

Minutes

Sept. 3, 1985 Selectmen's Meeting.

Present: Chrnm. Dennis Abbott, Andrew Woodsome, Jr, Robert Fay, Atty. Roger Elliott, Glenn Bean, Rd. Comm., Jean Chick.

Chrnm. Abbott: Reported that he had received two telephone calls during the week pertaining to Town business, 1) Millard Gunthner called to notify Abbott that New England Hide Co. was housing 30 sheep on their property in the Village Zone. Abbott said he told Gunthner that he would notify Van Foglio C.E.O. of this. 2) James Hamilton called Abbott regarding Conant House Realty owner Betty Littlefield recent conversation with him regarding the Town of Waterboro's Personal Tax. Abbott said that he had explained to Mrs. Littlefield prior to this call the way the tax was figured. Mr. Abbott has invited Mrs. Littlefield and her client to meet with the Assessors. Mrs. Littlefield maintains that her client is reluctant to buy property in Waterboro because the Town charges Personal Tax on machines, etc.

Selectman Fay briefly discussed the Hazardous Waste Ordinance, possibly amending the Ordinance at a Town Meeting and perhaps having a Special Board to govern the Ordinance as the Planning Board seems to be too busy to work on the Ordinance.

Brock Culvert: Selectman Fay questioned Rd. Comm. Bean on the durability of the plastic culvert on Ossipee Hill Rd. by the Brock residence. Bean said that plastic is supposed to stand up longer than the steel. Chrnm. Abbott asked Bean to check the culvert out.

Lake Arrowhead Lot Bids:

Diane & Richard Ponticelli bid the following:

Lot 862	\$650.00
863	650.00
1557	1,700.00
1292	1,700.00

Garfield McKinnon bid on the following

Lot 1750	\$1,135.00
1751	1,055.00

William Burns & Denise Lailer bid on Lot 903 \$1,610.00.

A later bid was received from James Norman. Mr. Norman's bid read, "Please accept my bid of thirty percent (30%) on all the lots at Lake Arrowhead Estates owned by the Town of Waterboro."

All bids were tabled as the Town has received two prior bids on all the available lots owned by the Town at Lake Arrowhead Estates.

Executive Session

At this time the Board of Selectmen with the Town's Attorney Roger Elliott went into Executive Session.

Lake Arrowhead Community: President/Executive Director Leroy Snow, Vice Pres. Roger Hazell, Sec. Angelo Medici, Treas. Dianne Hettleing members of the LAC Board of Directors met with the Selectmen to

discuss the outstanding liens on the unpaid dues on lots the Town takes over for matured real estate tax liens. These lots are auctioned off at the Town's August land auction each year. In the past LAC has overlooked the liened dues fees, starting last year the new owner (successful bidder) was responsible for the back dues. The Board of Selectmen feel that this lessens the chances of selling the lots because of the monies owed to LAC. Last November, 1984 the Board of Selectmen, Town Attorney Roger Elliott, LAC Secy. Angelo Medici and LAC Atty, Bergen met and it was the Board's understanding that LAC would take a percentage off the current dues and past dues on all lots auctioned off. Mr. Medici was sent a letter requesting the amounts owed on lots that would be placed for auction this year. The Town never received an answer from Medici. The week before the auction the Board's Secretary met with Medici in LAC Office and received some of the figures and the next week just before the auction Mr. Medici forwarded a list of all the dues owed.

Directors Hazell, Hettling and Snow were not involved with last years meeting, they would like to meet with the Board of Selectmen any second Saturday of any month, at this time a full Board of Director's could meet with the Selectmen and discuss this matter.

Lake Arrowhead Lot Sales: Kent Lewis and Herb Giandria bidders on the entire package of lots available that are owned by the Town of Waterboro were in to discuss their bid with the Board and Atty. Elliott.

Lewis & Giandria had planned on Larry Penna and Atty. Foley attending this meeting, however, they failed to show up. Lewis said he felt they were cut of a lot of time. Wanted to pick up lots at low bid price on Aug. 30th. Wanted to know if they could still have the lots at the lower price. Atty. Elliott said that the 30th of August had come and gone. Lewis said they were at the office on Aug. 30th. Selectman Fay at that time gave them until tonight. Atty. Elliott made it clear that one Selectman could not make this decision, also asked if they had the money with them tonight. Elliott asked if it was a cashiers check. Lewis said no. Unless deeds are ready they could not get that kind of money with no deeds. Atty. Elliott said he had reviewed the file, letters, etc. has talked with Larry Penna and Atty. only offer he sees now is pick up lots at higher bid price by Sept. 10th. Elliott said that he had made it clear to Penna that they had no binding contract with the Town. Elliott told Lewis not to play games, come with money and deeds would be prepared. He mentioned that Lewis was the one that had brought up the nonrefundable deposit. Elliott said this is how the Selectmen propose to handle, the 10% nonrefundable deposit on or before 5:00 PM. Sept. 10th., that deposit will act as a deposit for the purchase of all the lots which are described in the July 2nd. letter list of lots plus supplement lots in letter of July 11th. plus lot 1374.

In the event the deposit is made on that date we will extend the closing date to Oct. 15th., Lewis would be getting a Quit Claim deed from the Town. Elliott would need the names or name of the Grantee's and how many deeds they want. Charge for deeds is \$48.00 each. Elliott said this is the offer on the table.

Lewis said that a lot of the lots will not soil test. Approx. 50 lots are not suitable and wouldn't want. Elliott said you have no binding contract with the Town. If you make a tender on or before Sept. 10th. on all lots at the highest bid.

Lewis then said that he had listed the lots seperately . Atty. Elliott said the Selectmen had accepted the bid as they were in bulk. Elliott said if you had picked out all good lots the Selectmen may not have accepted them.

Lewis said that when they came in they had 90 days to pay and had plans for all lotsm things have changes, Intended to soil test all' lots. Chrnm. Abbott said that they still had until Oct.15th. if they give the deposit, therefore, giving them more time.

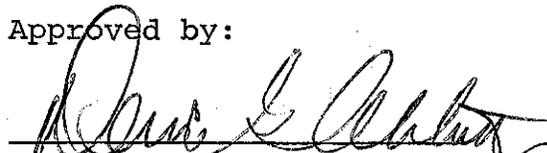
Lewis said he would check with the group, he had taped this meeting as did the Town.

Selectman Woodsome said he would like it made clear that all offers, negotiations, etc. be done through Atty. Elliott.

Selectman Fay said the Board wants to wrap this up as the Town has received another bid on all lots plus some individual bids.

Lewis stated he would like to wrap it up also.

Approved by:




Selectmen, Town of Waterboro