

**Town of Whitefield**  
**Select Board Meeting Minutes**  
**August 21, 2012**

Present: Tom Colpitt, Frank Ober, Lester Sheaffer, Steve McCormick (arrived at 6:30) and Dennis Merrill

Select Board actions

1. The minutes of the August 14 meeting were approved 4-0.
2. Millard and Linda Nickerson came in to discuss four acres of land in Town located on the Windsor town line, Map 19, Lot 39. They own land in Windsor contiguous with these four acres. They have been paying taxes on the Whitefield parcel for about 20 years but have no title. They had been advised by the Board many years ago that the Town did not know who the owner was. They asked if the Town could issue a deed based on payment of taxes. The land was apparently not tax acquired. Thus, the Town would not have been in a position to offer a deed. It is possible the Whitefield land is part of the Windsor parcel but not properly described in their deed. After discussion, they were advised to have a title search done to determine the last owner of record for the parcel.
3. Lincoln County Budget Committee. The Board noted receipt of the County's notification of the annual budget committee meeting to be held on September 13 at 7 PM.
4. Animal Control Officer. Tom reported that the Kennebec County animal shelter would charge considerably more to serve the Town than does the Lincoln County shelter. Our current ACO cannot continue if we stay with the Lincoln County facility. He has recommended a person from Chelsea as a replacement. Frank will contact her to see if she is interested.
5. Fire Department. Scott Higgins reported that Dave Mason has received his EMS license. Old hose has been removed from Engine 2. Scott needs to decide what to do with the hose and some values. The hose is quite old. He will consult with other members of the Department.
6. General correspondence. The Board reviewed general correspondence received. None required any action.
7. EMD Director. The Board voted 5-0 to appoint Nikki Mathews as Emergency Management Director.
8. Administrative Assistant. The Board approved publishing an advertisement to fill the AA position created by Gwyn's upcoming retirement.

Assessors' Actions

1. The Board signed abatements for two mobile homes that were on rented lots and removed from Town. The former owners were Vorpagel and Russell.

2. Anne and Vic Grimshaw came in to discuss Map 19, Lot 7. This parcel is very wet and they felt the taxes are too high. The Board suggested they have a forester or other qualified professional prepare a report and map describing the wetlands on the parcels. This could be the basis for adjusting the parcel's value if appropriate.

3. Assessors' Agent Tom Hayes came in to discuss several issues involving implementation of the tiered land value system.

In accordance with State law, contiguous separate parcels of less than 5 acres cannot be combined for tax purposes. Tom will follow up with the State to resolve some related questions.

Parcels not having a base lot will be taxed as rear land and the rate for the first 5 acres will be the tier one rate.

For people having remote or isolated parcels, they will need to apply to get reduced or no base lot charges. We will need to get the word out on this.

Tom is making progress in implementing changes to land values and cleaning up other issues; he will be able to work on this year's tax commitment very soon.

4. Waste land. The Board voted 5-0 to set the value of "waste" land at \$100 per acre, based on Tom Hayes' recommendation. Previously, it has been \$50 per acre.

---

Steven C. McCormick, Chair

---

Lester Sheaffer

---

Franklin A. Ober

---

Thomas Colpitt

---

Dennis Merrill