

**Town-Owned Property Management Board  
Georgetown, Maine  
Minutes of Meeting–July 28, 2009**

The Town-Owned Property Management Board (“TOPMB” or the “Board”) met at the Town Office at 4:00 pm. Board members present were: Myrick Freeman, Chairman, Bruce Blessington, and Bronwen Tudor. Others present were: Charlie Collins liaison from the Board of Selectmen; and John Wood, a land surveyor on retainer from the Town.

Chairman Freeman called the meeting to order at 4:05 pm. Upon a motion duly made and seconded, the Board approved the minutes of July 7, 2009 with one spelling correction.

**I. Woodlot**

John Wood reviewed the status of efforts to establish clear title to the property known as “the Town Woodlot,” a parcel of land of approximately 10 acres at the intersection of Route 127 and Seguinland Road, which is identified on tax map 10R25. The property was apparently taken for back taxes over forty years ago but no specific deed has been found for it and its boundaries are not defined by identifiable markers in the current deeds of abutters. Title research by Sally Davis discovered a reference to it as “everything not previously sold” out of a large tract of land defined in a deed from the 1700’s. She suggested a survey by Mr. Wood might be the only way to establish boundaries and title. Mr. Wood sought guidance from the Board as to how much money should be expended in a potentially lengthy and perhaps inconclusive survey.

The Board discussed various possible scenarios for use or disposition of the property and how it might best serve the Town. It was agreed that as long as the abutters do not dispute its boundaries or infringe on them, retaining the land in its present condition as open space would not require clearing the title. On the other hand, if the Town should at some time wish to sell the property, or the timber on it, action would have to be taken to avoid boundary disputes with the abutters and/or possible litigation from unknown claimants.

It was moved, seconded, and voted unanimously to authorize Mr. Wood to discuss with Jessica Avery, (an attorney with Skip Stinson’s law firm who did some of the deed research) and/or Jim Day, the pros and cons of selling the property through a Quitclaim deed with a surveyed plan based on agreed upon boundaries with the abutters. The consensus was that if this option is legally viable, further efforts to clear the title are unnecessary no matter what use the property might be put to in the future and establishing mutually agreed upon boundaries with the abutters would become paramount. Mr. Wood hopes to have a report on these discussions by the time of the next Board meeting.

**II. Financial Actions**

An invoice from Sunset Signs in the amount of \$24.58 for a Handicapped Parking sign was reviewed and approved for payment. Mr. Blessington plans to install the sign next week using equipment provided by Mr. Collins to set the post in the ledge.

Mr. Freeman reported that a single bid was received from Charlie Collins to fill potholes in the Wharf parking lot. He noted that Dale Savoie had indicated he would leave a bid at the Town

Office prior to the Board's meeting but had not done so. It was moved, seconded and voted to accept Mr. Collins bid which includes filling a hole at the end of the road to the Library.

### III. Town Wharf and Lease

Mr. Blessington presented for review the draft of a letter inviting Chris Johnston, of Five Islands Lobster Company, to an executive session of the Board on August 5, 2009 as authorized under the current terms of their lease with the Town. The "Heads of Lease Agreement" document (which has been under discussion and review at several recent meetings) and the first draft of a bid solicitation process proposed by Mr. Blessington, were also reviewed. The following schedule was approved:

- Public Notice of Bid Solicitation                      October 1, 2009
- Application Deadline                                      November 13, 2009 (at 5 p.m.)
- Bids Opened    November 17, 2009
- Award Announced    on or before December 15, 2009

Mr. Blessington was authorized to revise the letter to Mr. Johnston to indicate that the decision to put the lease out for bid in 2010 is not a reflection on the current tenants. The intent is to bring the lease document up to commercial standards and to develop a transparent and objective process for awarding the contract. Mr. Blessington was further authorized to send the revised letter immediately along with copies of the other two 'draft' documents.

Mr. Freeman reported he has heard from Greg Clemens and Mike McDiarmid in response to the letter seeking volunteers among commercial users and recreational user to serve on an advisory committee during the major maintenance and construction program at the wharf. No action was taken. Solicitation is on-going.

Mr. Freeman noted he received a phone call from Paul Morin who complained that the shrubs around the Port-a-potties at the wharf are overgrown and obscure his view. He offered to help prune them back. Upon investigation, however, Mr. Freeman believes the work will require a chainsaw and suggested the Board hire a professional.

Captain Ed Rice, of River Run Tours in Bath, contacted the Board to clarify his right to use the wharf without paying a fee when bringing customers to eat at the wharf concessions in his six-passenger pontoon boat. He cited the section of the TOPMB Ordinance which states: "Individuals whose only water-borne commercial use of the wharf is to buy from or sell to the tenants of the wharf shall be exempt from paying the user fee." The Board agreed that this provision, although originally intended for fishermen buying bait or selling lobster, does apply. It was moved, seconded and voted unanimously to notify Captain Ed that he is exempt from the fee unless he picks up or discharges passengers but that if he uses the commercial float he must give way to commercial fishermen.

Mr. Freeman reported that repairs to the wharf buildings are still not complete due to the weather. Bruce Plourde will notify the Board when he is finished so the work can be inspected.

#### **IV. Todd's Landing**

Mr. Freeman has consulted Fournier Steel in West Bath about the sign approved for Todd's Landing at the last meeting. Mr. Fournier suggests a 6" pipe be secured in a hole with a 3-4' base (the hole to be excavated by Charlie Collins) and secured by concrete or earth. A sign on steel plate is expected to run about \$500. Sunset Signs is reviewing the approved text to see how large the sign will need to be.

The Harbor Master has requested permission to post a No Wake sign on a Birch stump at the landing to keep boaters from speeding near the shore. The Board asked Mr. Freeman to suggest it might be more effective to add a No Wake buoy in the vicinity of the moorings near the shore which would be seen as boats head out from the landing or the moorings.

#### **V. Other**

Mr. Freeman has mailed lease renewals to the three tenants whose leases have expired: Island Home Club for the float; Richard Library Trustees; and Carolyn Perry for a well near the library. He distributed for review a proposed draft lease for the Sheepscot Bay Boat Company sign at the wharf.

Mr. Collins told the Board as a point of information that he will be digging up part of the communal septic system located on town-owned property to the west of the Wharf parking lot between the lot and the shore. The system serves four houses that at one time discharged directly into the harbor.

Discussion of user and tie-up fees was tabled to a future meeting.

There being no further business before the Board, the meeting was adjourned at 5:25 p.m.

Respectfully submitted,  
Bronwen Tudor, Secretary