

Minutes for the Dallas Plantation

Board of Assessors

Tuesday September 20, 2022

Assessors Present: Linda Jones, Mark Bridges, and Patricia Ellis

Public Present: None

Acceptance of Minutes September 6, 2022: Linda moved to accept as written; Mark seconded;

3-0

Tax Collector: None

Treasurer: Bills to be paid.

Ongoing Business

Town House: Reviewed notification from Efficiency Maine about current funding opportunities. The town is not currently in need of any upgrades that would meet the requirements.

Saddleback proposed Caddis Lane for the Board of Assessors approval. Road is located off Quill Gordon Dr. and will lead to the new employee housing facility. Board approved name with caveat that the town checks to ensure proposed name has not already been established in the E-911 database for a similar location on Saddleback Mountain.

Driveway and Building Permit Non-Compliance: Board of Assessors have been notified of a new driveway and slab that has been established off Dallas Hill Road. MDOT has no record of a driveway permit for this location. MDOT makes recommendation to property owner to notify Town within 5 days of approved application. LUPC was contacted to verify if a building permit has been issued. LUPC has no record of an application and asked the Town to let the owner or contractor know to get in touch with them. LUPC was given owners mailing address procured from RETTD. Several other new driveways have gone in on Dallas Hill Road. Katrina will contact MDOT for Permit Applications.

Linda is involved in on-going conversation with LUPC to establish better communication between their organization and the Town. Linda has asked for specific guidelines on what LUPC is responsible for, and how we can work together for better oversight and rule enforcement in the Town. The Board will suggest a "cease work order" form be used by LUPC for non-compliant property owners.

Emergency Manager Job Description: The Town's current EMA plan on file was created in 2004. The Town also has record of a Franklin County EMA plan from 2016, which is due

to be updated in the next few years. Plans focus on flood and forest fire concerns. These plans will be utilized to update emergency services contact numbers.

There is no Emergency Manager job Description on file. Maine Municipal Association (MMA) offers sample job descriptions through their website that will be used as an outline.

Cemetery and Maintenance Contractors: The Town needs to hire someone to maintain the Town Cemeteries. Cutting Edge will be called to check if they are available to take on new clients. Patti offered to take whoever is hired to the cemeteries to go over expectations.

Bean's Corner replacement sign arrived. Red Fox Lane and Black Bear Lane signs have been ordered. Mark will install road signs.

Annual Property Tax Letter: The Board would like to address building permits, Fidium Fiber internet, faded E-911 signs, and please obey posted speeds in this year's tax bill. Linda offered to draft the document for Board approval.

Summer Roads: Mark reports the roads were in good condition until the weather brought ample amounts of rain. The Board agreed it would be best to maintain the roads by filing in the potholes for the remainder of this season.

MDOT has not done road shoulders, ditched, or installed discussed stop signs. Linda will reach out for an anticipated timeline of when these projects will be completed.

Saddleback Mountain Road: Paving is anticipated to begin October 10, 2022. Pike recommends the road goes through a freeze/thaw cycle prior to final coat going down. The projected project estimate will not change if the final coat is delayed until next year. Patti motioned to put down the topcoat once the road has gone through a freeze/thaw cycle. Mark seconded. Motion carried 3-0.

Mark will inspect the culvert at the end of Saddleback Mountain Road at the intersection of Dallas Hill Road. Town was notified that the culvert is quite full of rocks and debris.

Town Office Signage: New sign installed. Patti has garnished with flowers and pumpkins for the Fall season.

Old Town Truck-Sale: No one has vocalized interest in the purchase of the truck. Linda motioned to reduce price to \$4,500.00, Patti second. Motion carries 3-0. Patti renewed postings on Facebook Sites and will update price change. Mark will change sign posted on truck to reflect new price.

LUPC-Rangeley Plan Review: LUPC has proposed a quarterly meeting to take place at Dallas Plantation Town Office in late October.

LUPC Green Drake Subdivision Review Request: Dallas Plantation received notification from Saddleback about an amendment to its subdivision plan known as Upper Green Drake located in Sandy River Plantation. Saddleback is proposing the sale of lots, not pre-built structures in this location. Notes from a soil survey done states that there will need to be a lot of oversight when building takes place due to the nature of the soil. The Board of Assessors will make comment to LUPC that they hope and expect the necessary oversight will be prioritized to ensure the integrity of the soil is maintained.

Meeting: Next Assessors Meeting is scheduled for October 4, 2022 at 6:00 PM.

Motion: Linda motioned to adjourn meeting at 7:24 PM.

Second: Mark seconded.

Action: Meeting adjourned at 7:24 PM.

Minutes: Taken by Katrina Gacki