

**Town Council Meeting**  
**April 30, 2019**

**Open Town Council Meeting:** Councilor Ketch opened the public hearing to receive public comment regarding the 2018-2019 municipal budget.

**Public Comment:** Charles Clemons stated that he was surprised by the amount of excise tax revenue is received by the town. Councilor Ketch verified that this amount comes from the registration of vehicle registrations.

**Closed Public Hearing:** Councilor Ketch closed the public hearing.

**Review of Minutes:** Councilor Ketch made a motion to accept the Town Council minutes of 4/16/19 seconded by Councilor Strout, vote 3/0 (Wade and Richards were absent 4/16/19).

**Citizens Request:** Resident Mike Wickett from Nadeau Lane stated he was checking in on the status of the garage located on Main Street, he questioned if the paperwork was delivered, what type of time line had started and what is expected. Melissa stated that the Sheriff delivered the letter to Chris and Amy and Albert, there has not been any communications from them. They were given 30 days from the receipt of the letter to come into compliance. If that is not done, the item will be brought to the Town Council with a recommendation that court proceedings be the next step. The expectation would be that the judge would rule in favor of the town and order a clean up in a certain timeline, if that is not done the town could be allowed to go on the property and clean it up, assessing that cost to the owners. Mr. Wickett asked if was at the taxpayers' expense, Melissa stated that it is, however a non-foreclosable lien can be placed on the property and addressed should the property be sold or transferred. Mr. Wickett confirmed that only two un-registered vehicles were allowed, Melissa confirmed that was the State law and that was true with all property. Councilor Lugdon asked if Mr. Wickett had noticed a change, he stated there had been progress, however, at the rate of clean up he did not believe it would be cleaned up within 30 days. Mr. Wickett asked if they were to start registering the vehicles that were there would be allowable, Melissa stated it would; pointing out the minimum fee would be \$100 per vehicle, the necessary paperwork would be necessary including insurance. Melissa also added that when the inspection of the property occurred the VIN numbers would be checked against any plates. Councilor Strout asked for clarification regarding the use of the property. Melissa stated the property has operated as a garage for many years, the use in question is the automobile graveyard. Councilor Wade also asked if there was a retail shop in the front and if it had been taken over by the garage. Melissa stated she was not sure. Councilor Strout asked if they were still allowed a retail area. Melissa stated that once a use is approved for the property it will continue until the use is approved for change; with that approval comes requirements regarding parking, employee use etc. Councilor Wade questioned if there was a new retail shop owner if new approval would be needed. Melissa stated that once a use is approved it is allowable, a new owner is not required to get new approval. Mr. Wickett asked if the garage would be allowed to expand into the retail shop. Councilor Wade was on the Planning Board at the time of the approval, stated that there were 3 different uses, a landscaping business, a garage and a retail shop. Melissa stated that Dean could be invited to a Town Council meeting to answer specific

questions. Councilor Lugdon asked if there were further noise issues, Mr. Wickett stated that it was constant. Melissa asked if there had been any conversation with law enforcement; he stated he had. The noise this evening reminded him of the Town Council meeting. Councilor Ketch stated that if they do not comply there will be a longer waiting period because of the necessity of court actions.

**Managers' Report:** Melissa stated that the deadline for last chance redemption for 2016 automatic foreclosure real estate was April 29, 2019, there has not been any payment or further conversation regarding both outstanding parcels. Melissa suggested placing the two parcels of land out to bid. Tax map 27 lot 4 is assessed at \$2700 and has an outstanding tax balance of \$264.80. Tax map 21 lot 8 is assessed for \$34,500 and has an outstanding tax balance of \$1819.37. She added that there has been some interest in the properties and in the past the Town Council has placed tax foreclosed property out to bid to recover the outstanding taxes and produce new tax revenue. Melissa further described where the vacant parcels of land were located. She further stated that she did not see any need for town use, there is a need for future cemetery development, but these parcels are not suitable. Melissa mentioned that the small parcel near the Eddington Town Line, one of the abutters is interested. The other was an individual that had approached Melissa inquiring about any foreclosed property, she added that this lot may be buildable, however it would be a small part, there is shoreland zoning issues. The code enforcement officer has mentioned that a wetland determination could be done to see if expandable development could be allowed. It has been reported that this parcel of land did not have a stream in it until the drainage of Route 178 was changed. Councilor Ketch was in favor of placing the properties out to bid to add revenue, Melissa agreed noting that the minimum bid should include estimated, advertising, legal fees and the total outstanding taxes. Councilor Lugdon suggested contacting the abutter that is interested in the small parcel to save fees. Councilor Lugdon made a motion to offer the parcel (Tax Map 27 Lot 4) to the abutter for the outstanding tax amount, Councilor Richard seconded, Councilor Wade amended the motion minimum of \$500, Councilor Strout seconded the amendment. Councilor Ketch asked if there was an additional abutter, Melissa stated that there was, Councilor Wade thought both should be contacted. Councilor Ketch added that he thought it should be placed out to bid as done in the past, vote 5/0. Councilor Richard made a motion to place the other parcel (Tax Map 21 Lot 8) out to bid with a minimum bid of \$3000, seconded by Councilor Strout, vote 5/0.

Long-time planning board member, Sherry Dill had to resign recently, however would now like to be re-appointed. Councilor Strout made a motion to appoint Sherry Dill to the planning board, seconded by Councilor Wade 5/0.

The "free" trailer that was located on the property of 207 Main Street was removed this past weekend, however the outstanding taxes were not paid. The move was not legal as the motor vehicle form that is required stating that the taxes were paid in full was not completed. Melissa had notified the land owner of this requirement, however it was ignored. The trailer was assessed to James Cote who passed away several years ago, the land owner is Kelly Norman. The amount of outstanding real estate taxes is \$185.11. Melissa would like the Town Council to consider abating the amount as one phone call to the municipal attorney on how to move forward with collection will cost a minimum of that amount. The Council further discussed that the trailer had been moved to a lot in Milford, owned by Brian Wilcox. Melissa stated that she had spoke to Mr. Wilcox and he provided her with the mover's name, Scott Lufkin of Lagrange. Mr. Wilcox noticed that the trailer was being moved and inquired about moving it to

his lot. Melissa further stated that if the trailer had remained in Bradley and became part of an automatic foreclosure, she would have recommended the Town Council waive the foreclosure as it is not a desirable trailer. Councilor Lugdon made a motion to approve the abatement, seconded by Councilor Richard, vote 5/0.

**New Business:** Councilor Ketch made a motion to present to the voters the 2018-2019 municipal budget as approved in public hearing 4-30-19, seconded by Councilor Wade vote 5/0.

**Unfinished Business:** Melissa reminded Town Council that the fireman appreciation dinner is scheduled for May 9, Councilor Wade is making beans and Melissa has ordered all the other food necessary.

**Unfinished Business:** Councilor Ketch asked if anything further had been decided regarding Deer Run Lane, Baker Lane and Ten Road. Melissa stated that she has been in contract with Allstate, however a recommendation has not been brought forward.

**Municipal Warrants:** Councilor Ketch made a motion to accept municipal warrant #76 in the amount of \$7183.17 and warrant #78 in the amount of \$12,665.61, seconded by Councilor Lugdon, vote 5/0.

**Next Meeting:** The next meeting was set for May 14, 2019

**Adjourn:** Councilor Wade made a motion to adjourn, seconded by Councilor Lugdon, vote 5/0.