

Town of Whitefield
Select Board Meeting Minutes
July 15, 2025

Present: Seth Bolduc (Chair), Brent Hallowell (Vice-Chair), Erin Anderson, James Torbert, Brian O'Mahoney, and Yolanda Violette

1. Mr. Bolduc called the meeting to order.
2. Motion and second to approve and sign the minutes of July 1. 4-0-1
3. Approve and Sign Accounts Payable/Payroll Warrants
4. Lincoln County Regional Planning Commission, represented by Laura Graziano, attended at the board's invitation to discuss grant ideas for Community Resilience programs. The town's interest is to have as much of any grant funding be applied directly to projects within the town. Ms. Graziano provided the board with examples of projects that had functioned well in nearby communities. For example, the fire dept might use funds to train responders for unusual fire types, like electric vehicle fires and residential battery storage. The board will reach out to the Fire Chief and EMS Director to collaborate on project ideas. Laura also suggested that, early next year, the Road Committee might connect with LCRPC re future grant around flood preparedness and erosion control.
5. Brad Bowden, Mills Road resident, presented a series of complaints to the board.

Mr. Bowden's new neighbor on the Mills Road has installed a septic system, which, according to Mr. Bowden, intrudes on his business of raising cattle and his home. Mr. Bowden is concerned that the installation of the system may not meet existing property setbacks with some right-of-way-attached issues and that it may have been hurriedly and poorly installed by the contractor. Mr Bowden asserted that he has a right-of-way that crosses his neighbor's property. The septic design as approved appears to be suitable and accurate. Mr. Bowden maintains that the installation may not have taken the significantly steep slope into his property into account. Since the town does not have a sub-surface water ordinance, the board suggested that he speak again with the state DEP to get more input from them.

Mr. Bowden also complained that the number for the road commissioner is not publicly available. The board referred him to the town's website where the road commissioner's name and number are to be found.

Mr. Bowden also complained that the plowing contractor hit his mailbox several times. Complaints about the plowing come through the town and are passed on to the contractor. The board is planning to speak with the plowing contractor before the next plowing season to understand the course of action when mailboxes are damaged.

Mr Bowden also complained about a significant hole in Coopers Mills near Route 17. Board member Erin Anderson mentioned that there is a correspondingly large hole on the South Hunts Meadow Road. These two issues will be passed to the road commissioner for follow up.

6. Referral to Select Board on Hornpout Lane. Property owner Donna Roeckel has engaged the services of Flycatcher LLC to liaise with State of Maine DEP as she seeks “restore wetland impacts while also building a residence somewhere on her property that can reach the least environmentally damaging practicable alternative.” The town has received copies of materials through DEP’s new online portal (MELS) and Ms. Roeckel has also reached out to Seth Bolduc to provide information on her current status of development. The board intends to keep the conversation open to stay updated on the project.
7. The board has a position for a minutes taker for board meetings. Motion and second to post the position. 5-0
8. Fire Station Interior Painting schedule. Board member, Mr. O’Mahoney undertakes to organize the painting of the interior of the fire station for the cost of materials. Mr. O’Mahoney will choose a weekend soon and will seek volunteers.
9. Quitclaim Deed – A motion was made and seconded to sign the quitclaim release for Ripley, Nancy Est having settled 2022-2025 taxes. Motion and second (5-0)
In order to pay the realtor promptly for the work on the tax acquired sale, we need to add a check to Rizzo Matheson to the BMV warrant. Motion and second. (5-0)
The amount that Ms. Ripley paid to settle her foreclosure exceeded the actual costs of taxes and expenses by \$1026. The board will look into the best resolution for this for clear accounting.
10. 2025 property taxes – 30 day Tax Lien Notices 2025 notices have been issued to 77 taxpayers yet to pay taxes. Liens will be filed on August 18th. The board reminds residents that the town operates a tax club to spread payment of property taxes into smaller installments.
11. A problem with an old lien needs to be resolved. A past quitclaim had a page number error and the lien, although paid, is still attached to the property. The solution is for the town to provide a quit claim deed. Motion and second to release the lien. (5-0)
12. Roads – Paving, Roadside Mowing etc. Townhouse Road grinding begins tomorrow and paving should happen within a couple of weeks. Roadside mowing is currently happening.
13. Correspondences – County Commissioners have yet to reach a conclusion on the Whitefield property tax abatement appeal currently before them.

14. Whitefield Library has provided the board with a monthly report for May detailing the work and patron activities. It sounds as if the library is doing well and serving a significant number of patrons each month.
15. Other – Poison Ivy Control. The poison ivy at the veterans memorial near the town office has been sprayed.
16. On the basis of earlier discussions, the town has invested unspent but budgeted funds in short-term Certificates of Deposit to offset future taxes.
17. Mr. Bolduc and the facilities committee have been speaking with carpenters about finishing the entryway roofs to the town office.
18. The board is seeking an update from the town attorney regarding the status of a proposed right-of-way from the WWF railway for a trail along the Sheepscot River
19. Motion and second to enter an Executive Session – Personnel Matter Title 1 M.R.S. §405(6)(A). 5-0
Board entered the executive session at 7:57 PM and exited at 8:58 PM.
20. Motion and second for Select Board Adjournment. Motion and second (5-0)



Seth A. Bolduc



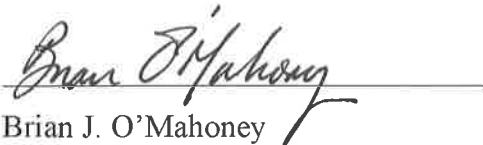
Date



Brent W. Hallowell



James R. Torbert



Brian J. O'Mahoney



Erin E. Anderson