

Town of Whitefield
Select Board Meeting Minutes
July 1, 2025

Present: Seth Bolduc (Chair), Brent Hallowell (Vice-Chair), Erin Anderson, James Torbert, and Yolanda Violette. Not present: Brian O'Mahoney

1. Mr. Bolduc called the meeting to order
2. Motion was made and seconded to approve the minutes of June 17. Motion passed 3-0-1.
3. Approve and sign accounts payable/payrolls warrants. Approved and signed.
4. FS Interior Painting bids, 2 bids received and opened. Dan Chapman Painting of Bowdoinham \$3500 for 2 coats. Corey Parks of Parks For Painting for \$8000. Also discussed the offer from Brian O'Mahoney to volunteer time to paint asking for a budget for materials. Erin Anderson and James Torbert offered to help as well and other volunteers will be sought out. Motion was made and seconded to reject bids and approve up to \$1000 for materials for the project. Motion passed 4-0.
5. CDARS/Investing follow up conversation. Yolanda Violette states up to \$1,000,000 can be invested at this time. Seth Bolduc proposed trying a rolling set of CD's so different amounts are available at different times and we can change our approach more easily if necessary. Motion was made and seconded to invest \$250,000 in a 3 month CD & \$250,000 in a 6 month CD. Motion passes 4-0.
6. Poison ivy control quote from the Turf Doctor for the Town Office memorial of \$400 for 2 visits and application of chemical controls, also offered a cool season lawn care package of \$250. Motion and second to move ahead with poison ivy control and no lawn care package. Motion passed 4-0.
7. Liquor license application for Sheepscot Links Golf Course. Yearly renewal, no changes to business, and no complaints from the community. Motion was made and seconded to approve renewal. Motion passed 4-0.
8. Cemetery report for the stone maintenance and cleaning was received. Discussed Nathan Northrup beginning paving and poison ivy work at Coopers Mills Cemetery this week.
9. Hornpout Lane update - Jen Grady, Chair of Planning Board in attendance. Seth Bolduc has reached out to the DEP for help with the case and establishing wetlands on the property due to insufficient maps, but he has not received a response and others have not had luck in the past getting help from them. Option to reach out to Mary Thompson at Knox/Lincoln County Soil and Water or seek a private wetland specialist to establish whether there is a violation with the unpermitted site work. Legal advice sought from Mary Denison. Her response is that we have been referred the case from the

Planning Board but we have no obligation to pursue action since the case is not an egregious violation. She also explained the enforcement options the town has, but urged that we should collect solid evidence before pursuing that.

10. 2022 Tax foreclosure sale - Realtor Lisa Webb Kalloch as well as Iva Ripley and Shane Michaud in attendance. Iva Ripley asked for the ability to pay off the taxes and required fees to maintain ownership of the property. The board is under contract with Rizzo Mattson, realtor Lisa Webb Kalloch who has brought 2 offers for the property. A motion was made and seconded to enter executive session under 1 MRS §405(6)(C). Motion passed 4-0. Executive session began at 6:50 pm. Executive session adjourned at 7:20 pm.

Following executive session Seth Bolduc explained to Iva Ripley that since we are so late in the process of foreclosure we are now in a different position than if payments had been made prior to entering a contract with a realtor. The board, with Yolanda Violette, did estimate the expenses incurred in addition to the tax debt. They include the outstanding tax bill, legal and administrative expenses, fee for contract break with realtor and pre-payment of tax bill for FY2026. The board proposed to Ms. Ripley that if she can make a payment in full of approximately \$18,000 before 4pm on Tuesday July 8, the board will not sell the property, instead returning it to her as the previous owner. Ms. Ripley requested a report of fees to bring to the bank for a pre-approved loan. Yolanda Violette needed to return to the office for amounts and also received the name and phone number of the banker working on the loan.

A motion was made and seconded to defer action on the listing. Motion passed 4-0. Lisa Webb-Kalloch understood the board's predicament. The board rejected an unreasonably low offer on the property, Lisa will contact the agent for the acceptable offer and explain the board needs until July 10th to move forward. If the other party is amenable to the delay then Lisa will temporarily withdraw the listing until that time. Motion made and seconded to give Yolanda Violette permission to sign for the withdrawal of the listing. Motion passed 4-0.

11. Roadside Brush Clearing 2025 Contract was reviewed and approved to be posted for bids to be due by 3 pm on July 29 which will be opened at the select board meeting that evening.
12. County Commissioners tax abatement appeal for David and Gail Hillstrom set for July 15th at 11:00am

13. Next steps for Community Resilience grant. Set up a meeting with Laura Graziano from Lincoln County Regional Planning Commission to help with decision making on which actions to seek funding.
14. New recycling shed will have round stone and concrete cookies under the shed and crushed stone under the eaves. Dylan Peaslee estimated \$900 for site work which will begin soon.
15. Discussed town employee evaluations which will be sent out and meetings scheduled. New this year is an evaluation for the Roads Commissioner and the Roads Committee will still do a review of the Commissioner and work done this year. Scheduled meetings as follows – Yolanda Violette July 15, Michael Johnson July 29, Jesse Barton August 12, and Dylan Peaslee August 26.
16. Letter of Intent for the CBGD Grant for Fuzzy Udder signed and submitted, waiting to hear if approved.
17. The upcoming fiscal year ends on June 30, 2026 which is a meeting day. Meeting will be changed for Yolanda Violette due to high work load.
18. Paving plans to begin July 21, requested roadside mowing from July 10-14 to not conflict
19. While installing septic tank risers at Town Office Dylan Peaslee's crew broke an unmarked buried wire, possibly to the memorial light. Will look for an electrician for repair of wire and new fixture for the memorial light, contact Jim Brann Electric who the town has used before.
20. Motion and second to adjourn meeting. Motion passed 4-0.

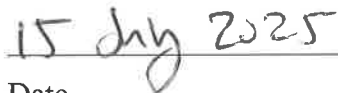


Seth A. Bolduc



Brent W. Hallowell

Brian J. O'Mahoney



Date



James R. Torbert



Erin E. Anderson