

MINUTES

August 6, 1985

Selectmen's Meeting

Present: Chrmn. Dennis Abbott, Andrew Woodsome, Jr. Glenn Bean, Sr. Rd. Comm., Jean Chick. Selectman Fay unable to attend meeting due to illness.

7:10 PM

LA Bid opening: Cole Associates bid 78% on all Town owned lots that are available.

June Oliver bid on A349 & A350.

Letters to be sent to bidders explaining lot status at this time.

Entrance Permits: Letters were sent out last week to all people with new construction in 1983, 1984 & 1985 notifying them that they may be in violation of the Town's Ordinance enacted March 1979. Several inquiries were made at the Town Office and the Selectmen, they were directed to the Code Enforcement Officer, he is to issue the permits and Road Commission Bean will determine if the person is in need of a culvert.

Roads: Road Commissioner Bean reported that Bennett Hill Rd. has been paved and Transfer Station area hot topped. Pearl Street is half paved, they ~~will~~ start the seal coating today. Will be ditching and putting in culverts on Jellerson Rd.

Clark's Bridge Rd. Reconstruction: Town Engineer Walt Stinson and employee Shawn Frank, Bruce Haley low bidder from Limington, Douglas Foglio Road Review Chrmn. Stinson showed the work to be done on a Plan. A lengthy discussion was held on the ledge, paving, cutting and grubbing, etc. It was agreeable to all that under Definition of Construction Specification-Ledge Excavation that the words "exceeding one (1) cubic yard in volume" be stricken. Mr. Haley was awarded the bid on clearing, grubbing and Roadway Construction for \$71,900. The Board held back on making a decision on paving until the review the options. Items 1, 2, & 4 were awarded. Stinson asked Haley if he could start the work within 13 days which would be Monday Aug. 19th. Haley said yes, Stinson brought to Haley's attention that the Contract read that the Contractor is to complete the work within 42 calendar days.

Doug Foglio pointed out the fact that Haley should be made aware of when he could expect payments. It was agreed that Haley would receive \$10,000 after trees cut stumps pulled and grubbed. Banks moved, ditches cut and entrances, another payment to be made. Stinson will ok the payments every two weeks.

Lake Arrowhead Town Owned Lots: Present Tom Cole, Howard Anderson, Mary Beth Munroe, Tim Cole, Dean Fortin, Atty. Bob Foley, Larry Penna, Kent Lewis, Herb Giandrea.

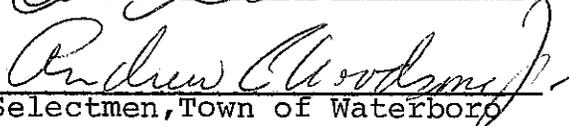
On July 31st. Penna, Lewis & Giandrea had asked that Lot A141 be deal with as follows, Giandrea negated his 85% bid, Lewis negated his 66% bid and Penna asked that his 61% bid be accepted. The Board felt that games were being played and sent a letter on Aug. 2nd. to notify the Gentlemen that the Board would only go along with the Agreement made with them on July 9th. that they take all of the lots at once and was given 90 days at that time to purchase them. This had been a one time special agreement.

Chrmn. Abbott explained the Board's feelings and at this time stated that the Town had tonight received a bid on all available bids at 78% the assessed value from Cole Associates. And a bid on Lots A349 & A350 from a June Oliver. Abbott said this now relates back to the original agreement that if the lots were bid on with the 90 days that the Gentlemen had 30 days to make their purchase at the accepted bid price. This would give the three gentlemen until 9/10/85 to make payment, or Cole Assoc. would get the lots.

Herb Giandrea gave a detailed explanation on plans the three men have for Lake Arrowhead in Section eight. He said they had done soil testing in this area and had 120 buildable lots and that Maine Housing had approved them. Would like to build 60 houses a year, have plans for a shopping mall and multi housing. At this point Tom Cole brought up the fact that all the lots are covered with deed restrictions and Selectman Woodsome stated that he was quite sure that in order to break the ByLaws that it would take a vote of all property owners. Mr. Giandrea noted that the By Laws would no longer be in force after 1988. Cole again mentioned the deed restrictions.

Coleen Gorham: Mrs. Gorham needs a letter from the Town stating that the Town does sand and plow the roads in Westwinds Developemnt, in order for her Bank to loan her the money to purchase a home in Westwinds. A letter will be written stating the Article passed at March 1981 Town Meeting along with copies of the Article and Minutes pertaining to Westwinds Roads.

Approved by:



Selectmen, Town of Waterboro