

**Town of Whitefield
Select Board Meeting Minutes
July 25, 2011**

Present: Steve McCormick, Tom Colpitt, Frank Ober, Sue McKeen and Dennis Merrill

Select Board actions

1. The minutes of the 7/18/11 meeting were approved 5-0.
2. Kings Mills Fire Assoc. lease. Jeff Newell came in to sign the lease agreement with the Kings Mills Association. Since the equipment lists (provided by Chief Pellerin) were newly added, Jeff wanted to review these with the members of the association. He will return on August 8.
3. Weary Pond shoreland zoning. Dennis reported on the Planning Board meeting of 7/20 at which the construction of a structure too close to the water was discussed. The notice of intent to build was incomplete as no plot plan or set backs were provided. However, the notice was accepted anyway, and the property owner proceeded with construction. The Planning Board intends to refer the matter to the Select Board for an investigation. Errors appear to have been made, but more information is needed and the Board will await this and the formal request from the Planning Board.
4. Fire station. The Board voted 5-0 to release the Catalano's final bond for construction of the fire station as all work has been completed. The bond release form for \$461,305 was signed. The phones for the station have been ordered. The Board voted 5-0 to purchase 10 tables and 50 chairs for the station.
5. Fuel pre-buy. The Board voted 5-0 to pre-buy 300 gallons of fuel oil for the Town Office at a price of \$3.549 from Fielding's Oil, the lowest quoted price.
6. Coopers Mills Assoc. lease. The Board reviewed the proposed lease with the Coopers Mills association, giving attention to how damage to buildings and equipment would be addressed. There were no particular concerns with the proposed language. Steve will contact Tim Yorks about one minor omission.
7. Meeting with Windsor select board. The Board agreed to a meeting with the Town of Windsor officials to have a general, preliminary discussion about using their transfer station. This will be on Aug 16, and Dennis will arrange the time.
8. Office assistant. A total of nine applications were received for the open position. In executive session, and after reviewing the applications, the Board selected those to be interviewed. Frank and Dennis, along with Gwyn, will conduct the interviews on 7/29.

Assessors' Actions

1. Payment of assessor's agent. An invoice from Jim Murphy was received for work done to update tax records to make changes to implement the recently-

adopted base lot policy. The estimate for this work had been less than \$4000, but the actual bill was \$1720.

2. Updated land values. The Board considered new land values for borrow (gravel) pits and utility rights of way. Jim Murphy had conducted market research into these two categories. Two recent sales of land in Whitefield to Central Maine Power averaged \$6000 per acre and this value is considered to be representative of the current market value for land used for utility transmission. For borrow pits, Jim had provided sales data (price and acreage) for 13 pits in central Maine sold in the past 4-5 years. In looking at these data in several ways, the Board determined an average fair market value to be \$7500 per acre. This will apply to those pits 5 acres and over.

The board voted 5-0 to adopt both of these for use. In applying these full market value prices, they would be reduced by a percentage equal to the percentage of other current land values in Town in comparison to full valuation. The percent of full value is thought to be in the range of 60%, but this will need to be verified by Jim Murphy.