

Town of Newry Selectmen Meeting Minutes  
May 22, 2017 7:30a @ Newry Town Office

**Selectmen Present:** Gary Wight, James Largess, Tink Conkright

**Others present:** Brooks Morton, Tama and Gary Drown, Amy Bernard, Dave Bonney, Kelly Scott

**Signing of Warrants:** all signed

**Approval of meeting minutes:** none

**Adjustments to Agenda:**

**Announcements:** none

**Public Comment:**

**New Business:**

~Discuss and consider signing the Special Town Meeting warrant on June 6<sup>th</sup>:

Selectman Wight made motion to approve, Selectman Largess second and voted all-in favor.

(see attached warrant)

**Unfinished business:**

**Tabled Items:** NWC additional funds.

**REPORTS:**

**Town Administrator:** none

**CEO:** Manzer would like to start the road work although no payment can be made for the work until after July 1<sup>st</sup> and funds still not approved for Roderick road. Selectman Largess made motion for Manzer to begin road work, Selectman Conkright second and they voted all in favor.

**Selectman:** None

**Committees:**

**Next Meeting:** Tuesday, 6/6/2017 5pm at Bear River Grange Hall, this meeting will be held in conjunction with Special Town Meeting to approve additional road funds and public hearing for June 13<sup>th</sup> Citizens Initiative question.

June 20<sup>th</sup> 7:30am

**Adjourn:** 7:55am

Minutes Approved By:

\_\_\_\_\_  
Gary Wight

Date: \_\_\_\_\_

\_\_\_\_\_  
Virgil Conkright

Date: \_\_\_\_\_

\_\_\_\_\_  
James Largess

Date: \_\_\_\_\_

**WARRANT**  
**TOWN MEETING**  
**TUESDAY JUNE 6, 2017**  
**NEWRY TOWN OFFICE**

To Laura Lowell, a Resident in the Town of Newry, County of Oxford, State of Maine.

**GREETINGS:**

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Newry, County of Oxford, qualified by law to vote in Town affairs, to meet at Bear River Grange Hall on Bear River Road, Newry, Maine, on Tuesday June 6, 2017 directly after the Selectmen's meeting starting at 5:00 PM then and there to act on Articles First through Second.

Article 1. To choose a Moderator to preside at said meeting.

Article 2. To see if the Town will approve the use of Capital Reserve funds to be used to pay for paving road in fiscal year 2017-18.

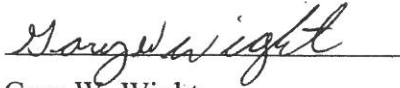
Recommendation: \$30,000

Hereof, fail not, and have you then and there this warrant with your doings thereon.


The Registrar of Voters will be in session at the time and place of said meeting for the purpose of correcting the voting list.

Given under our hand at Newry, Maine this 22<sup>nd</sup> day of May 2017

Respectfully submitted,

  
\_\_\_\_\_  
Gary W. Wight

  
\_\_\_\_\_  
James Largess

  
\_\_\_\_\_  
Virgil Conkright  
Selectmen of Newry

Town of Newry Selectmen Meeting Minutes  
May 16, 2017 7:30a @ Newry Town Office

**Selectmen Present:** Gary Wight, James Largess, Tink Conkright

**Others present:** Brooks Morton, Tama and Gary Drown, Jim Sysko, Amy Bernard, Dave Bonney, Kelly Scott

**Signing of Warrants:** all signed

**Approval of meeting minutes:** none

**Adjustments to Agenda:**

**Announcements:** none

**Public Comment:** Resident requested that 3<sup>rd</sup> party requests be all separated out on Town Warrant. Response was that we can do that, but unnecessary as you can amend the amounts for certain 3<sup>rd</sup> parties from the floor.

**New Business:**

~**Discuss and consider 4 Towns Meeting:** Town Managers & Chairmen of Newry, Bethel, Greenwood & Woodstock met to discuss plans that could alleviate Newry's withdrawal plans. Everyone agreed to re-look at the refunding formula. They will meet again on Monday the 22<sup>nd</sup> at 10am to discuss a plan and then present to school board.

~**Discuss and consider requesting our attorney to send draft language to the education committee for LD 1336 to ensure it applies to existing withdrawal efforts:** Town Attorney Kasaficas is concerned about language on current withdrawal efforts. Bill should read that it is retroactive. Board approved administrator to contact and ask him to proceed.

**Discuss and consider cemetery parking lot issues at Sunday River Cemetery:** The existing parking area at Sunday River cemetery needs to be expanded and shoulders fixed due to the steep grade to access cemetery from sides of road. See attached plan. Swasey Inc has proposed the attached plan would cost \$14,250.00. There was \$41,852.00 left over from last year's Sunday River Road project that could be used for the repair. They also discussed that the cemetery committee wants to erect granite signs for the cemeteries, so since we have equipment in there we might as well have them add the footers for the sign. The Board also requested for a letter to be sent to abutters, Susan and Bill Hamill, who have been sensitive to any encroachment, to let them know the plan and that it needs to be done for safety purposes.

Selectman Wight made motion to go with Swasey's bid as per plan and add placing sign footer. Selectman Conkright second and voted all in favor. CEO will coordinate with cemetery committee on the dimensions of the sign for sizing the footers and get a price from Swasey for the additional work.

~**Discuss and consider the paving bids for 7/1/17 to 6/30/18 road projects:** We received 3 bids Manzer: \$207,083.00, Cross Excavation \$208,000.00 and Pike \$389,950.00.

We have \$157,000.00 budgeted, and after SR cemetery work, existing projects and engineering fee we have a little over \$20,000.00 left over in from Sunday River Road project , we will need

to go to special town meeting for voters to approve the additional funds from capital reserve account. We can award bid contingent upon Town meeting approval for additional funds. If voters do not approve the additional funds we will not pave the Roderick road. Selectman Conkright mad motion to award Manzer the job as bid. Selectman Largess second and the voted all in favor.

**Unfinished business:**

**Tabled Items:** NWC additional funds. Again, NWC Chair is requesting that the Board consider funding \$25,000 to the committee to continue work as they need to have attorney file extension. Administrator Bernard said it is not necessary as we can use contingency funds to file the extension. The Board reiterated that we need to see what LD 1336 does and see how the refunding plans go, because otherwise there is not anything new that the NWC could spend the money on the be effective.

**REPORTS:**

**Town Administrator:** see attached

**CEO:** See attached.

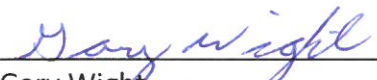
**Selectman:** None

**Committees:**

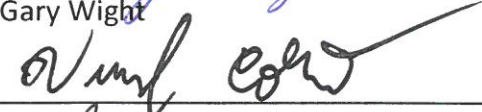
**Next Meeting:** Monday May 22<sup>nd</sup> 7:30am to sign Special Town meeting warrant. Tuesday, 6/6/2017 5pm at Bear River Grange Hall, this meeting will be held in conjunction with Special Town Meeting to approve additional road funds and public hearing for June 13<sup>th</sup> Citizens Initiative question.

**Adjourn:** 9:10am

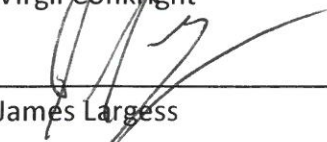
Minutes Approved By:

  
\_\_\_\_\_  
Gary Wight

Date: 8/1/17

  
\_\_\_\_\_  
Virgil Conkright

Date: 8/1/17

  
\_\_\_\_\_  
James Largess

Date: 8/1/17

## **Town Administrator's Reports: 5.16.17**

- Sunday River has submitted an application for a condominium development to the Planning Board, the development is proposed for off Dream Maker trail.
- The four Towns are scheduled to meet on Monday May 22, 2017 to discuss the next steps to bring our ideas to the School Board.
- SAD #44 Annual Meeting is scheduled for the May 30, 2017 at Telstar High School at 6:30 PM
- The Town office will be closed on Monday May 29<sup>th</sup> in observation of Memorial Day.
- Today in Augusta the Marijuana rules and regulations committee is meeting with Towns today at 1 pm to discuss concerns.

## **Code Officer Report**

## **Selectboard Meeting**

**May 16, 2017**

### **Permits Issued:**

One Plumbing Permit issued to install a mop sink and drinking fountain at Outward Bound.

Issued a Shore-land Zone Permit for repair of an outhouse within 75' of Barker Brook at a seasonal cottage off Hidden Lane.

Issued a Shore-land Zone Permit for the placement of rocks along property lines within 75' of Bear River at Riverwood Subdivision

### **Road Items:**

The clogged driveway entrance culvert at 133 Branch Road has been cleaned and re-ditched, the pavement at the first most recent snowmobile crossing of Branch Road has been cut out and replaced, a pavement patch has been cut out and replaced at the Grange Hall

Received and reviewed a complaint concerning the steepness of and shoulder erosion of a driveway entrance at 1024 Sunday River Road. The complainant feels 2-3 loads of crushed gravel spread would alleviate the steepness issue.

Paving Bids were received and opened yesterday.

On 5-11-17 showed Steve Swasey the Sunday River Road Cemetery work proposed. Received his estimate verbally on 5-15-17 which is \$14,250. Items of concern: the catch basin would need to be homemade as elevations will not accommodate a pre-made concrete one, not re-using sod as it will break apart when lifting, crushed gravel used instead of bottom being bank run gravel, no top surface of crusher dust, new grassed fringe will be soft until full grass catch matures.

### **Other Items:**

No follow-up received from the Town Attorney concerning the Mountain House.

Town of Newry Selectmen Meeting Minutes  
May 2, 2017 7:30a @ Newry Town Office

**Selectmen Present:** Gary Wight, James Largess, Tink Conkright

**Others present:** Brooks Morton, Tama and Gary Drown, Amy Bernard, Dave Bonney, Kelly Scott

**Signing of Warrants:** all signed

**Approval of meeting minutes:** none

**Adjustments to Agenda:**

**Announcements:** none

**Public Comment:** none

**New Business:**

~Discuss and consider signing the May 9<sup>th</sup> Town Meeting warrant: Board reviewed draft of Town meeting warrant, pending a few wording adjustments, they will approve and sign.

~Discuss and consider signing Robert Lowell's appointment to the Road Committee: appointed unianomously and signed.

Discuss and consider signing 2 denied abatements: see attached abatement applications. Selectmen signed.

**Unfinished business:**

Set Public hearing date for Citizens Initiative question for 6/13/2017: Public hearing set for June 6<sup>th</sup> at 6:30pm Grange Hall.

**Tabled Items:** NWC additional funds.

**REPORTS:**

**Town Administrator:** see attached

**CEO:** See attached.

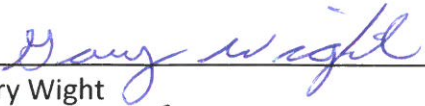
**Selectman:** None

**Committees: Next Meeting:** Town Meeting May 9, 2016 6:30pm Bear River Grange Hall.

Selectmen meeting Tuesday May 16, 2017 7:30am

**Adjourn:** 8:30am

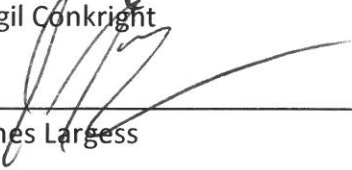
Minutes Approved By:

  
Gary Wight

Date: 8-1-17

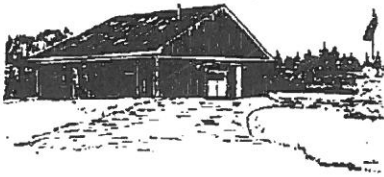
  
Virgil Conkright

Date: 8-1-17

  
James Largess

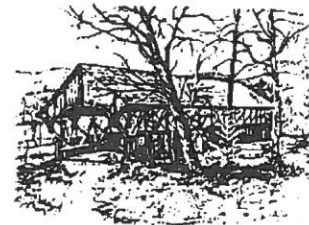
Date: 8/1/17





**TOWN OF NEWRY**  
 422 BEAR RIVER ROAD  
 Newry, Maine 04261

*Incorporated June 15, 1805*



DATE: 04/27/2017

Taxpayer(s): Newry Holdings LLC

**NOTICE OF ACTION ON APPLICATION FOR AN ABATEMENT OF REAL OR PERSONAL PROPERTY TAXES**

RE: Tax Abatement application

For Real or Personal Property located at:

MAP R-17 BLOCK \_\_\_\_\_ LOT 2A-1

Your application for an abatement of taxes on the above-described property was:

DENIED

GRANTED

GRANTED-IN-PART

Date of action: 04/27/2017

REASON: Assessing Agent reviewed application and supporting documents. He called other assessors to compare valuations of similar Golf Courses. He spoke with Peter Brown, Manager of the Course and discussed the application. It was decided to deny the abatement for the 2017 6 month tax bill, but agreed to lower the assessment of the property (land only) from \$3,605,100.00 to \$2,250,600.00, due to condition of property, seasonal use and supporting information.

\*If an abatement has been granted in whole or in part, we have included a computation showing your new valuation and tax liability.

\*\*You have 60 days from the date of this notice to appeal this decision. An appeal may be taken to OXFORD COUNTY BOARD OF ASSESSMENT REVIEW located at 26 WESTERN AVE., SOUTH PARIS ME 04281. (207) 743-6359.

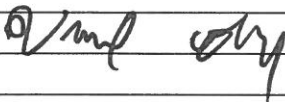
Original Valuation: LAND \_\_\_\_\_ BUILDING \_\_\_\_\_ TOTAL \_\_\_\_\_ TAX \_\_\_\_\_

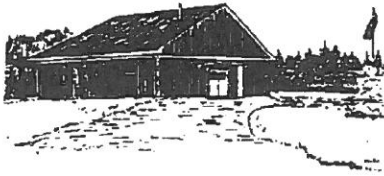
NEW Valuation: LAND \_\_\_\_\_ BUILDING \_\_\_\_\_ TOTAL \_\_\_\_\_ TAX \_\_\_\_\_

If you have any further questions, please feel free to call the Town Office at (207)824-3123.

Bob Gingras, Assessing Agent for the Town of Newry

Board of Assessors:

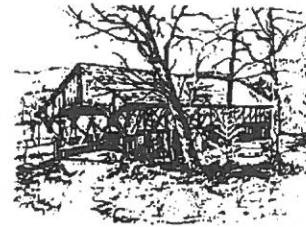




# TOWN OF NEWRY

422 BEAR RIVER ROAD  
Newry, Maine 04261

Incorporated June 15, 1805



DATE: 04/27/2017

Taxpayer(s): Andrew and Darlene Ressler

## NOTICE OF ACTION ON APPLICATION FOR AN ABATEMENT OF REAL OR PERSONAL PROPERTY TAXES

RE: Tax Abatement application

For Real or Personal Property located at: **Powder Ridge Lot #24**

MAP R-14 BLOCK \_\_\_\_\_ LOT 1-24

Your application for an abatement of taxes on the above-described property was:

DENIED

GRANTED

GRANTED-IN-PART

Date of action: 04/27/2017

REASON: Assessing Agent reviewed application and also reviewed the ASSESSMENTS of comparable properties. Market value, based on recent sales data is not applicable unless a revaluation of all properties takes place to ensure the fairness of all assessments. He has determined that this lot is assessed equally to similar properties in that area.

\*If an abatement has been granted in whole or in part, we have included a computation showing your new valuation and tax liability.

\*\*You have 60 days from the date of this notice to appeal this decision. An appeal may be taken to OXFORD COUNTY BOARD OF ASSESSMENT REVIEW located at 26 WESTERN AVE., SOUTH PARIS ME 04281. (207) 743-6359.

Original Valuation: LAND \_\_\_\_\_ BUILDING \_\_\_\_\_ TOTAL \_\_\_\_\_ TAX \_\_\_\_\_

NEW Valuation: LAND \_\_\_\_\_ BUILDING \_\_\_\_\_ TOTAL \_\_\_\_\_ TAX \_\_\_\_\_

If you have any further questions, please feel free to call the Town Office at (207)824-3123.

Bob Gingras, Assessing Agent for the Town of Newry

Board of Assessors:

  
\_\_\_\_\_

**SECRET BALLOT ELECTION AND  
TOWN MEETING WARRANT**

**Tuesday, May 9, 2017**

To Laura Lowell, a resident in the Town of Newry, County of Oxford, State of Maine.

**GREETINGS:**

In the name of the State of Maine, you are hereby directed to notify and warn the inhabitants of the Town of Newry in said county and state, qualified by law to vote in Town affairs, to meet at the Bear River Grange Hall in said Town of Newry, on Tuesday the ninth day of May, A.D., 2017 at six thirty o'clock in the evening to act on the following articles 1 through 34 as set out below, to wit:

May 9, 2017

Article 1. To choose a Moderator by secret ballot to preside at said meeting

Article 2. To see what sum of money the Town will raise and appropriate for Administration and Salaries. Rec. \$287,719

Article 3. To see what sum of money the Town will raise and appropriate for Ambulance Service. Rec. \$8,750

Article 4. To see what sum of money the Town will raise and appropriate for Assessors Expense. Rec. \$8,000

Article 5. To see what sum of money the Town will raise and appropriate for Cemetery Maintenance. Rec. \$11,706

Article 6. To see what sum of money the Town will raise and appropriate for Committees and Boards. Rec. \$17,400

Article 7. To see what sum of money the Town will raise and appropriate for The Bethel Chamber of Commerce for Mollyocket Day & Fireworks. Rec. \$500

Article 8. To see what sum of money the Town will raise and appropriate for Community Assistance. Rec. ~~\$700~~

*Need to Add the list to the warrant*

Project Graduation \$500  
Town Graduates \$100 each ~~\$200~~



Article 9. To see if the Town will vote to authorize the selectmen to borrow or appropriate from unappropriated surplus the sum of not more than \$2,000 to be used as they deem advisable to meet unanticipated expenses and emergencies that occur during calendar year 2017. Rec. Pass

Article 10. To see if the Town will vote to use the overlay for discounts/ abatements on taxes. Rec. Pass

Article 11. To see what sum of money the Town will raise and appropriate for Grange Hall Maintenance. Rec. \$5,800

Article 12. To see what sum of money the Town will raise and appropriate for Highways and Bridges. Rec. \$158,660

Article 13. To see what sum of money the Town will raise and appropriate for the purpose of paying fees or charges required for membership in the Maine Municipal Association Property and Casualty Risk Pool and other Town insurance costs. Rec. \$66,482

Article 14. To see what sum of money the Town will raise and appropriate for Debt Service. Rec. \$180,734

Article 15. To see if the Town will raise and appropriate \$500 to pay fees for Newry kids participating in Recreation Rec. \$500

Article 16. To see what sum of money the Town will raise and appropriate for Operation and Maintenance of the Municipal Building. Rec. \$10,500

Article 17. To see what sum of money the Town will raise and appropriate for Operation and Maintenance of the Fire Department. Rec. \$71,160

Article 18. To see what sum of money the Town will raise and appropriate for Sanitation to pay all fees and membership charges for Tri-Town Solid Waste and Oxford County Recycling. Rec. \$143,200

Article 19. To see what sum of money the Town will raise and appropriate for Street Lights. Rec. \$1500

Article 20. Shall the Town authorize the Selectmen to carry forward unexpended balances as they deem necessary, all other unexpended balances to lapse to the fund balance. Rec. Pass

Article 21. To see if the Town will appropriate from the carry forward account for Digitizing Town of Newry Tax Maps and Revising the paper Maps. Rec. Pass \$2,105

Article 22. To see what sum of money the Town will raise and appropriate for the Sunday River School House Reserve Account. Rec. \$500

Article 23. To see what action the Town wishes to take regarding allowing the Selectmen to spend up to 10% of the Capitol Improvement account without seeking prior town approval. Rec. Pass

Article 24. To see if the Town will allow the selectmen to sell or dispose of any Town property with a value of not more than \$2,000. Rec. Pass

Article 25. To see if the Town will vote to use \$160,000 of revenue to offset taxes. Rec. Pass

Article 26. To see if the Town will vote to appropriate money received from the registrations and fines of dogs to enforce the animal control laws. Rec. Pass

Article 27. To see if the Town will vote to charge interest on taxes not paid before a certain date and establish date and rate of interest. Rec. Annual rate of 7.00% on taxes not paid before September 30<sup>th</sup> and March 31<sup>st</sup> (2 installment payments) Rec. Pass

Article 28. To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at 3% for the calendar year. Rec. Pass

Article 29. To see if the Town will vote to raise and appropriate \$55,000 to allow a 2% discount on Taxes paid within 30 days of the billing date. Rec. NOT PASS

Article 30. To see if the Town will vote to authorize the Select Board to accept donations not to exceed \$5000 on behalf of the Town. Rec. Pass

Article 31. To see if the Town will vote to authorize the Tax Collector or Treasurer to accept prepayments of taxes not yet committed pursuant to 36 MRSA 506. Rec. Pass

Article 32. To see if the Town will vote to allow the Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the Town for non-payment of taxes, for not less than the tax, costs and interest on the same and to execute and deliver Quit Claim deeds for such property. Rec. Pass

Article 33. To see if the Town will vote by written ballot to permanently increase the Property Tax Levy Limit of \$1,265,858 established for the Town of Newry by State Law in the event that the municipal budget approved under the preceding articles will result in a tax commitment that is greater than the Property Tax Levy Limit.

Rec. Pass

Article 34. To see if the Town will vote to appropriate money received from the registrations of snowmobiles and Municipal Snowmobile Grants to the Windy Valleys Snowmobile Club for the purpose of maintaining the snowmobile trails. Rec. Pass

Hereof, fail not, and have you then and there this warrant with your doings thereon.

The Registrar of Voters will be in session at the time and place of said meeting for the purpose of correcting the voting list.

Given under our hand at Newry, Maine this first day of May A.D. 2017

Respectfully submitted,

Gary Wight

James Largess

Virgil Conkright

Selectmen of Newry

## **Town Administrator's Reports: 5.2.17**

- The Assessor Bob Gingras came and did his "Spring Work" and the outcome is a net value increase of \$2,923,400 to the Towns valuation.
- The testimony on LD 1080 and LD 1336 went well in my opinion, now we wait to see when the workshop will be.
- LPC has subsisted weekly surveys on the remaining bills before the legislature; among the most notable ones is a bill the governor has submitted to allow a local option sales tax the Towns choosing to do will "share a portion of it with the State. A change to the excise tax rates, and changes to the assessing of nonprofits. I am continuing to monitor these proposed changes.
- I have been contacted by Greenwood, Woodstock, and Bethel Town Managers to meet with them about having the local select Boards to meet jointly regarding School funding.
- Town Meeting May 9<sup>th</sup> at 6:30 PM at the Bear River Grange

## Code Officer Report

## Selectboard Meeting

May 2, 2017

### Permits Issued:

No Building Permits or Plumbing Permits issued since April 25 meeting.

### Road Items:

The clogged driveway entrance culvert at 133 Branch Road will be cleaned and re-ditched on outlet side and the first snowmobile crossing of Branch Road will receive a cut out hot top patch repair soon to resolve complaint.

Sweeping of winter sand around intersection islands will be occurring soon.

Road Postings were removed May 1.

Paving Invitation to Bid should be appearing May 4th Bethel Citizen, I will also notify past bidders on that day.

### Other Items:

No follow-up received from Town Attorney after April 18 conference call with Mountain House and their Attorney.

The portable sign on the Skiway Rd. intersection island advertising for Trails End Restaurant has been removed by Trails End.

In an attempt to resolve the soil disturbance issue in the Shoreland Zone of Branch Brook at Mobus Lane the landowner has verbally agreed to: remove the soil within the 75 foot Shoreland Zone, grass seed and mulch the affected area and install erosion and sedimentation control measures by May 12, 2017.

**Road Committee:** Meeting with Selectmen and Cemetery Committee at Sunday River Road Cemetery Friday May 5 at 3:30pm to discuss parking lot remedies.

