

**TOWN OF HARTLAND  
BOARD OF SELECTMEN  
MINUTES**

**Wednesday August 6th, 2014  
Hartland Consolidated School  
6:00 p.m.**

Present: Judith Alton, Hadley Buker, Adam Littlefield

Staff: Chris Littlefield

Town Manager

Hamlin Associates: Liz Morin, Josh Morin, and Logan Morin

Dan Pittman of Eaton Peabody

Mike Rogers of Maine Revenue Services

Several citizens

**1.) Minutes of Previous Meeting – 7/21/14 and 7/25/14**

**2.) Public Forum**

**Gary Frosh wanted a specific agenda item for the tax hearing the public was promised with Hamlin Associates.**

**Daniel Bresnahan said he had a problem with size of property...has been unable to get it resolved. Liz offered up the 13<sup>th</sup> of August.**

**Dan Pittman the town's attorney spoke about the process and the necessity to sign the commitment due to interest starting September 16<sup>th</sup>. Dan also stated that abatements need to be filed within 185 days of the commitment date.**

**Liz explained the history of the process and the importance of meeting during the hearing process. She also let the public know that the record cards today are compiled on the computer...she introduced Logan and Josh. She offered the opportunity for folks to meet on individual problems. She spoke about the numbers being committed to the selectmen and the four steps for abatement.**

**The abatement process starts with Hamlin, to the selectmen, to the county commissioners, then superior court.**

**Question from the audience on the differences in developed vs. undeveloped**

**front footage? Josh answered \$900 for developed and \$700 for undeveloped.**

**Christian Gross complained about inconsistency in data with values on front foot prices ranging from \$200 to \$500 based on his math. Requested the sales data and how the prices were computed...Liz and Josh said there was more data available. Christian got specific about his circumstances and discussed his purchase price of \$200,000 vs the assessed value of \$380,000. Liz said it would have to be addressed individually**

**An unidentified taxpayer said they would not have purchased the property had they known there was a revaluation going on.**

**Someone from the audience mentioned that the door tickets were not useful for the out of state residents during November and December**

**It was asked from an audience member to describe developed vs undeveloped?**

**Developed is with driveway and building, if well and septic there is an add on**

**An audience member asked about nonconforming lots? Liz stated that the CEO would have to answer that.**

**Where does the pricing manual come from for buildings? Josh stated that the manual comes from the state.**

**An audience member expressed a concern that the methodology was flawed and the board is being coerced to sign the commitment. Mike Rogers of the Maine Revenue Services explained that the universal method used by Hamlin Associates is a valid process**

**When will tax bills be out? Chris stated within ten days after the commitment.**

**Is there a value difference for private roads? Liz stated that is taken into account with the sales analysis.**

**Who decides on the \$900.00 per front foot price? Liz stated she does.**

### **3.) Old Business**

**Signed the Commitment**

#### **4.) New Business**

**Motion made for Hadley Buker to be KVCOC Representative Voted 3-0 accept**

**Motion made for Judy Alton to be the Alternate Voted 3-0 to accept**

**Motion made to carry forward amounts requested by Chris voted 3-0 to accept (Roads \$23,600, Snow Removal \$6400, Treatment Plant \$36,720)**

**Motion made to pursue Noise Ordinance Voted 3-0 to accept**

**Chris explained Maine Water to pay \$16.67/month and same rate as the rest of the users of the sewer**

#### **5.) Other**

**Signed catering permit**

**Motion made to accept Adam Littlefield's resignation effective September 11th with regret so he can return to law school voted 2-0 accept**

**Motion made to accept the short form for special nomination process to replace Adam voted 3-0 accept**

**Signed Special Nomination Process papers**

**Chris reported on the meeting at the Newport Cultural Center to discuss extra school assessment with other town managers and Etna/Dixmont**

**Chris presented three pricing structures to mow the transfer station and the landfill and motion was made to accept Snowman's Oil and Soil price of \$2500 voted 3-0 to accept**

**Hadley mentioned concern on Crosby Street with trash. Chris to follow up with Al Tempesta**

#### **6.) Signed Warrants**

Adjourned

Respectfully Submitted,

Chris Littlefield  
Town Manager