that it was up a small amount from last year at 48.1%. Mrs. Lester added that Phil Hammett, Recycling Committee chairman, is looking into another educational program in the schools. Mr. Desjardins felt that increasing participation could be done. He suggested that going to a pay per bag would definitely increase recycling in Raymond as it has done in other towns. Mr. Willard mentioned that the Recycling Committee was also looking at bag limitation, which might cause an inequality among households because of the number of people living in a household.

b. 1A Tax Proposal.

Mr. Willard said it might be coming back in June unless there is a change. If 1A passed, Raymond would be getting a rather large increase in funding.

c. Palesky Proposal.

Mr. Willard reported that the Maine Supreme Court has said that some of it is unconstitutional but will probably be on the ballot in November. Maine Municipal Association is still working, as well as the legislature, for tax reform.

d. Maine DOT Community Gateways Grant.

Mr. Willard announced that Raymond didn't get a grant this time but will continue to try. This year our application asked for benches and additional money for further landscaping. The grant committee didn't feel there was enough volunteer participation, which we will be able to enhance next year with the Route 302 Committee participation.

e. Special Roadrunner Issue.

Mr. Willard invited the Selectmen to put in article if they wish. He had a couple of items going in so far.

f. Maine Library Grant

Mr. Willard indicated that mapping was in the application to accompany our GIS program.

g. Subdivision in Windham which will impact Raymond.

Bob Faunce, town planner, sent a memo saying that this will be counter productive for Raymond. This subdivision abuts our old landfill on Patricia Avenue. The subdivision is looking for a second access point with the first being Colonial Park to Route 302.

15. Review and authorize Treasurer's Warrant dated April 20, 2004.

MOTION: Christine McClellan motioned to accept the Treasurer's Warrant in the amount of \$151,650.60. Seconded by Betty McDermott.

VOTE: Unanimous.

NOTE: Mr. Willard said that Ada Brown was in the hospital, and he would like to send flowers tomorrow. Also Charly Leavitt was on vacation and will be back for the next meeting.

16. Adjourn.

MOTION: Dana Desjardins motioned to adjourn. Seconded by Christine McClellan.

VOTE: Unanimous.

ADJOURNMENT: Betty McDermott adjourned the meeting at 8:03 pm.

Louise H. Lester
Town Clerk