

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION  
76 Northern Ave, Gardiner, Maine

MAINE BOARD OF REAL ESTATE APPRAISERS  
**PUBLIC MEETING**  
January 7, 2025  
MINUTES

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Wendy Boston, Chair	Cathy Pendergast, Administrator
Alan Johnson, Vice-Chair	Katie Warwick, Assistant Attorney General
Nathan Shipley, Complaint Officer	John Belisle, Assistant Attorney General
Russell Barrows	Jazmyne Marks, Licensing Supervisor
	Heidi Lincoln, Office Specialist I
	Shara Chesley, Office Specialist I
<b><u>MEMBERS ABSENT</u></b>	<b><u>OTHERS PRESENT</u></b>
	<u>None</u>

**Location: 76 Northern Ave. Gardiner ME**

**Start: 9:00 a.m.**

**Adjourn: 11:30 a.m.**

**I. CALL TO ORDER**

The meeting was called to order by the Chair at 9:00 a.m.

**II. AGENDA MODIFICATIONS**

A motion was made by Barrows and seconded by Shipley to add the election of officers & discussion regarding preliminary and final denial letter as proposed by Administrator Pendergast. Unanimous.

**III. MINUTES REVIEW AND APPROVAL**

A motion was made by Barrows and seconded by Shipley to approve the November 22, 2024, Minutes. Unanimous.

**IV. ADJUDICATORY HEARING**

2023-REA-20104 Zachary W. W. Brewster

Johnson recused.

Recording started at 9:05 a.m.

Hearing Officer – Mark Terison opened the hearing at 9:05 a.m. Zachary W. W. Brewster was present, representing himself. AAG Katie Warwick presented the Board’s case.

Public deliberations were conducted at the close of the hearing.

1. A motion was made by Barrows and seconded by Shipley that pursuant to 10 M.R.S. §8003(5-A)(A)(4) & (5) a preponderance of the evidence demonstrated violation of governing law and

rules of the Board, specifically 32 M.R.S. § 14028 and Board Rules Chapter 240 (a-j) by failing to comply with standards established by USPAP. Unanimous.

2. A motion was made by Barrows and seconded by Shipley to uphold the preliminary denial pursuant to 32 M.R.S. § 14041-A (11) applicant failed to meet the professional qualifications to become licensed as a residential real property appraiser by failing to obtain experience that demonstrates proficiency in appraisal principles, methodology, procedure, and reporting conclusions. 32 M.R.S. § 14037(2). Unanimous.

A motion was made by Barrows and seconded by Shipley to allow the Board Chair to sign the Decision and Order when it is written. Unanimous.

The hearing ended at 11:12 a.m. Recording was stopped.

Johnson re-joined the meeting.

**V. ELECTION OF OFFICERS**

A motion was made by Barrows and seconded by Shipley to keep the same slate of officers: Chair – Wendyann Boston; Vice-chair – Alan Johnson and Complaint Officer – Nathan Shipley. Unanimous.

**VI. COMPLAINT PRESENTATIONS**

None.

**VII. ADMINISTRATOR'S REPORT**

The Board discussed and was in favor of adding the option of withdrawing an application during the 30-day appeal period set forth in preliminary denial letters. Language to include that a denial or withdrawal does not preclude applicant from applying in the future.

**VIII. PUBLIC COMMENT**

None.

**IX. MEETING SCHEDULE**

The next regularly scheduled meeting is scheduled for Tuesday, February 4, 2025.

**X. ADJOURN**

A motion was made by Barrows seconded by Shipley to adjourn the meeting. Unanimous.

Being no further board business, the meeting was adjourned at 11:30 a.m.