

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

**BOARD OF SELECTMEN
MINUTES**

Tuesday, March 7, 2006

Members present: Betty McDermott, Chairman; Mark Gendron; Dana Desjardins; Lonnie Taylor; and Mike Reynolds.

Members absent: None

Staff present: Don Willard, Town Manager; Denis Morse, Fire Chief; and Josh Stevens, Assistant Code Enforcement Officer.

Others present: Dennis Cole and Jean Carter, Budget/Finance Committee; Wayne Holmquist; Diane Shively; Greg Foster, CPIC; Christine McClellan, CPIC Chairman.

- 1) Call to order. Betty McDermott opened the meeting at 7:00 pm at the Town Office.
- 2) Minutes of previous meetings dated February 21, 2006.

MOTION: Mike Reynolds motioned to approve the minutes as written. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

- 3) Old (unfinished) business.

- a.) Vision Appraisal Technology Revaluation – Request to consider rejection or modification – Wayne R. Holmquist, 42 Meadow Road.

NOTE: Betty McDermott recused herself and turned the meeting over to Mike Reynolds, Vice Chairman.

DISCUSSION: Mr. Holmquist asked if they had an opportunity to look at the information from Vision. Reply-yes. Mr. Desjardins didn't feel there was anything strange about it. Mr. Holmquist passed out a list of properties on the market in Raymond. His contention was that the appraisal was mismarked dramatically because many of the lesser-valued lots are already upgraded to allow a house. He indicated that lots in Raymond are valued at less than \$60,000 which was ludicrous. He said that two categories, where values are off were general open land and campgrounds which are way off in value on the low side i.e. Northern Pines. Mr. Reynolds questioned whether these lots were just individual problems and not a problem with the whole philosophy of the revaluation. Mr. Holmquist felt that an appraiser should be in our office instead of an assessor's agent. The information that a licensed appraiser can get is not available to an assessor on real estate sales. Mr. Reynolds argued that the value of the land which was sold in April was within 2% of the valued price. Mr. Holmquist disagreed. He didn't believe that there were any properties less than \$60,000. Mr. Reynolds said there was one on Egypt Road which was appraised at \$50,000, and it is under contract for \$60,000.

Mr. Reynolds reviewed the criteria for which the Selectmen can censure Vision Appraisal. He didn't believe that any of these criteria were present. Mr. Holmquist asked the Selectmen to define the style of a picture of a house he presented contending that it doesn't fit any of Vision's house style criteria. Mr. Gendron related that he had looked at his neighborhood and found that the houses on Spiller Hill Road were in the ballpark for values. He looked at a list of sales and their assessed value. Mr. Holmquist said that his house was changed from a contemporary style to a raised ranch style which increased his Vision value \$40,000 within the time of the first estimate and the published tax amount. He felt that the threat from some people on the Cape to go to court would be enough for the Selectmen to look further into it.

NOTE: Mr. Reynolds turned the meeting back to Mrs. McDermott.

4) New business.

- a.) Comprehensive Plan Implementation Committee/Planning Board request for secret ballot vote on Residential Growth Management Ordinance and Future Land

Use Ordinance amendments.

DISCUSSION: Mr. Reynolds represented the Comprehensive Plan Implementation Committee (CPIC) with the work that they will be bringing to the annual town meeting. He reminded them that during this work CPIC lost the help of Amanda Simpson and were not able to have much time with the Town Planner. There will be only one ordinance this year. Because of the lack of attendance at town meeting for the ordinance vote last year, they are looking to get more participation for their submission this year. Last year 991 voters went to the polls and only about 300 went to town meeting. He said they would like to see all ordinances be in referendum form from now on. The Planning Board was in agreement. Mr. Gendron said that phone calls came to him which had concern about the idea of the referendum format. He felt that the ordinances could come at the beginning of the town meeting warrant which would schedule the ordinances when most of the voters were present. He felt that discussion was important before a vote on ordinances. He didn't feel that public hearings were enough to inform the voter. Mr. Desjardins felt that the public forum was necessary at town meeting and should be first on the warrant to allow for discussion with the majority of voters. He recommended that the Town Planner and Planning Board members would be there to answer questions. Mr. Gendron felt that the budget should support the added time for planning help. Christine McClellan said that this was controversial but felt that the ordinances have lost voters in the past. She felt that ordinances affect the whole town, and this one is very important and will help the Growth Area by slowing growth in the Rural Zone over the next few years beginning in 2007. This is in keeping with the Comprehensive Plan to guide growth to the Growth Area and slow it down in the Rural Zone. This will keep the town more rural in nature as the Comprehensive Plan mandated. She felt that a referendum would be the best way to get more representation for the vote. There will be a Public Hearing March 20th at 7:00 pm at Jordan-Small Middle School for this ordinance. Information will be in the newspaper and the website. She felt that discussion was necessary and that the public hearing will offer that. She understood that at town meeting a secret ballot is needed from time to time but felt that a referendum would allow people to vote in private and for a 13-hour period rather than at town meeting when the vote is taken up only at one time.

Diane Shively, Deep Cove Rd., announced that she was not aware of the meetings mentioned. She suggested voting it at town meeting with a secret ballot.

Greg Foster, Ledge Hill Road, had reservations that more voters necessarily make a better decision. He felt that a public forum like town meeting was more pertinent and valuable. Rural landowners like himself wanted to be able to speak at the town meeting and not allowing that would create a disservice to people like him who are in the minority as rural landowners.

Mr. Gendron felt that rural character was town meeting.

Mrs. McDermott said that she received 4 calls to not have the ordinance vote a referendum.

MOTION: Mark Gendron motioned to leave the ordinances to be voted on at town meeting and that the ordinances come at the beginning of the warrant for this and successive years. Seconded by Dana Desjardins.

VOTE: 4 favor (Gendron, Desjardins, McDermott, Taylor) 1 opposed (Reynolds)

b.) Consideration of 2005 supplements and abatements – Amanda Simpson, Assessors' Agent.

DISCUSSION: Amanda Simpson presented the information and reported the supplement total of \$6,794.58 and if all the enclosed abatements pass the total will be \$47,218.28.

Ms. Simpson described the submitted abatements.

SU 05-02C	Map 12, Lot 50B	AB 05-84B	Map 1, Lot 8
AB 05-70	Map 14, Lot 8A	AB 05-84C	Map 1, Lot 9
AB 05-74	Map 11, Lot 55	AB 05-85	Map 55, Lot 36
AB 05-76	Map 36, Lot 1	AB 05-87	Map 35, Lot 13
AB 05-77	Map 56, Lot 9&10	AB 05-106	Map 8, Lot 89A
AB 05-82	Map 31, Lot 55	AB 05-113	Map 12, Lot 25
AB 05-83	Map 71, Lot 1A&B	AB 05-114	Map 3, Lot 31
AB 05-84	Map 1, Lot 7	AB 05-157	Map 4, Lot 46A
AB 05-84A	Map 1, Lot 6		

Ms. Simpson said that she has logged 167 abatement applications and have about 11 which haven't been listed. The first Board of Assessment Review hearing was held and both applications were denied with none waiting at this time. Mr. Reynolds asked if there would be more than 250 applications. Ms. Simpson said that she felt they were low on requests at this time but said that a town of our size could have as many as 400.

MOTION: Mike Reynolds motioned to approve the abatements numbered SU 0502c, ab 0570, ab0574, ab0576, ab0577, ab0582, ab0583, ab084, ab0584a, ab0584b, ab0584c, ab0585, ab0587, ab05106, ab05113, ab05114, ab05157. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0.

NOTE: The Selectmen signed the abatements.

c.) Personnel Policy Amendment – Severe Weather Closing Policy.

DISCUSSION: Mr. Willard reported that this policy addition would be added to the Personnel Policy. This will codify the practice that we have been using. Mr. Gendron asked how this was decided. Mr. Willard replied that the Town Manager makes that decision with information from the Public Works Director. Mr. Gendron had concern that following town managers might be more lenient. Mr. Reynolds felt that people should not be paid if they don't work. Mr. Taylor concurred. Mr. Desjardins asked if the town office closed for the afternoon, would the employees get paid for a full day. Mr. Willard replied yes if he called for the office to be closed. He felt that it would be comparable to the school policy. He also said that in business there sometimes was a possibility of other benefits which municipalities don't get i.e. bonuses. Mr. Desjardins asked if the public safety employees get a free day if they have to work on one of these days. Mr. Willard replied no, but they have other benefits. Mr. Reynolds felt this was like a small business with a small budget, not LL Bean or National Semi-Conductor. Mr. Gendron felt that public safety people might decide not to come to work which would be bad. He felt it was the employee's decision as to whether they come in or not even if it's late. He felt the town employees are treated very well but want the town office to be covered. Mr. Willard said that he would be willing to continue with an unwritten policy as before. Mr. Gendron agreed. Mr. Taylor said the question was to pay or not for the part of the day which wasn't worked because of weather concerns. He felt that something should be in a written policy for the future. Mrs. McDermott said that at the school if the day went short the employees would be paid for a full day. Mr. Willard said that closing the office after opening wouldn't happen before noon. Denis Morse, Fire Chief, agreed that a written policy is necessary so that the office policy is covered in writing. He felt that public safety is necessary for the town. He added that if anyone can't come in, he/she could use vacation or sick time. He felt that if the town office needed to be closed and someone wanted to stay to make up his or her time that could be done. He did feel that public safety is different than the town office. He thought it was necessary to have a written policy. Mr. Gendron asked to delay this until after the budget is finished to discuss it in a workshop format.

d.) Discussion of annual report dedication – Town Clerk Louise Lester.

DISCUSSION: Mrs. Lester explained that Horace and Peg Drowns both died in 2005. They had been very active members of the Fire Department, Fire Auxiliary, and Fire Police for years. She felt that their contribution to the town should be noted in the town report.

MOTION: Mike Reynolds motioned to dedicate the 2005 Town Report to Horace and Peg Drowns. Seconded by Mark Gendron.

VOTE: Unanimous 5-0

e.) Draft amendment to Town of Raymond Traffic Ordinance Section 16, No Parking Areas.

DISCUSSION: Mr. Willard described the parking ban area on Mill Street from the bridge to Kings Grant in order to keep the vehicles off the narrow street which would improve the line of sight from the hill and bridge area. It's also important to keep the area near the cemetery clear of parking except when there is a funeral or cemetery work

being done. Mr. Gendron said that they have discussed it and felt it would help solve traffic problems in the area.

MOTION: Mike Reynolds motioned to add the Traffic Ordinance Section 16 to the Annual Town Meeting Warrant. Seconded by Lonnie Taylor

VOTE: Unanimous 5-0

f.) Consideration of appointment to the Tassel Top Board of Directors, Wendy Thoren.

DISCUSSION: Mr. Willard reported that Mrs. Thoren was selected by the Tassel Top Board of Directors to have a seat on their board. He said that she had been employed at the park and was most interested in volunteering for the Board.

MOTION: Dana Desjardins motioned to approve the appointment of Wendy Thoren to the Tassel Top Board of Directors. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

g.) *Roadrunner* column.

DISCUSSION: Mr. Gendron said that he would like a piece for the *Roadrunner* about Horace and Peg Drowns. He felt that the *Roadrunner* should have an article in every issue about something which is historical. Mrs. McDermott felt that the Historical Society might be willing to make these contributions if they find a volunteer. She noted that anyone could submit a column for the *Roadrunner* if they want to submit a historical article.

h.) 2006-2007 Budget

DISCUSSION: Mr. Gendron said that the joint meeting with the Budget Committee and Selectmen went well. LD1 is limiting the increase we can have which is problematic. He said that there would probably be a lock on LD1 which the Legislature is studying which will not allow any override votes. He said that the money for roads has been very difficult to get passed. He added that they had a bond three years ago which has 3% interest. He felt that saved money through the CIP would be earning that percentage instead of spending it. He also said that the town needs planner time to help with the CPIC and the Planning Board. If we want to control growth etc we need professional help. Equipment for fire/rescue will be necessary and that is added funding. Extra help in assessing is necessary to get the work done in a timely manner. He wanted to be proactive in our budgets. Whatever the town votes for would become the town's base for the next year. It has to be a part of the budget and not something voted on later in the year. Mr. Willard said he would research the LD1 issue and policy before the next workshop. Mr. Reynolds asked if the vote was a majority vote. Mr. Willard replied yes. He continued that Raymond is a conservation town and our historical budget baseline is low which we now have to live with. He didn't feel our future budgets were sustainable in a growing community like Raymond. He said that in the future at this rate the town will have to move funds from one place to another to be able to cover things like a fire truck purchase which will leave the town short on funds in other areas. Mr. Desjardins wanted to see the new town fees and how they will help our bottom line. Mr. Reynolds said the Planning Board would like to see a comprehensive review of our ordinance to correct loopholes and other housekeeping problems. He felt that a one-year request

would be for \$50,000. Mr. Willard noted that impact fees are for infrastructure only. Mr. Gendron felt that new updated equipment was to service the growth and that impact fees should cover that and also the expense of a planner to oversee new developments. Josh Stevens, Assistance CEO, informed them that impact fees have to be buttonholed for specific usage and have to be used within three years. If the money isn't used, it has to be returned to the payee. He said the town fee structure would make the money for planners or the Code Enforcement Office.

Wayne Holmquist wanted to leave the discussion of impact fees until after town meeting when there could be more study. Mr. Gendron said that they would entertain any ideas for consideration.

5) Town Manager Report and Communications.

a. Breakroom for town employees

Mr. Willard announced that the new employee breakroom in the main meeting room was donated and erected by Kevin Woodbrey for the town office employees who have never had a place to take their breaks or have lunch. He noted that it was being used by all employees.

6) Fiscal Warrants – Payroll and Appropriation Warrants – March 7, 2006.

MOTION: Mark Gendron motioned to approve the Payroll Warrant in the amount of \$54,814.47. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

MOTION: Mark Gendron motioned to approve the Treasurers Warrant in the amount of \$46,615.20. Seconded by Dana Desjardins

VOTE: Unanimous 5-0

a. Digital Broadcasting

Mr. Willard informed the Selectmen that Kevin Woodbrey would have the playback video ability by the end of this month and live broadcasting by the end of April if everything goes well. There was discussion about Kevin's work and volunteerism beyond his paid hours. Mr. Willard voiced the sentiment that without Kevin's expertise and willingness to do all types of work in putting our technology together, Raymond would not have all the resources it now has.

7) Adjournment.

MOTION: Mike Reynolds motioned to adjourn. Seconded Mark Gendron.

VOTE: Unanimous 5-0

ADJOURNMENT: Betty McDermott adjourned the meeting at 8:54 pm.

Louise H. Lester
Town Clerk