

MINUTES

Feb . 7, 1984

Present: Chmn. Andrew Woodsome, Robert Fay, Dennis Abbott, Jean Chick, Glenn Bean, Rd. Comm.

Charter: The Proposed Charter was presented to the Board of Selectmen by Chairman Michael Hammond and member Roland Denby.

Rd. Comm: Chairman Woodsome informed the Rd. Glenn Bean, Sr. that Frank Foster from Dept. of Transportation would be meeting with Woodsome, at 10:00 am. on Friday, Feb. 10th. to go to Ledgemere Bridge and look over the ice problems. Woodsome asked Bean to please be present at the meeting.

Mark Caldwell: Mark had been asked to perform some work for the Board pertaining to the Ratio Study and valuations on properties sold. Caldwell took with him several items to help him arrive at some assessments, 1983 valuation book, 1983 map & lot runoff, 1982 & 1983 Ratio Studies received from the State.

Atty. Roger Elliott: Elliott discussed with the Board and Dianne Holden the matter of getting old taxes off the records. After three years of nonpayment of taxes the property becomes the Town's. Therefore, the assessment of that property should cease.

Mr. Elliott filled the Board in briefly on some of the material that would be discussed at the meeting to be held this evening with the Lake Arrowhead Comm. Board of Director's and their Atty. Heatley.

Lake Arrowhead Community: Present: Board of Selectmen, Atty. Elliott, David Bacharach, Pres. of the Community; Angelo Medici, Office Manager; Walter Getchell; member, Residents of LAC, Mary Beth Munrow and Elaine Racicot.

Mr. Healy opened the meeting by explaining the problem that would take effect on May 1, 1988. This date is the date that the Association, will be dissolved. At this time the Association would like to become a Service Corporation similar to the Frye Island Corporation in Standish. He said that in no way were they trying to become a "Town", however they would like the Town of Waterboro to assess the property and add an additional charge to be reimbursed to the Association for monies to be expended on the roads and water system. The Town would be able to lien delinquent taxes, check and balances within the Town.

Atty. Elliott said that he had given the Board of Selectmen some of the information before this meeting and that the Board would go along with this procedure that The Town of Waterboro collect the taxes and to lessen the confusion that the Town turn the monies over periodically and to charge a service charge for this increase of bookkeeping. Atty. Healey said that the Association would go along with this charge and procedure of collecting.

Atty. Elliott remarked on the keeping of records for the budget. That the Town would be assured that the monies were spent as the budget reflect.

Atty.Healey said that under Section 8 of the Frye Island Agreement that it would make it clear that any voter has the right to inspect accounts.

Mr.Medici took offense to the fact that Atty. Elliott would think that monies were wrongly spent and intelligent people would need to be checked. That he was Treasurer and that he shouldn't be regarded a novice, after collecting at least \$200,000. for seven years and the monies were used as they were meant to be.

Atty.Elliott explained that he hadn't meant to imply that any thing was wrong with the way money had been handled at the Association. Just that the Town would need to have the check and balance and the Town would be receiving the complaints. Atty.Healey said that any accounting the Town or any individual would want would be gladly turned over to them. Also he agreed that since the Town would be collecting the Taxes that the Town would receive the complaints.

Walter Getchell said that he understood that the Selectmen had laws they had to go by and that a set of laws could be drawn up for the Directors to go by.

Atty. Elliott said from a practical point that the Selectmen would have to sell this contract to the Town, hold public meetings, etc. Problems must be solved before the Contract is made and hopefully years from now when the Board members were changed that the Town could live with this contract.

Atty. Elliott said that he felt that the Frye Island contract should be studied and that the Directors work with their attorney and draw up a list of changes, send the list to Elliott and that he and the Board of Selectmen would set down and see what they wanted changed.

The Board of Selectmen do not want the Association to become a separate Town. Atty.Healey and members of the Director's assured the Board that that was not their intentions. Could not afford to take on the costs of a Fire Dept., schools, etc., they would be willing for any safe guard against this happening.

The Town of Waterboro does not and never has taxed the roads in Arrowhead. The Town of Limerick does, however, they are dropping the assessment each year.

Woodsome said that he would want the word Community deleted from the name of the Corporation.

Elliott said to continue talking and get the contract the way the Directors and the Selectmen are happy and then hold the public hearings and educate the people and make a presentation to the Town at Town Meeting 1985.

Swap Pool Lots: Bacharach inquired about the "pool lots" because a woman he knows would like to build , but will not do so until her deed is recorded. Atty. Elliott informed him that GAI had not deeded the pool lots to the Town as stated in the 1978 Agreement. That GAI had been deeding and swapping the lots themselves. The Town is waiting to hear from Atty.Plumb to get a deed . Elliott will write to Plumb and ask for a deed for what lots are left in the pool plus enough buildable lots to make up the original 95 lots.

Atty. Elliott met with the Board after the Association meeting to discuss General Assistance and Woodsome asked what changes to the Charter and Zoning Ordinances were made in his office when Charter members Hammond and Denby met at his office. Elliott said that they wanted the Board of Assessors added to the Charter and that a clause was added to the Zoning Ordinance to cover elderly housing in Waterboro. Woodsome asked why the 4 acre lot. Elliott said that it was his understanding that the two members of the Planning Board had a specific lot in mind.

Gun Permits: Renewals issued to Melvin Bradeen and Richard Cluff.

Foreclosures: 1981 taxes due were foreclosed on. Selectmen signed the necessary papers and they will be sent out certified mail to the citizens.

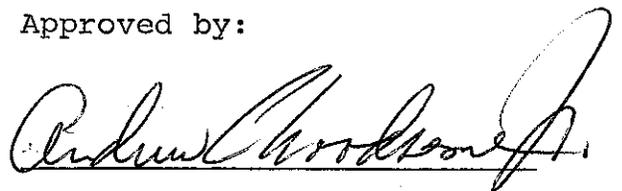
Lake Arrowhead Bids: Two bids were received for lot 1678

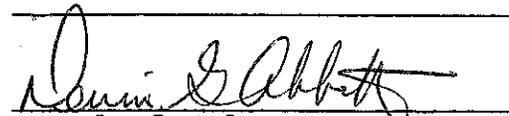
Fred Bearham: \$1200.00
Thomas Sotir 2605.00

No decision was made on the acceptance or rejection of this lot.

? we added it to the minutes

Approved by:




Board of Selectmen