

**Select Board Meeting Agenda  
Nobleboro Town Office Meeting Room  
August 28, 2024 @ 6:00pm**

**Attendance:** Richard Powell-Select Board                      Jon Chadwick-Select Board  
                  Stan Waltz-CEO    Matt Benner-Road Commissioner  
                  Richard Burns- Nobleboro Resident      Emerald Friend-Town Clerk  
                  Robyn Clark-Treasurer

**OPEN MEETING:** R Powell opened the meeting @ 6:00pm

**PUBLIC COMMENTS:** None

**MINUTES:** Approve 08/14/2024

- J Chadwick motioned to approve the 8/14/24 minutes
- R Powell 2<sup>nd</sup> the motion
- The vote was unanimously approved

**SCHOOL & TOWN WARRANTS:**

1. Town Payroll Warrant	#075	\$ 19,116.81
2. School Payroll Warrant	#076	\$ 56,893.70
3. School AP Warrant	#077	\$ 15,983.42
4. Town AP Warrant	#078	<u>\$ 42,399.52</u>
		<b>\$ 134,393.45</b>

- J Chadwick motioned to approve the warrants as written above
- R Powell 2<sup>nd</sup> the motion
- The vote was unanimously approved

**SIGN WARRANTS:** 70-74

**NEW BUSINESS**

- Abatement – A Fossett
  - Amy Fossett was being taxed for 1.00 acre of land and sent proof to Frank that she only has .35 acres.
  - R Powell motioned to approve A Fossett abatement for 2024
  - J Chadwick 2<sup>nd</sup> the motion
  - The vote was unanimously approved

- Realtor Policy
  - Robyn is looking to make a policy in place on how the town determines which realtor would be the seller of a tax foreclosed property in Nobleboro.
  - Suggestion to have each realtor that would like to bid on being the realtor could put out what they could do for the town.
  - Nobleboro resident if applicable
  - Workshops would be put in place to discuss more suggestions before a policy would be written.
- Richard Burns – Power Line Install
  - R Burns owns property next to the transfer station and is asking if he would be able to get an easement to go through the transfer station property for him to receive electricity from CMP.
  - R Burns explained that there is a pole across Center St., but it is 700' shy of what he needs to get to the building that he is looking to build.
  - The Select Board explained that the TS is not owned just by Nobleboro, it is also owned by Jefferson and is run with 5 towns.
  - J Chadwick said that Roger Plourde had asked the same thing awhile back but was told NO. JC is concerned that if it were approved then it could bring back R Plourde and cause issues.
  - More Research would really need to be done and bring back to present to also R Spear who was not able to be at this meeting.
  - RP asked what kind of time R Burns is looking for. RB said he is not in a hurry.
  - JC also explained that we would need to investigate this more also as it may need to go to vote to the residents of Nobleboro/Jefferson

## **OLD BUSINESS**

- Stan Waltz – Craig Amnott
  - Stan spoke with the town attorney, and he is stating that C Amnott may have a case due to the certified letter being sent to Nobleboro and not to his out of state address.
  - SW feels that we should still fine C Amnott due to him still not abiding by the rules.
  - Craig still intends to continue to rent with proper permits submitted.
  - After reviewing all Stan would like to split the fine of \$2500 in half as he still was wrong.
  - JC made a motion to readjust the fine to \$1000 from \$2500 and send a letter stating that because he applied for the permits since the letter was sent to the incorrect address that the fine has been reduced.
  - RP 2<sup>nd</sup> the motion
  - The vote was unanimously approved
- 26 Benner Lane
  - Select Board reviewed all the offers for the property
  - Michael Silvia was the highest offer @ \$107,000
  - JC motioned to approve Michael Silvia's offer of \$107,000
  - RP 2<sup>nd</sup> the motion
  - The vote was unanimously approved

## **OTHER BUSINESS**

- Discussion was brought up whether the town would need to condemn 26 Benner Lane before the closing.
- Robyn explained that it was in the realtor's paperwork that the house was inhabitable and needed to be torn down.
- R Powell asked if there was any information of the Duck Puddle Rd Bridge. Revisions were sent to Julie in Waldoboro, but there has been no feedback.
- Rope is still up at the Nobleboro Town Landing. Going to need a 20' ladder and climb out on the limb over the water to cut it down. Possibly need a tree climber to take the rope down.
- The tables have not been moved from the landing, but RP does not mind people eating as there will be no swimming right now that the weather is getting cooler.

**ADJOURNMENT:** JC motion to adjourn at 6:43pm  
RP 2<sup>nd</sup> the motion  
Vote was unanimously approved

**Minutes transcribed by Emerald Friend, Town Clerk**