

Greene Board of Selectmen
Regular Meeting
July 29, 2002

Minutes will not become official until accepted at the next Regular Selectmen's Meeting August 12, 2002.

Members present: Ronald Grant – Chairman, Timothy Doyle, Kevin Mower, Maurice Levasseur, Mark Christman, Stephen Eldridge – Town Manager, Sally Ann Hebert, Recording Secretary.

Members absent: None.

Others present: Pat Rose, Barbara Bubier, Robert Valentine, George Courbron Jr, Paul Gardner, Sheldon Bubier, Richard & Thelma Sanford, George Schott and Bruce Sanford.

I. Call to Order

Ron called the meeting to order at 7:53 PM.

II. Public Discussion

George Schott addressed the Board about the Appeals Board approving an administrative appeal against Debra Parks, Code Enforcement Officer, issuing a building permit to him for the former Maine Egg/Maine Poly building on Bull Run Road. George presented the Board with a brief history of the property. He had purchased Maine Egg complex two times in between he sold to Maine Poly and the brought it back. He confirmed that he met with the town manager on what he was going to do with this property before he bid to repurchase the property. He told them his plans for the building, site and bringing in the army vehicle. Abutters, Bradley Laroche and Derralynn Rennix filed an administrative appeal. Appeals Board held a public hearing on Tuesday and scheduled a workshop on Thursday night to discuss the appeal. George was out of town as he was not aware that they were going to make a decision on the appeal. The Appeals Board has 7 days to provide a written decision. He has heard that their decision was based on the substantial enlargement; change of use, scope of number of vehicles and the size of project is massive. The property was Maine Egg processing plant in the 60's and has pictures of it. When George purchasing the property there was chicken barns their and most have since been removed and left the cement slabs. The neighbors have been vocal on the site and have been obscene with employees. George has placed a harassment order on them. Since the Stop Work Order issued by, Debra Parks, Greene's Code Enforcement Officer; very little work has been done, continued to install the fencing (fencing does not have to have a permit, stabilizing open slopes on the site. DEP is visiting the site tomorrow. George's questions are how can he be asked to

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move vehicles when asked before hand; two building permits were issued; one hand written himself and one by the CEO, one states no outside lighting, no increase in traffic, and his signatures on both. Also noted that the road system on the property is like the previous one. Also stated was that the town wants businesses to come to town; he got the permits to do job and when almost finished was told by town he is in violation. Of all violations in the work He is a not a junkyard he doesn't sell parts, not a salvage dealer; he is licensed as a car dealer. He sell vehicles, yes, he does some work to get then running. All trucks run, they came out off the Marine Corp Camp Lejune base; some are smashed up from transit. George guesses the town says residential zone – who can answer –does the new town land use ordinance override what was granted by Planning Board in 1983 that state he could continue to do business as he does in Lewiston, which is, sell vehicles, farm. This was issued before the new LUO in 2002 would this be void to anything done 2 yeas prior to 2001. George was told he was doing expansion and needed a change of use. Maine Poly used the building for storage and light manufacturing. Inside is full of army truck parts, if it had not been used for two years would he loose right to use as commercial.

The Board told George they have no authority to supersede the decision of the Appeals Board. He was advised to stop doing what he is doing and go to the planning board. George did step-up and tries to do the right thing. George Schott asked the Board to ask town attorney if current Land Use Ordinance override previous Planning Board decision of 1983; to provide an official answer for the Town of Greene. Bob Valentine request to the Planning Board members there tonight (those present George Courbron, Bob Valentine, Sheldon Bubier Paul Gardiner) voiced that there was nothing they could do tonight, they discussion has to be done at their meeting on August 13th. Bradley Laroche asked if he would be notified of the meeting, told by Planning Board that this was a preapplication meeting.

Ron asked the Planning Board to speak now as there are on the agenda later regarding the Leeds Junction Road. The work being planned for the Leeds Junction Road according to Attorney from Maine Municipal Association needs to go to the Planning Board for approval. The Planning Board is required to rule if town is building the road or reconstructing the road. Bob Valentine told Board that they could ask for a waiver to move on behalf of the people. The Board of Selectmen is looking at the health and safety issues of the residents that live on that road. Timothy Doyle motioned to have the Town Manager appear before the Planning Board at the earliest possible time and apply for approval to work on the Leeds Junction Road. Kevin Mower 2nd the motion. Vote was unanimous. Motion passed. Note that the Town is already on the August 13th agenda.

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III. Acceptance of Minutes – July 1 & July 8, 2002

Kevin Mower motioned to waive the reading of the minutes, to approve the acceptance of the minutes of the July 1st and July 8th meeting upon signature of Chairman, Ronald Grant. Maurice Levasseur 2nd the motion. Vote was unanimous. Motion passed.

IV. Unfinished Business

a. Treasurer's Report

Steve reported that the fund balance of \$ 608, 120.65 as of July 28th. Real Estate and Personal Property Tax money is coming in very steady. The largest amounts from mortgage companies to come in this week and next week.

Steve noted that after the quick claims are signed tonight; all tax-acquired property has been cleaned up. Past due Real Estate taxes are paid up to 1999; there are some taxpayers that continuing to pay. Latest outstanding tax to be collected is for the year 1999.

b. Roads/Paving

Steve reported that the Highway Department is working on College Road, Main Street ready for paving, Line Road ditching to be done before moving onto Sullivan Road to get it ready for paving. Steve anticipates paving to be done the middle of August. Finished the 1st cycle of roadside mowing, mower worked well. There was one warranty item that needed repair and it was sent back to Delekto for repair, the mower was back in one day. The sickle bar worked well.

c. Fire Station Land

The sales contract will be discussed during executive session to purchase the land from Richard Sanford.

Ron reported that he was at the meeting with Engineer. The well will be set back if needed to be used for public drinking supply. There are provisions in plan for future. The fire station members want the board to buy as much land as possible.

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The Board wants to look at what it looks like on paper. Only the price can be discussed in executive session. The purchase will bring entire piece to 5 total acres and room for the well and septic will work if deemed public.

The Board needs to come to terms of the sales purchase agreement before voting to purchase the additional property.

d. Other

None discussed at this meeting.

V. New Business

a. Land Survey

Clyde Hodgkins needs to get a copy in writing of original intent of the town purchasing property, so he can finish his survey and set his pins. Maurice Levasseur motioned to get letter of intent signed by Ms Phyllis Hodgkins to clarify the land the town purchased and to work with town attorney to get recorded in registry of deeds. Timothy Doyle 2nd the motion. Vote was unanimous. Motion passed.

b. Tax Acquired Property/Quit Claim deed

Kevin Mower motioned to sign the quitclaim deed from the town to Bert Parker. Maurice Levasseur 2nd the motion. Vote was unanimous. Motion passed.

Maurice Levasseur motioned to sign the quitclaim deed from the town to Reggie Deblois and Kathie Sylvia. Timothy Doyle 2nd the motion. Vote was unanimous. Motion passed.

Mark Christman motioned to sign the quitclaim deed from the town to Eric & Denise Longchamps. Timothy Doyle 2nd the motion. Vote was unanimous. Motion passed.

Maurice Levasseur motioned to sign the quitclaim deed from the town to Parvash & Nasser Rohani. Mark Christman 2nd the motion. Vote was unanimous. Motion passed.

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c. Sedgley Place Liquor License

Mark Christman motioned to grant the liquor license renewal to Sedgley Place for 2002-2003. Maurice Levasseur 2nd the motion. Vote was unanimous. Motion passed. (Note as there was no problems reported the Board of Selectmen did not have to hold a public hearing).

d. County tax signature sheet

The Board signed the Androscoggin County Tax Certificate.

e. Recycling report

The Solid Waste Committee met and noticed that there was a discrepancy in the State recycling report and sent it back to state for additional review. Steve reported a revised report has been received and is actually town of Greene's recycling percentage is 2 % higher than last year.

The Solid Waste Committee will meet next month to discuss what needs to be done at the Transfer Station after the tire fire. The Maine State Police have closed the file on the fire.

Steve announced the top of the landfill will be mowed the middle of August.

f. Legal

There was none discussed at this meeting.

g. Other

Maurice Levasseur reported he has received calls on complaints about Allen Pond Campground from concerned citizens. Allen Pond Campground is not in compliance, issues need to be addressed - people living there year round, improper septic. Department of Human Service overseer's campgrounds. The CEO is aware of these issues and concerns need to be addressed. Tim Doyle was appalled of the condition of the campground when he was there a few weeks ago for a murder, remarked, out of site out of mind. There were a lot of sites; wall to wall people Tim Doyle motioned to file a complaint with CEO and have her work with DHS and make sure permitting is within compliance. Maurice Levasseur 2nd the motion. Vote was unanimous. Motion passed. Work with DHS unanimous motion passed

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VI. Committee Reports

Tim Doyle reported that there was a meeting of the Fire Department Benevolent Fund with the Budget Committee, Fire Chief, Assistant Fire Chief and Steve Eldridge. They discussed setting up the fund administrated by the town and okayed on a warrant by the fire chief, assistant fire chief and chairman of the Budget Committee. This is be set up like the Thompson Fund. A warrant will be signed for money to be spent for intended purchases. The Fire Chief will draw up suggested bylaws in writing for this to be administrated like the Ella Augusta Thompson Fund.

VII. CEO Report/Monthly

There was none reported at this meeting.

VIII. Assessment Questions & Abatements

A list was in the packet from Rob Duplisea, assessing agent. Due to the late time this will be taken care of at the next regular scheduled Board of Selectmen meeting

IX. Announcements

Ron read the announcements aloud. Ron announced the architect from Plymouth Engineering the fire station, Steve on the Leeds Junction Road, George Schott will all be on the next Planning Board Meeting, August 13th and there will be a full agenda

X. Selectmen Acceptance & Signing of Weekly Warrant

Timothy Doyle motioned to accept and sign the July 29th Julia Adams Morse Warrant of \$ 475.89. Maurice Levasseur 2nd the motion. Vote was unanimous. Motion passed.

Timothy Doyle motioned to accept and sign the July 29th Town of Greene warrant of \$262,947.11 of which \$217,045.00 was for the school payment. Maurice Levasseur 2nd the motion. Vote was unanimous. Motion passed.

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XI. Executive Session

Mark Christman motioned to go into Executive Session to discuss with Richard Sanford the land purchase agreement on land being purchased adjoining the fire station for the new fire station. Kevin Mower 2nd the motion. Vote was unanimous. Motion passed.

The Board went in executive session at 9:20 PM.

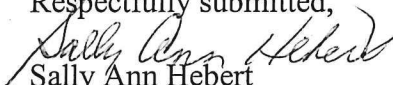
The Board came out of executive session at 9:45 PM.

XII. Adjournment

Maurice Levasseur motioned to adjourn. Timothy Doyle 2nd the motion. Vote was unanimous. Motion passed.

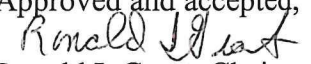
The meeting adjourned at 9:46 PM.

Respectfully submitted,


Sally Ann Hebert

Recording Secretary

Approved and accepted,


Ronald I. Grant, Chairman
Board of Selectmen