

Town of Thorndike Special Town Meeting 10.23.2019 –Minutes

45 in Attendance

7:00 pm Town Clerk Doreen Berry opened the meeting

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Thorndike in said county and state, qualified by law to vote in town affairs, to assemble at the THORDIKE TOWN HALL, in said town on Wednesday, the 23rd day of October at 7:00pm to act upon the articles, to wit:

Article 1. To choose a moderator by written ballot to preside at said meeting.

Nomination for Don Berry, seconded. Doreen Berry asked for any additional nominations. Seeing none; nominations closed. Vote by written ballot. 6 votes cast for Don Berry.

Don Berry voted as moderator

Article 2. The Selectmen are proposing the following 3 (*correction to 2 properties*) properties for sites in which to construct the salt and sand shed as follows. Please select one:

- **Option #1.** Mill Road property; adjacent to the Post Office consisting of 4.05 +/- acres at a purchase price of \$30,000
- **Option #2:** Brooks Road property; on Route 139 consisting of 3.6 acres for the purchase price of \$53,000.

Joshua Ard made a motion to amend the purchase price of **Option #2** as the owner, Don Maxim, has lowered his price to \$28,000. Seconded, motion carried.

Discussion: It was asked if the property had a clear title and approved by the DEP: Michael Mayer advised “yes” to both questions.

Vote by a show of hands, amended motion passes.

Option #1 stands / Option #2 is amended.

Discussion of the work involved with Option #2. That this option could be more costly as the trees would need to be cut down and that would also require finding a logger to do the work.

Joshua Ard advised that Option #1 is the fastest and the cheapest.

Michael Mayer advised that for Option #2 a quote for the ground work is \$30,000 +/- and for Option #1 approximately \$20,000 +/-.

Joshua Ard also advised that Option #2 is on a State Road and will require a State entrance permit.

It was advised that in general that it should not take that much time to get an entrance permit from the State. Joshua Ard advised that on things in which have needed the State to be involved has been time consuming. (Based on what the current Selectmen have been working with.)

It was asked about the Mill Road, in which Option#1 is on; as it is a private road; will the road be brought up to Town specs. Joshua Ard advised that the true right of way for the properties, that now use an easement on the Mill Road, is actually past the foot bridge.

It was asked if the Town was to select Option #1 and take over a private road; is Mill Road up to Town Specs?

Joshua Ard advised that Mill Road is paved and there are funds in the Summer Roads account but Joshua Ard sees it as a driveway; not a road. The only thing that makes it a road is the sign. The town would then own the road as it comes with the property. Trucks from the mill drove on it for years.

A general statement was that just because mill trucks drove on it, does not mean it is up to town specs.

Joshua Ard referenced that there are funds in the Summer Roads account.

It was inquired if the properties in the back of the proposed property, Option#1, would still be able to use Mill Road?

Joshua Ard will review and see if it will be just a driveway; not a road.

Will the town have to maintain it? Joshua Ard, No, Bob Nelson noted that it is his right of way.

It was recommended that the right of way needs to be researched for Option #1 to make sure that it goes with the property owner.

Joshua Ard agreed; Bob Nelson sold the property but the Selectmen are not going to tell the property owners that they cannot access their properties.

If Mill Road becomes town maintained and not up to town specs, then the Town could be held liable.

Joshua Ard went back to addressing the articles. The properties proposed are the same properties. The property of Greg McMorrow was for 1.5 acres. The minimum building lot for the Town of Thorndike is 2 acres. The property of Bruce Tweedie's has a mortgage so this issue is causing delays. Joshua Ard stated that we needed to do something months ago.

Discussion that Option #1 has water rights from the Post Office and electrical access.

Motion to move the question to vote; moved and seconded.

valuable. Pat Reid advised that she is under the understanding that there is no right of way to the property.

It was asked if there was a offer for the property already. Joshua Ard advised not at this time.

It was asked if it would go out to bid. Joshua Ard advised that this is an approved article from the Annual Town meeting in which the Selectmen can dispose of property but as the property was foreclosed so far in the past, back to approximately 1948, they want the town approval to sell the property. The property will go out to bid.

It was asked if it would be better to sell the property to the owner that surrounds the property.

Joshua Ard advised that they are going to research the right of way to check on the value of the property and then it will go out to bid.

Motion to move the article, seconded; article moved.

Moderator Don Berry asked for votes to be cast by show of hands. Article passes by a show of hands.

VOTE: YES

Article 5. ADJOURNMENT

Motion made to adjourn, seconded, discussion, none: article moved:

VOTE: YES

Meeting adjourned at 7:40pm