

TOWN OF HARPSWELL
SELECTMEN'S SITE VISIT
MEETING OF JULY 15, 2008
(Approved August 7, 2008)

Selectmen Present: Amy Haible, James Henderson, Mark Wallace

Town Staff Present: Kristi Eiane, Town Administrator
Marguerite Kelly, Town Treasurer
Melissa Swanson, Recording Secretary

Others Present: See Attached Sign-In Sheet

Subject: Harpswell Tax Map 3 Lot 73, Hildreth Road
(Former Ray Parker Property)

A site visit was held at the property, beginning at 4:30 PM, and was attended by approximately 20 residents of the neighborhood (see attached Sign-In Sheet).

As a continuation of the site visit, the Selectmen met in the conference room at the Harpswell Town Office at 5:20 PM. The meeting was attended by the Selectmen, Ms. Eiane and Ms. Kelly, as well as neighbors/abutters to the property (see attached Sign-In Sheet).

The Town acquired this parcel as the result of automatic foreclosure for non-payment of taxes. The site visit and meeting were held in order to assist the Town in determining whether:

- a) the Town may retain the property
- b) the Town may place a conservation easement, or
- c) the Town may sell the property.

Ms. Eiane gave the Selectmen copies of correspondence to the Town from neighbors and abutters.

The Selectmen agreed that it would be prudent to schedule another site visit in autumn, when the leaves were off the trees and the terrain would be more visible. Also, it was stated that the Town was not in any hurry to make a decision regarding the property, and that an autumn visit would be fine.

Ms. Haible reiterated the reason(s) for the meeting, and also stated that the Harpswell Heritage Land Trust might be interested in the property.

Ms. Eiane said that the Town could check to see if there was a recorded survey.

Ms. Kelly stated that she had a telephone conversation with Mr. Goodwin, owner of the abutting Lot 73-1. It was stated that his property was 6.42 acres, with an assessed value of \$198,900. Ms. Kelly said that he might be interested in selling the property to the Town. Ms. Haible referred the audience to a tax map of the area which was displayed on an easel. A man in the audience said that he was told that the advertised price of Mr. Goodwin's parcel was \$40,000/acre.

Ms. Eiane provided additional information regarding the tax-acquired parcel in question, stating that it was 12+/- acres, had limited road frontage, and the current value assessed by the Town was \$176,200. Lot 73-2, a neighboring property to the north owned by Kristine O'Connor, was seven acres, and the current value assessed by the Town was \$207,300.

Ms. Haible suggested that one possibility might be that the neighborhood get together to purchase the parcel in question. She then stated that the Town would expect to hear, in writing, from the Harpswell Conservation Commission, the Open Space Committee, and from the audience (i.e. neighbors and abutters), regarding this issue.

If the Town were to sell the parcel, it would be by a sealed bid process. Ms. Kelly explained the Town's policy regarding sealed bids, and also the language "in the best interest of the Town", as used in the Town's policy. The audience was also informed that the abutters would be notified of the sealed bid process if the Town decided to sell the parcel.

Dick Bancroft, from the audience, made the panel aware of ongoing problems with water and sewer on Hildreth Road, with regard to "affordable housing". The Selectmen agreed that the parcel was not conducive to high density development.

The Selectmen asked the audience to e-mail and/or mail their comments to the Town, and Ms. Eiane asked the visitors to please sign the attendance sheet.

The meeting was adjourned at 5:50 PM.

Respectfully submitted,

Melissa Swanson
Recording Secretary