

**TOWN OF SANGERVILLE  
SELECT BOARD  
MEETING MINUTES  
Beginning @ 4:00pm  
Wednesday, May 1, 2024**

**Item 1: Open Meeting: Chair called meeting to order at 4:00 pm, followed by the Pledge of Allegiance.**

- A. Selectpersons Present: Mike Wark (Chair), Dale Gray, and Jody Cabot**
- B. Employees Present: Jeff Libby, Michelle Nichols**
- C. Public Present: Lorie Johnson, Lance Johnson, Paul Davis, Patty Davis, Mike Gould, Debi Gould, Brian Campbell, Tom Warren, Jeff Peters, Sandy Peters, Bruce McNaughton, Dennis Campbell, Jarace Miles, Priscilla Johnson, Cindy Pullyard, Ralph McNaughton, Melissa Getchell, Gale Flanders, George English, and Gerald Peters**

**Scribe's Note: As the transcriber of the minutes, I have to decipher voices of who is speaking. Some of the speakers I can identify, but others I cannot. So if a name isn't mentioned and is instead replaced with someone that is because I wasn't sure who it was that was speaking.**

**Item 2: Open Session: Limited to 2 Minutes – Extension per Chair:**

Time Stamps: 19:56 - Lance Johnson said, we need to have a discussion about the supposed break in at the town hall and the police report. Chair Wark said, we don't have a, do we have a police report? Jeff Libby said, just a report that somebody had been in there. Lance Johnson said, I have it here from the Sheriff's Office, the first one is, "on the above date and time I met with Jeff Libby, employee for the town of Sangerville. He explained that the old town office, which is condemned seems to have people inside recently. Jeff explained that there are probably a few keys floating around, however, nobody should be in there for safety issues. Jeff explained that there's a group trying to save the building and believes this is probably associated with that. Jeff was telling me this for information purposes only, he requested and I kept on the building to prevent anyone else from going in the old building. Nothing further." Then Officer Tina said, "during my conversation with Jeff Libby he explained that he believes the individuals that were inside the building were most likely Jeffery Peters 02-26-1968 and Lance Johnson 04-17-1968. Jeff Libby was not certain it was these two, however he made it seem as they were leading the charge of revitalizing the effort. Jeff did advise that it was just speculation and have nothing further at this time." Lance Johnson asked, how do you go from you think something is missing to jump straight to Jeff and Lance must have broken and stole it? Chair Wark said, we haven't seen that. Lance Johnson said, this was brought to us. Bruce McNaughton asked, how come you guys don't know about it. You're supposed to know about these things. Lori Johnson said, "it was in your minutes. Lance Johnson offered the board a copy of the police report. Chair Wark said, you've read it. I don't need to see it now. Lance Johnson asked, how do you make that leap and put my name and Jeff's name in? Chair Wark said, we didn't. Lance Johnson said, you instructed him to do it. Chair Wark said, no we did not. Lance Johnson asked, how do you come up with that? Jeff Libby said, they asked me if someone possibly had keys. I never mentioned breaking in. I said somebody had been in the building. Lance Johnson said, I never had keys. I got a letter from Lorna here, stating, I Lorna Bell, being former town manager and clerk can attest that there no plans in a tube and a majority of those records were located in a box located in the town manager's office next to two black drawer filing cabinets on the floor. The only people who had access to municipal office was town clerk, deputy clerk, and town manager as there are only three keys. She said there's only three keys that are in the office, and they all say do not duplicate on them. Jeff Libby said, I don't know. I was told you possibly had a key to get in there. Lori Johnson asked by who? Jeff Libby said, I'm not allowed to mention names. I said what I said in there was coffee cups found in there, possibly the only ones that wanted the prints. I told them where the prints were because we asked where the prints were. The box was pulled out, the prints are left on the table. Part of the prints are left there, part of the prints are missing. Lance Johnson said, it states right in the town report, town employees have taken multiple or hundreds of files out of the town office. They did a whole reorganizing effort, which was a great thing but maybe they weren't there. Jeff Libby said, I didn't accuse either one of you. It's how it's written up. Lance Johnson said, my name is in the police report and it says it's criminal. Jeff Libby said, but that isn't how I reported it. George English said, well that's how they wrote it. Jeff Libby said, I know that. That's what I said, so I've sat in his office plenty of times. I'm not going to accuse him of stealing. I'm not going to accuse you of stealing. They asked me possibly, who could have been in the building. I said you possibly had a key. That's why I asked you the other day if had any keys to

just turn them in. Lance Johnson said, I've never had keys. I would never want keys. I just think it's an incredible leap, and it's not right, and my attorney didn't think it was right either. You will be getting a letter, most likely you got it today or you are going to get it tomorrow. Jeff Libby said, I'm not accusing anybody. Lori Johnson said, I think it's accused if you're making a police report and naming two people. It's a complaint. George English said, it's called assassination of character, that's what it's called. Lance Johnson said, criminal mischief. Jeff Libby said, I didn't list anything on that, I just said somebody was in there, and to keep an eye on the building, so not to pursue anything. It's just a report. Melissa Getchell said, we always needed a town manager that let them into the building to do anything. If we had a key from Lance then we would've been able to bypass that, but we never were able to. We always had to go through him. Jeff Peters said, so I felt too, Mike wasn't the only one that brought this to my attention. I felt like, I operate a business in Piscataquis County, you have one thing going for you and that is your reputation. There's nothing else that's going to bring people in, other than your reputation, and I feel like that is under attack and this defames my credibility as a person. It defames my credibility as a candidate to run for an office. I am going to run for selectman. I'm not here to say that this was set up to do that. I'm here to say that it certainly has had an effect on it because I have had just people after people asking me about it, which means people are talking about it, and I did not appreciate that at all. Jeff Peters allowed Selectperson Cabot to say, I don't understand how people can be talking about it unless it's been disseminated with the police, period. Jeff Peters said, I can answer that. In your previous recorded meeting, this break in was discussed in that meeting's minutes and pointed the finger at my committee and that's what's been brought to me as the chair of that committee. That's why we went and got a police report because I wanted to know what was being said, and I was kind of shocked to be honest. Selectperson Cabot said, well, the question is as far as we're a select board we're responsible for the buildings and for the land and for everything else with regard to Sangerville and when something is, I believe somebody went into the building and left the door open upon leaving, left three coffee cups and left a flashlight, so someone was in there, so it's our responsibility to report it to the police. I think every single person in this room would agree that it's our responsibility to look after the buildings. Jeff Peters said, I don't disagree with that one bit. That is your job to look after the building. Chair Wark said, we had additional documents taken this week too. Jeff Peters said, but finger pointing this committee. Chair Wark said, yeah this was from a different location. The warrant was posted and someone took it. Someone asked, from inside the building? Chair Wark said, from inside the post office. Sandy Peters said, obviously you have an issue, but you can't go around insinuating or accusing groups or committees of people without evidence and this report of a police officer is going to put specific names and groups into a report that's going to reflect solely back on somebody who upholds the law and I was really hurt and really offended because I thought you were my friend. I thought you were a business associate and it was a shock and I feel that no matter what happened people shouldn't be pointing fingers at somebody that you do not have proof that that's what happened. And if there is a problem with the town buildings obviously, you got to look into that, but you shouldn't be blaming or insinuating or accusing people that everybody in this room knows it that our committee and these two guys, they would never steal from anybody. Jeff Libby said, that's why I said, I'm not accusing anybody. Mike Gould said, when you accuse somebody, you name somebody, you're accusing somebody. Jeff Libby said, I apologize, but it's not going to take that away. George English said, no, you should pay, you should pay for imputing his reputation. Lance Johnson asked, you want to hear what the lawyers had to say about this? Jeff Peters said, I think we should read the letter. Jeff Peters read their lawyer's response; this is a Cease and Desist in False and Defamatory remarks. It's addressed to Mr. Libby. I have consulted with Lance Johnson and Jefferey Peters by letter on April 12, 2024, you suspended Lance from his position as the Town of Sangerville's Code Enforcement Officer, and Plumbing Inspector. The basis of the suspension is allowing you to investigate Lance for wrongdoings while CEO. As an initial matter, the notice you provided was inadequate. My client is entitled to know who the complainant is, when the so-called wrong doings occurred, and an explanation of precise details of the wrong doing. Despite the vague and ambiguous accusation of wrong doings, you had Lance's name removed from the town website, and directed that he not perform the job he enjoys for the community he loves. This is fundamentally unfair, a violation of Lance's due process rights and amounts of and amounts to defamation per say. Lance takes his job very seriously and has absolutely not been involved in any wrong doings, but your actions have communicated falsely to the community that Lance has done something improper or even illegal. Several members of the town have understandably questioned Lance about this situation and your false statements have been damaging. It has come to our attention that you contacted Deputy Michael Tina of the Piscataquis County Sheriff's Office and told him Lance Johnson and Jeff Peters most likely broke into the old town offices. You obviously have no evidence to level those accusations because that never happened. If you continue to falsely claim Lance and Jeff engaged in unlawful activity we request an Injunction Relief from the Superior Court, we hereby insist that you immediately Cease and Desist from making false accusations against Lance Johnson and Jefferey Peters, furthermore Lance must be immediately reinstated into his position, finally Lance and Jefferey demand that an apology letter of be issued so they can clear their good

names which was unreasonably and recklessly maligned. I urge you to contact the Maine Municipal Association and speak to a lawyer who will verify that you are putting yourself and the town of Sangerville in jeopardy of a civil suit if these concerns are not immediately rectified, please contact this office with any questions. Your attention, warm regards, Christian Foster. Jeff Peters said, that is the letter from the attorney and that was his opinion on what happened. And I think the question that Lance and I, we've talked about this multiple times. It's been three weeks since that happened and Lance doesn't even have any idea what he did wrong. Lance Johnson said, I'm assuming it was what was in the police log. Chair Wark said, no, this is a Personnel matter. Lori Johnson said, tell him, the lawyer said you have to. Selectperson Cabot said, it's his personnel file and he can tell whoever he wants, but. Chair Wark said, he has a right to look at his personnel file anytime he wants to. He can share it with anyone he wants to. Someone asked, why wouldn't you just tell him? Chair Wark said, we can't. It's against the law for us to look at his personnel file. We don't do that. That's not our job. That's the town manager's job. Someone asked, who does the town manager work for? Chair Wark said, the selectman don't oversee employees, the only person we oversee is the town manager. Bruce McNaughton said, that took place in Executive Session. You claimed you didn't know there was a police report. Chair Wark said, I didn't know there was a police report. He didn't tell us. George English said, he just said he did. Lori Johnson said, he said he told you in the last minutes. Chair Wark said, I was not aware there was a report. Brian Campbell said, I was at the last meeting, and you did say that there was a police report and there was looking into it, and you were going to ask to have our camera looked at, which I thought was a great idea from Robinson's and I got the same thing going if you think another document that's been stolen, doesn't the post office have cameras as well? Chair Wark said, it turns out they said they don't, I guess. We thought they would, but they don't. Brian Campbell said, so it was discussed. Chair Wark said, personnel matters are handled, the only employee that answers to the select board is the town manager. George English said, and you run the town manager, so he can do what he wants and you say it's ok. Sandy Peters said, back to the matter at hand. Lance was suspended. Lance has not been given a reason of his suspension. It's been three weeks and nobody has contacted him, nobody has asked him questions. Lance Johnson said, if I got to the town office tomorrow, I can look at my personnel file? In there it'll say why I'm suspended? Jeff Libby said, no there's nothing in there about that. After some shouting, Jeff Libby asked, are you going to let me speak or are you going to holler at me? George English said, I'm going to holler at you as much as I possibly can. Jeff Libby said, you want answers, so an answer is suspended with pay, pending an investigation. I have not finished my investigation. I told Lance when I finish with my investigation I will get with him and in writing I will tell him what's going on, but until then nothing's been done. Lori Johnson asked, why are you dragging your feet? Jeff Libby said, I'm not dragging my feet. He asked me, and I said when I have all the facts and write down he'll. Lance Johnson said, I asked what I was accused of and you said I'm not accused of anything. Jeff Libby said, if someone says he's done something wrong, I owe it to him to go out and find out did he or didn't he do something wrong. Then I can give him an honest answer, did he do something wrong or not. That's what he's going to get. Someone said, I feel he should at least know who made the complaint or whatever but he should at least know what the complaint is. Someone said, if I get put on suspension at work and told I can't come into work, I need a reason as to what's happening. Jeff Libby said, he will get that. There's a due process to go through. Selectperson Gray said, this really isn't the forum. We need to move it along. Chair Wark said, this isn't the forum for this sort of discussion. Someone said, I think legally if you just told Lance what he's accused of, privately. I think legally he has a right to know. I think that you need to tell him what's accused of and I think legally before you can put somebody on suspension. They have to have a clue what's going on. That's all I think he's asking right now. Chair Wark said, this is a personnel matter. This is not the forum for that. George English asked, Does he work for you? Chair Wark said, I thought we discussed this already. George English said, So he works for you, you tell him what you want done and he does it. He's a puppet for you. Chair Wark said, no, we're all following statutes. I am sure before he took any action, he consulted the town's attorney. That's between him and the town's attorney. George English said, I think we should have the town's attorney at the next meeting, let's hear it. Chair Wark said, we'll decide if that's the case, but that's how this stuff works. We don't even consult with the town's attorney with regard to personnel matters. George English said, but you run the town. Chair Wark said, no we don't run the town. We have a role as selectmen, that is different than that of town manager or town clerk. George English said, so who hired the town manager, you guys do, so you control him. You put your puppet in charge to do what you want him to do. Chair Wark asked, what's your name sir? George English, replied with his name. Chair Wark said, I just wanted to know whose speaking. This is a personnel matter, this isn't the appropriate venue for that. Did somebody want to speak about anything else?

**Time Stamps: 19:56-40:24** - I am Bruce McNaughton, I asked specifically twice last week to get put on the agenda, so I hope my time doesn't get cut short. Correct me if I'm wrong but last week right at end of one of your meetings you stated that the selectboard wasn't going to do anything about the property over in South Sangerville. Chair Wark said, well actually there has been some progress. Bruce McNaughton said, Tom and I specifically requested all the

information, everything, verbal, written, everything. We've gotten nothing. Chair Wark asked Jeff Libby, I thought you said you had some stuff for them. Jeff Libby said, I did. I gave them the deeds that I had. I can't give you the lawyer information because that weren't my letter anyway, and he has the letter that was given to Mr. Nuite. They have that and he also requested he gave me some dates on to look up town meetings on when that road may or may not have and how it was discontinued. Which I wrote down I said I'm going to look through those get through town meeting then I'll go look through the safe and see if I can find those town meetings for those dates and find out how that deed was. Bruce McNaughton said, And I'm not questioning that, what I'm questioning is several times since the first time we came in here last December you've talked about these meetings and conversations and we specifically requested dates and times and what the subject matter was and that included verbal conversations and we've gotten nothing back from that and you just said just now that there's been more progress made on that. Chair Wark said, well, I spoke to the town's attorney as to whether it would be appropriate to spend town funds. Bruce McNaughton asked, is she a real estate attorney? Chair Wark said, yeah, she is. She's an expert. Bruce McNaughton said you really told us at the last meeting that we were at that the town's attorney was just a general municipal attorney. Chair Wark said, it turns out that she has quite a lot of expertise when it comes to real estate as well. I find that suspect we go ahead. Bruce McNaughton said, no, I'm asking the question, why aren't you going to do anything to protect the town's interest in that? You're going to let this guy decide for the town and the town's people, you don't own that property. The town's people own that property. Chair Wark said, the town owns lots of property. Bruce McNaughton said, that's right and I know exactly what they are. She knows exactly what they are, but we have a right to access all that property and you're allowing this guy to determine he's got two gates up, on two places. Chair Wark said, we have other properties that are difficult to access to. Bruce McNaughton said, I know what the properties are and I know how to access them. We already know what they are, but you're allowing this guy to determine who can access that property and if the town can access that property. Chair Wark said, if he owns the land, he can post it. Bruce McNaughton said, I don't care if he posts it or not. I'm talking about access. What are you going to do to make sure that the public has access. Chair Wark said, the town's attorney advised that we not spend money to fight for access for individuals, the town's interest needs. Bruce McNaughton said, We're not talking about individuals, we're talking about the town's interest. Chair Wark said, that's what I'm talking about. Bruce McNaughton said, you keep shifting this conversation. Chair Wark said, the town's interest would be for example, harvesting timber. It's the public's interest, public access is town property. It's not his property, it's not your property, it's the town's property. We have a right to access that property. He doesn't have a right to keep us out. Chair Wark said, it turns out he thinks he does. Bruce McNaughton said, I don't care what he thinks he has. He doesn't. I don't understand, the last time we were here. You guys kept saying, we don't know if it's worth it. Chair Wark said, I don't know if worth is the right word but. Bruce McNaughton said, no, those are your words and you go right back to. Chair Wark said, I'm not sure that was the correct phrase but, that's not how it's determined. Bruce McNaughton said, all three of you kept saying we're not sure if it's worth it to pursue this and apparently you concluded and I'm not sure how you concluded because you've not talked about this during an open meeting, but all of a sudden last week. Chair Wark said, we had similar situations that's all when it came to gates. So I think we were referencing that previous experience. Bruce McNaughton said, but how did the three of you come to that conclusion? Chair Wark said, because of that previous experience that we had. In this case the gate was actually on a road that without question had public easement. The road that you're referencing, I think it's questionable. In fact, it looks like there may not be a public easement because you mentioned, you're attorney suggested it might require eminent domain, which would imply that owns it. Bruce McNaughton said, that's a viable option. Chair Wark said, in the previous example, there wouldn't have been eminent domain there was a public easement there. There was no debate about that, but individuals wanted the town to essentially litigate this gate and the individuals were correct. Bruce McNaughton said, you keep shifting everything around. Chair Wark said, I'm just sharing you with a story of the background. Bruce McNaughton said, I know the background. I know all the legal. Chair Wark said, well you asked how we do this. I was answering your question. Bruce McNaughton said, this has nothing to do with your example, has zero to do with your example. Chair Wark said, well you don't get to decide that. Bruce McNaughton said, well of course I do. I can think for myself. Chair Wark said, is there anybody else? Bruce McNaughton said, we're not done with this conversation. I'd like to know why you're giving this guy preferential treatment on allowing or not allowing the town into that property. There's almost 2300 acres of land over there. Paul Davis said, it was given to the town by the United States. Bruce McNaughton, I know all of that information, for public purposes. Someone said, I just don't think they should be able to close us out. Chair Wark said, these things are litigated all the time and that's what we learned from that. So far, our advice that we received from the attorney wouldn't be. It was just a conversation, but you're going to get it. I think what's about to, again speculation but I think we're going to receive a document from the landowner, from his attorney, essentially outlining an accommodation for the town, but I haven't seen that yet. I expect that that might happen, but when it does, everybody will know it. Essentially to

accommodate the town's access, say for example, a forester or that sort of thing, but I haven't seen that yet. Someone said, not for the public though, so if we want to go hunt it or we want to take children there to snowshoe it and things like that, we're not able to get in. Chair Wark said, if he doesn't let people in they wouldn't be, would be just like this gate example. If he owns the land, what else can you do about it? Bruce McNaughton said, there's lots of options and a true real estate expert would know those options, I've already discussed it with an attorney and I have another one in my back pocket, who's a true expert in the state. Chair Wark said, the question is, who is going to pay for it, I guess? Bruce McNaughton said, the town pays for it, they're going to defend that property, only if the town chooses to go down that then that might be an option whether you guys like it or not. Chair Wark said, correct. That could happen, but I don't understand why there's such pushback from you guys. Chair Wark said, there's no pushback at all. Bruce McNaughton said, right from the beginning of this, you guys have been pushing against the town's interest in favor of this guy, because the first thing that came out of your mouth, the first meeting we had back in December was, he's all lawyered up as though that's some big deal. Chair Wark said, no he actually is a lawyer. Bruce McNaughton said, I've talked with him, face to face I've talked with him. I know their position, I know the town's position, I know the law, and I don't understand why you guys are so reticent about doing anything. Chair Wark said, we're just following the direction of the town's attorney, so far and we got the same exact direction when it came to the gate years ago. In fact, she said it's pretty common, this kind of situation where citizens want the town to expend money for access like this, so it's not unusual. Someone said, so I think we should explore it and look into it a little bit more so that we can have public access to it. Chair Wark said, whatever documents we get from him or her, we'll share with you. Brian Campbell said, how do they turn out when you said there's been a lot of litigation about these things the attorney told you. How did they turn out? Chair Wark said, no she said it was common that people wanted to spend town funds on these things. She said it's typically not appropriate. Brian Campbell said, I thought you had to landlock property. Chair Wark said, yeah, I had that impression too, but I'm not sure. Brian Campbell said, it was government land that was given, so there must've been a government easement to it. Selectperson Gray said, another thing is like when Jeff Libby called down what they said was public access also was interpreted as that land can be harvested for the funds to be used for public use. Doesn't necessarily mean it's for public access for you to into. That was the USDA office. Bruce McNaughton said, were they a real estate attorney? Selectperson Gray said, You have what he told us. Bruce McNaughton said, nobody seems to know anything. Brian Campbell asked, does this person have the ability to access that property that he's not allowing other people in town to access. If he surrounds it and is blocking access to it, is he using the property and not allowing access? This is off the wall, but I would strongly suggest that if we can't use it, that the town at least put something against him that he is not allowed on that property period. A resident said, I do believe it does abut him at the back of the property. And to get access from the other side is nearly impossible because there's a really large bog, so you couldn't come in from the other road way over in East Sangerville. Selectperson Cabot said, Deeded right away, I don't know whether in the deed of the town's property whether it is a deeded right away to it. A resident said, I would be interested in public access for it for simply taking, I do an outdoor women but we do children and stuff too and it would be a wonderful place to be able to take them and teach them snowshoeing and in that type of tree identification and use it as a type of an outdoor classroom. That's why I'm interested in being able to have public access to. Yeah, he built an airport, I think he could probably let us have this much of a road so we could get in. Chair Wark asked, anything else? Tom Warren said, just related to this discussion we have talked with Jeff Libby and Jeff Libby has begun the process of sharing information. There's still a lot more you know and hopefully we can explore, but I just want to clarify that at the last meeting that I spoke, I asked if the town was willing to sit down and study some of the various options there might be, you know negotiation with the land owner and also eminent domain or any other resources and the kickback was and what I heard clearly was, well, the town really can't afford it and then you just reassured me that you still feel and you were advised by the town attorney or the attorney you consulted that they advised not to I guess and I'm only speculating here was that because of the expense of it. Chair Wark said, my interpretation of it was just it wasn't appropriate, Selectperson Gray said, I thought last meeting when Jeff Libby invited you to come in to discuss all of that. Tom Warren said, we did, we met. Selectperson Gray said, ok, I just wanted to be clear, the way you worded that didn't sound like there's been any interaction, and I wanted to make sure that Jeff Libby did volunteer for you to come in. Tom Warren said, Jeff Libby has been very gracious to us, we just haven't received a whole lot of information yet, now that I'm not criticizing that, I appreciate Jeff Libby's time and we can hopefully continue that, but what I'm trying to ask here is to have the select board made up their mind they're not going to pursue it anymore. My recollection of the conversation was you were at least open to having an exploration of all the alternatives there might be, up to including you know logging that property and having monies that might go towards eminent domain purchase or even hiring a lawyer to just explore with us what more options there might be with us to gain access. In my mind and a lot of other folk's minds, this is town recreation land and it was given in that general spirit by the United States government, Department of

Agriculture. I would think the select board representing the town's people would be in exploring all options to maintain some type of access for the town's people and tax payers but I'm hearing it's pretty closed mind at this point, although Jeff Libby has shared information with us. Are you pretty much as a select board determined that you don't want to pursue any more options or research options. Selectperson Cabot said, we're waiting to hear from the landowner. Chair Wark said, the landowner has suggested that he's going to work on a proposal to accommodate the town's interest, but to be fair, his interpretation of town's interest is probably going to differ from what some of you would think the town's interest. I think that's where the rub comes in because that's also the way the attorneys also look at it. The interest of the individuals isn't always aligned with the interest of the municipality and so sometimes we get advice it sounds like well your attorney doesn't care about the people and that does happen sometimes. I don't know exactly where this one is going to end up. I was referencing the previous case because it's a stronger example of where the public easement remains. Anybody who wanted to use that road had a legal right to use it, yet it was gated and in even that instance the attorney said it's not in the town's interest to litigate that because if for example, it's the town had a gravel pit in there that it wanted to access then you would have a financial motivation on behalf of the municipality to seek a remedy. In this case, the gentleman that owned the gate said, if the town wants to come in the town's capacity you're welcome to come in any time you want. Bruce McNaughton said, and you believe that? Chair Wark said, he actually offered to give us his gate at one point, and we said if you give it to us we would probably just sell it. He ended up taking it down, but the point was the recommendation of the attorney at that time was not reflecting what individuals in the town wanted, it was reflecting what he was is was a him in that case what he thought was in the best interest of the municipality. Bruce McNaughton said, who is the municipality? All of us. A resident said, I thought you said, we had an easement. A resident said, you keep saying that we had an easement. The board corrected the resident, saying that it was a different piece of property. Chair Wark said, the easement is still there on that one and always will be unless state law changes. Dennis Campbell said, I probably have a greater interest in this than anybody since I own 80 acres that's on the other side of that and the 40 acres that Wilson Nuite owns, his land that my father sold to them back in 1962. When that road was discontinued in 1937. Bruce McNaughton said, no we don't know that for a fact, excuse me. Sandy Peters, Let's hear what he has to say. Maybe he has information. Dennis Campbell said, someone found that the road was discontinued, and I think the date was 1937 and it reverted back to the land owners on both sides. The town land was not received until many years after 1937, I think the deed read somewhere in the early 50s when the town received that land through a gift through the federal government, they did not have a legal right of way in there themselves at that time. Now I have 80 acres up there. I can access it, I have a letter, permitting me to do so. I abut the town land on two sides, on the West side and on the South side. I have property up in there when you turn to go out the road that the road off to the right, Phil owns half of that road, and I own the other half. I have maintained that road for 30 years, the only maintenance that's been done on it, I have cut the trees back so I could get in and out of there with trucks. I have taken my skidder and my dozer and graded the road. Hundreds have gone in there and rutted it all up. I've done all the maintenance, I take my bush hog every year and go clear into the town property, so that road is wide enough to get in there, otherwise it would've been grown in 25 years ago so you couldn't get in there. Now I understand some of the implications, he's building a rather extensive complex in there, and doesn't want every Tom, Dick, and Yo-Yo driving in and out of there all the time. I live on that road, my bedroom is on the front corner of my house. I see the headlights coming up there at midnight and 2:00 in the morning, coming out of there at 4:00 in the morning. I pick up the beer cans. He doesn't want to deal with that. I don't blame him. I am glad to see some of that traffic shut off there for people who have no business being up there. I understand people want to access to the town land, if you want to hunt there I guess you could. I don't know that I've seen all that many deer tracks in there. There is some wood that could be cut at some point, all the stumpage prices right now stink, but he has a vested interest, the town discontinued that road because they didn't want to pay to keep it up. The houses that had been in there were burned, the town said we're not going to spend any money to fix that road, so they abandoned it and got it off their chest and now we're paying the penalty for that because they did not retain the right of way of any kind and I understand the business about landlocked land. I've got 80 acres there. I'm affected more than anybody probably, but I'm not going to fight over it. He's building a new home up there, he's putting in a runway, he's putting in a hanger for his plane and it will not be guarded when he's not there and he doesn't want that accessible to everybody that wants to think they want to up there. And I don't blame him. A resident said, he just got 300 acres added on to his property. A resident said, it's quite ironic that he's very open about intruding on other people's property. Chair Wark said, any other topics today?

### **Item 3: Approval of the Minutes: Emergency Select Board Meeting 04/24/2024 and 4/25/24**

**Timestamps: 40:26-40:40** - . Selectperson Cabot made a motion to approve both minutes, Chair Wark 2<sup>nd</sup>. All in favor.

**Item 4: Review of Treasurer's Warrants Timestamps: 40:41-40:49**

**A. Payroll: #27,**

**B. Accounts Payable: #28**

Selectperson Gray made a motion to approve a and b as read, Selectperson Cabot 2<sup>nd</sup>. All in favor.

**Item 5: Old Business: Timestamps: 40:50-40:57**

None

**Item 6: New Business: Timestamps: 40:58-41:10**

None

**Item 7: Town Manager Report:**

**Timestamps: 41:11-48:25 A. Docks:** Jeff Libby said, the docks are in pretty sad shape. They're really not safe to put out in the state they're in. Chair Wark asked, does the town plow the boat launch all winter? Selectperson Gray said, not it doesn't plow all the way down to that. Chair Wark said, he said we had some damage, he said somebody probably it was a private thing, but. A resident asked, what launch is that? The one on Center Pond? Selectperson Gray said, Manhanock. The way I remember this, is we've gotten these through the state in the past for free, that have always gone to Manhanock because of the mass of beneficiaries and the ones on Manhanock always got second-handed over to Center, is how that rotation has been. There may be something available through them if they're both in that disarray. I know that they've been peace for the last 3 or four years. A resident asked, Dale, does that road that goes to Center Pond, I know that it gets all ruddy and nasty during the winter and stuff, is that all open now? Selectperson Gray said, it's open, they're putting boats in. I haven't drove down yet. Jeff Libby asked, so you think the state donated those? Selectperson Gray said, yeah, something through Inland Fisheries. I think that's how those came in the past, and I think Brydie checked into that, a few years ago when we were talking about renovations over there, and that's why we don't actually plow down to the boat landing. Jeff Libby said when they plowed this winter, they plowed into the ball diamond fence and snapped the post off and chain link fence. We just had Scott Reynolds clean up all of the stuff over there, the rocks and stuff they're all over the lawn. Something to look at this fall. Selectperson Gray said, the biggest thing is that we've always plowed it because you've got Manhanock has got some landlocked lots on there, that's the only access. We plow the parking area and stuff, so landowners, they have a place to park a trailer, so they can snowmobile up there. Jeff Libby said, so we've been paying for the plowing up there. Chair Wark asked, I don't think it goes all the way up to the launch. Selectperson Gray said, I think it goes up that far, but I think they turn around. I don't think they actually plow down to where these are. Selectperson Cabot said, are these repairable, Jeff Libby? Jeff Libby said, you'd need to take the old boards out, and it needs a railing post. Selectperson Gray said, I looked at it last spring, they weren't broken last fall when they took them out. I would start with that phone call to see if there are any options for replacements. Jeff Libby said, FEMA has been here again today. We're pretty well set on the roads part. For the cemetery part, it should be quite a bit involved in that. I had one big contractor look at it, and he wasn't really interested in the scope of the work. It all has to be shelved down. FEMA has a site visit next week. They're going to look at that slide. They want me to get two quotes, which we'll have to get an engineering group to come in and look at that. They will pay back some of that engineer. We'll be on the hook for 10% of that. They want two engineering groups to come in and they also want two quotes on possibly moving the graves. Selectperson Gray said, Paul, has anything like this ever come up before as far as in the state level where you have major erosion or damage to the property in the area of a graveyard. I mean that's potentially what we're looking at is moving those graves. Paul Davis said, they're going to move the graves? Selectperson Gray said, they may have to. That's why I didn't know if you knew with your at the state level. Paul Davis said, I can't remember anything like that. I'd be very cautious about moving some of these graves. Selectperson Cabot said, well we may not have a choice. They're sliding into the Piscataquis River, the whole bank. Chair Wark said, you can really see it when you come in from the Guilford side. Selectperson Cabot said, it's just sliding in. Selectperson Gray said, you look down that river, that whole bank from the last big storm we had. Over the last several years, what's been happening is the bigger trees in the bank as they start to tip, it's loosening the soil so we've been selectively cutting that bank to help that, but with that last storm there's a huge section that's just washed right out. Chair Wark asked, did you block access to that. It's actually unsafe to even go over there now. Paul Davis said, if it was me I'd contact the families to let them know what was going on. Selectperson Gray said, it's going to be a project. Paul Davis said, I had an issue in Caimbridge where someone owned part of the cemetery and threatened to dig them up. Selectperson Cabot asked, do we know how many gravesites we're talking about approximately to be safe? Jeff Libby said, no we've got until June of 25 to do all of this or you can pull it? You've got two choices. You've engineering fees in there, and FEMA will pay back and we'll have 10% of our money in there. We've got to investigate through the state or whatever what's involved in

moving graves if we want and how many graves do we have to move. It goes almost goes to the bridge. That's going to be a huge project.

**Item 8: Road Commissioner Report: Time Stamps: 48:26- 50:35**

Jeff Libby said, we've had some complaints on the West Road. They didn't like the grading. I'd taken a ride down there, and they moved some mud on the West Road and it was terrible but they just cuffed off the bad spots. He's going back this week to finish grading and hopefully it looks better. A resident said, he graded our road and it was great. Selectperson Gray said, the problem with the West Road is that there's not much to grade. Jeff Libby said, so I really want to look at it before I put any cement into this being graded, Might have to add some gravel in there. Street sweeping, possibly next week. Selectperson Gray said, I think that last year too, so same as Anderson they put a bunch of that, you want to call it crushed ledge, I guess. They did a section of last year I think on the West Road, but I don't remember just how long they did. That buttoned it up pretty good last year after they did. Jeff Libby said, there's a couple of roads like that because people live in there, they have a hard time and can't get out when they have to go to the doctors. Had Scott Reynolds go out and pushed all that ditching off, leveled that all out and pulled all the rocks back in.

**Item 9: Select Board Concerns: Timestamps: 50:36-**

Chair Wark said, we've got a meeting on Saturday, normally after a meeting you have a short selectboard meeting. Do you want to schedule that? Typically, there's a 5 minutes meeting following. Selectperson Cabot said, a couple of errors in the town report have been identified, so we're letting you know and we are fixing them and putting inserts into the books. If the town report you put your hands on has no insert go see Michelle.

**Adjourn.**

Chair Wark a motion to adjourn at 5:52pm, Selectperson Gray, 2<sup>nd</sup>. All in favor.

**THE NEXT MEETING IS MAY 15, 2024, at the Fire Station (Agenda subject to change without notice)**

Respectfully submitted,

Town Manager

\_\_\_\_\_  
Michael Wark

\_\_\_\_\_  
Dale Gray

\_\_\_\_\_  
Joanne Cabot