

**Lebanon, Maine Select Board  
Minutes – Regular Meeting  
Monday February 27, 2017**

Members Present

R. Heath  
P. Nadeau

Others Present

Deborah Wilson – Resident  
Ben Thompson – Lebanon Town Assessing Agent  
Mike Beaulieu – Lebanon Code Enforcement Officer  
Mary Lane – Resident  
Jonathan Kinney – Resident  
Dana Coull – Taxpayer  
Robert Libby – Resident  
Chris Bozak – Lebanon 250<sup>th</sup> committee  
Jordan Miles – Lebanon Treasurer

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The meeting was opened with the Pledge of Allegiance at 3:00 pm.

Chairwoman Torno was unable to attend the meeting due to personal reasons. In Chairwoman Torno's absence, Selectman Heath ran the meeting.

Code Enforcement Officer Mike Beaulieu requested to address the Select Board prior to the start of the scheduled agenda. Selectman Heath stated that the first item on the agenda is Paperwork/Discussion and allowed Mr. Beaulieu to address the Board.

Mr. Beaulieu expressed his frustration when residents start projects prior to applying for a permit(s) and/or having the permit approved. Mr. Beaulieu presented a notice which would accompany all permit applications. This notice includes:

- Permits must be applied for and approved prior to the start of any project
- The Code Enforcement Officer has (7) seven to (10) ten days in which to review the permit application.
- If a project has been started prior to an application for a permit is completed and approved, there will be a \$200.00 fine.
- It applied to both building permits as well as plumbing

Mary Lane mentioned that property owners who live on the lake(s) may not have the opportunity to come to the Town Office during open hours to apply for a permit. Mr. Beaulieu stated that this would apply to property owners. It was added that the permit application can be found on the Town website.

Selectman Heath made a motion to accept the proposed notice in its entirety as written which includes the \$200.00 fine for violating the conditions listed. Selectman Nadeau second the motion. The vote was taken and carried. Per Selectman Heath this is effective immediately.

Mr. Beaulieu also brought before the Board an Electrical Permit Ordinance. A proposed ordinance was put before the people at the Annual Town Vote last year, (2016). The ordinance was voted down. Mr.

Beaulieu would like to bring this before the people once again this year and has re-written a proposed ordinance as well as a power point presentation to present at the Annual Town meeting. This ordinance is NOT for minor electrical changes such as replacing light switches. These permits would be required for major projects only.

Both the Code Enforcement Officer as well as the Fire Chief are currently working on life safety codes that would be enforced when inspecting building construction.

Mary Lane asked how the Select Board members receive e-mails sent to the secretary.

Do they have access to check the e-mail account themselves? She is curious because she has not heard back from the Select board Secretary or any members of the Select Board in regards to an e-mail that she sent last week in regards to European NAIAD. Selectman Nadeau told Ms. Lane that he did see the e-mail and that yes, he does receive copies of e-mails in his mailbox.

Ben Thompson presented the Selectmen copies of an excel spreadsheet listing abatements and the reasons that they have been given and or denied. Mr. Thompson made clear that he needs to be informed of everything which pertains to assessing along with the paperwork. This past October/2016, Mr. Thompson was not informed of a situation which resulted in the Town approving an abatement for \$464.00 in error. A letter to the property owner should be written explaining the reason as to why the \$464.00 abatement they received for the 2013 tax year must be added back to their tax bill. Selectman Heath made the motion to cancel the \$464.00 2013 abatement and add the amount back to the owners tax bill. Selectman Nadeau seconded the motion. The vote was taken and carried.

Robert Libby arrived to discuss a tax issue with his property. He received a notice that his property is being foreclosed. Mr. Libby has \$2,000.00 of the \$2,600.00 that he owes for (3) three years of unpaid taxes. Selectman Heath stated that he finds it hard to believe that he had not received other tax slips for the past (3) three years. Mr. Libby stated he had received notices in the past, but did not receive this final one until it was too late due to the issue with the post office.

Selectman Heath told Mr. Libby that he is going to direct this situation to Mr. Thompson who was sitting next to Selectman Heath. Mr. Thompson stated that in past history there has been one last chance at redemption. A deadline would need to be set in which the entire amount would need to be paid completely in full at that time.

Selectman Nadeau offered that a contract would need to be written. Mr. Libby asked if he should pay the \$2,000.00 towards the back taxes now and he will have the balance in (2) two weeks time. Selectman Heath stated that the Town will take the \$2,000.00 that Mr. Libby has with him. The Treasurer was asked to join the conversation and to draft a letter/contract for Mr. Libby. The Treasurer stated that if the Select Board is allowing Mr. Libby the opportunity to pay his taxes past the final date, then all of the property owners should have the same option and letters should be sent to everyone on the list.

Selectman Heath reiterated that he would like the Treasurer to write a letter/contract which would include a (2) two week final deadline. The Treasurer again suggested that the Select Board should contact the attorneys to ensure that the correct protocol is followed.

Mr. Thompson mentioned to Mr. Libby that if he does pay the \$2,000.00 towards the back taxes today, if for any reason he could not pay the balance by the (2) two week deadline, he would forfeit the \$2,000.00.

Mr. Thompson brought up the fact that there are properties with homes that were foreclosed on last year that people are still living in, even though they are now Town owned. This may pose a liability to the Town. Mr. Thompson handed out literature to the Selectmen from M.M.A. ,Maine Municipal Association as well as from a law firm going into detail on the subject.

The Treasurer suggested that the Select board contact the attorneys themselves, he also offered that when the property goes up for sale, it can be placed in the deed that the buyer is responsible for evicting who currently resides in the building.

Mr. Libby asked how he will know what is going on. Selectman Heath replied that Mr. Libby should keep in touch with Mr. Miles. Selectman Heath asked Mr. Libby for his phone number and he would contact Mr. Libby himself on Friday.

Ms. Lane questioned if the list of properties with liens and or foreclosures are public information. Mr. Miles replied that yes, the list is available to the public. Both Ms. Lane and Ms. Wilson requested a copy of the list.

Ms. Wilson and Dana Coull both questioned that some property owners had payment plans that allowed (22) twenty-two weeks to pay back taxes that are owed. They would be living on property past the (60) sixty day timeframe for Town liability. Who would be responsible if there were an accident? Selectman Heath does not feel educated/qualified to answer. Ms. Wilson asked if the Town would acquire liability insurance for these properties and if so, where will the money come from?

Dana Coull mentioned that Selectman Heath was not at the meeting when Chairwoman Torno and Selectman Nadeau had made agreements with (4) property owners in regards to back taxes. Mr. Coull asked if there were signed contracts and if they have seen Mr. Miles yet in regards to payment. Mr. Miles stated that the foreclosure process is automatically put into motion by the registry.

Ben Thompson suggested that the Town give people a chance to pay the amount in full in order to keep their property. On average it takes approximately (30) thirty days to acquire financing. The Town should set a deadline when all payments must be made.

Selectman Heath changed the executive meeting time from 7:30 pm on Wednesday March 1<sup>st</sup> to 6:00 pm.

Chris Bozak brought before the Select Board information on the 250<sup>th</sup> Anniversary of Lebanon Celebration. There are many activities being planned for the (4) four day event. A parade is being coordinated by Laura Bragg. The parade will start at the old Town Hall on the corner of Center Road and Heath Road and end at the Hanson School. The committee was hoping that the Select Board would participate. The closing ceremony on Tuesday will include a picnic as well as a time capsule. It was asked if the Select board would write a note to place into the capsule. Mrs. Bozak asked if the web address for the event could be posted on the Town website. J. Griffin will send the web site address out as a public notice e-mail.

Jonathan Kinney started to address the Select Board with questions/statements concerning Fire Chief Meehan. Selectman Heath stated that since Chief Meehan is not in attendance these concerns should be addressed at the Wednesday March 1<sup>st</sup> meeting in an executive session under 1 MRSA § 405(6)(F) personnel matters. Selectman Heath will contact Chief Meehan.

Mr. Kinney also addressed the Select Board in regards to frost heave on Depot Road. It was brought to the attention to Mr. Kinney that Depot Road is a State maintained.

Mary Lane questioned the posting of the weight limit signs and why there were not any on her road. Selectman Heath will contact Mr. Torno tomorrow morning in regards to this.

Deborah Wilson thanked the Board and voiced her excitement for the light which will illuminate the American Flag. Selectman Heath stated that it may be a few days before the lighting in the parking area as well as the light which will illuminate the flag will be completed.

The motion to adjourn was made by Selectman Heath and seconded by Selectman Nadeau. The vote was taken and it carried. The meeting adjourned at 4:28 pm

*3/13/2017 - Signed off on by Selectman Heath and Selectman Nadeau*