

Town of Whitefield
Select Board Meeting Minutes
June 17, 2025

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

1. Mr. Bolduc called the meeting to order
2. Motion was made and seconded to approve the minutes of June 3. Motion passed 4-0.
3. Approve and Sign Accounts Payable/Payroll Warrants. Approved and signed.
4. Bank CDARS/Investing – The town's interest here is to reduce the tax burden to townspeople by gaining interest on funds that have been collected at tax time, budgeted, but not yet spent. The board asked our bankers, Kennebec Savings Bank for input. Gail Conley & Jennifer Coffin, representing the bank, visited to discuss options for short term higher return for temporary investments. Our current holdings are FDIC insured and the town's options are limited by state law to investments with this protection. The next step is for the town to decide what amounts are available for short term investments, balancing rate of return with liquidity. Ms. Coffin undertook to review current balances and to make suggestions based on those numbers.
5. Lincoln County Regional Planning Commission is working with a Whitefield business, Fuzzy Udder Creamery on Townhouse Road, as the new owners pursue a modest Community Block Development Grant. (CBDG). The grant is federally funded and administered by the State of Maine. Emily Rabbe from the Commission, accompanied by Mary Ellen Barnes, spoke to the administrative details of the program which is a multi-step process. The broad goal of the program is to use federal grant money to expand local businesses and, along the way, to benefit low-to-moderate-income employees. The business owners explained that the grant would provide the ability to hire full time help, releasing other working capital for needed changes including adjustments to the floor plan. There was extensive discussion of the nature of the grant application process. The LCRPC at this point wishes to have the town approve a letter of intent to allow the business owners to begin the grant application process. The town incurs no direct expense through this process. Motion and second to approve signing the letter of intent. 4-0
6. LCRPC and the Town of Whitefield recently held a community workshop to gather community input on climate resiliency. The board's intent is to avoid and defray future local expenditure for specific weather related events by collecting grant money where applicable. A municipal resolution was drafted to outline the board's intent; this is a required step in accessing future grant money specific to the program. A motion was made and seconded to accept the resolution then signed by the board. 4-0

7. Training Offerings: Lincoln County offers training for town officers and officials. Emily Rabbe from the Lincoln County Regional Planning Commission informed the board what training and workshops are available to the town's committees both through Lincoln County government and the Maine Municipal Association.
8. Planning Board referral to Select Board re Roeckel property, Hornpout Lane. Mr Bolduc reviewed a letter that Glenn Angell, former Planning Board Chair, had sent to Ms. Roeckel regarding her property on Hornpout Lane. The notice to build was previously denied and the letter outlined several questions that the Planning Board had previously expressed.

Discussion

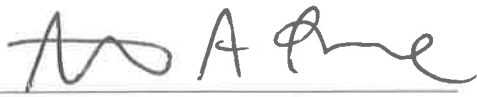
Arthur Strout (CEO) had previously measured from the lake to the lot and, while it's outside the specific wetland zone, the Planning Board, through Mr. Angell had asked for a separate wetland survey to identify other wetlands on or near the property. There was no response from Ms. Roeckel. Jennifer Grady, representing the Planning Board, provided input as needed. Without Planning Board approval Ms. Roeckel carried out extensive sitework, hired ES Coffin Engineering and Surveying Inc of Chelsea, and was permitted for a plunge pool by DEP. The purpose of the plunge pool and related drainage is to catch water from sitework which was done without approval. There is a notation in an email to Mary Morgan from Mark Stebbins of the Maine DEP on Dec 20th about a visit by the DEP to the property reporting that no problem was with the permit for the pool. The DEP permit is specific to the plunge pool. There is no permit for the building related work which necessitated drainage remediation provided by the pool.

Questions arising from, but not specific to, this situation: Who declares a space to be a wetland? When were the wetland maps created and are they current? Should the board take steps to update and organize wetlands?

Outcome: Board undertakes to ask DEP for input around wetland locations and will continue gathering information to determine a path forward.

9. 2022 Tax Foreclosure Sale of the former Ripley property on Blue Goose Lane. – State law requires that sale of foreclosed properties go through a realtor, thus, Lisa Webb-Kalloch, Whitefield resident and realtor, was asked to take up the work. Ms. Webb-Kalloch briefly explained the sale process. A motion was made and seconded to enter executive session at 7:59 per Title 1 M.R.S. §405(6)(C). 4-0 Executive session adjourned at 8:16. Following the executive session, a motion was made and seconded to enter a listing agreement with Rizzo-Mattson through Lisa Webb-Kalloch. Approved 4-0

10. CM Fire Station - update. The project to repair the building is continuing without delay. The plan was to be finished today. The overhead door is re-installed and the work looks good. The fire truck is scheduled to be repaired today as well. Once the projects have been completed, invoices will be submitted for payment.
11. Tax Abatement – 2024 PP Taxes. The town has a personal property account outstanding, billed in 2023 to AT&T Mobility. The town has been unable to collect on, or verify, this property and the property was not declared in 2024. Abatement amount is \$121.50 A motion was made and seconded to abate the property tax. 4-0
12. Roads – Winter Salt Bid, We were notified that the State received a bid from New England Salt for \$75.65 per ton. Motion and second to accept the bid. 4-0
13. Correspondence – The Lincoln County Commissioners denied an appeal from a Whitefield resident on their assessment for the current year. The date for the Hilstrom property abatement is to be scheduled by the commissioners.
14. Other : turnaround for Independence Day parade. Mr. O'Mahoney met with Doug Brown, owner of the driveway where the parade typically turns around, as a courtesy since he is facilitating a significant event. Town undertakes to leave the driveway in current condition. Suggestions for no-parking signs alongside the road beyond the residence will be passed along to the parade organizers.
15. Office of cannabis policy. The office, as per new state policy, informs the town that it has issued an individual caregiver license for Jordan Boudway. There is no action required of the town.
16. Tyler Plimpton requested a name for his driveway since he is adding a second residence. Motion and second to name the driveway as Blackberry Lane, his first preference. 4-0
17. Update on Coopers Mills cemetery poison ivy situation. Charlene Donahue suggests that they delaying the work until later. She will be asking Nathan Northrup to do some removal when doing the paving work.
18. Color for interior of fire station for upcoming painting project. Color name has been located in the records of the building.
19. Recycling shed. The addition of the new shed at the recycling facility will require removing sod and bringing base material. Town will check with the road commissioner to see if this can be done in tandem with other ongoing excavator work.
20. Personnel reviews are about to take place over the next couple of months. These are typically held for all positions.
21. Select Board Adjournment. Motion and second 4-0

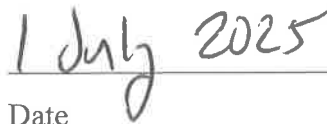


Seth A. Bolduc



Brent W. Hallowell

Brian J. O'Mahoney



Date

James R. Torbert



Erin E. Anderson