

**Minutes  
Select Board Meeting  
Thursday, November 30, 2023  
6:00 PM**

Greg Huang-Dale  
Thomas Klinepeter

Jim Tyrrell  
Thomas Kingsbury

Tyrrell called the Select Board Meeting to order and declared a quorum. The Pledge of Allegiance was conducted.

Kingsbury made a motion to approve the November 9, 2023 Meeting Minutes, which was seconded by Huang-Dale and passed unanimously.

Department Head reports: Fire Chief Dufresne will provide his monthly report at the next meeting. Chief Mick reported that the PD is still short staffed. He commented on a cruiser being sold at auction and, after a comment from Kingsbury, urged people to be aware of fraud this time of year. Public Works Director France provided a rail trail update and stated that the gravel roads are now closed. Recreation Director Buzzell provided an update on the ice rink installation and numerous upcoming community events. He reported that the Teen Center is helping deliver sand buckets for seniors.

Atlantic Valuation Services Bob Konczal was present to review state valuation, certified ratio and proposed property value adjustments. He provided a bit of overview of his work in Fryeburg since April and offered suggestions moving forward to address our low state valuation of 65%. He said a lot of towns are in the same situation and outlined the negative state mandates if we fall below 70% such as tree growth reimbursement rates are reduced, homestead exemptions are reduced. To address that he recommends raising all valuations in town by 20% this to bring valuation closer to 85%, then proceeding with a multi-year plan to revisit every property in town to relist and ensure accuracy in assessment. He will also review the Vision valuation program to ensure that it reflects specifics of Fryeburg's values. The impact on taxes was discussed; Konczal noted that this wouldn't affect the taxes, as mil rates would go down while the values go up but commented that this is based on a flat budget. There was discussion about this, the real estate market, the impact on personal property and the timing of these changes. Konczal will send letters to taxpayers at the beginning of the year. Klinepeter made a motion to proceed with as recommended by Konczal. This was seconded by Kingsbury and passed unanimously.

Kingsbury made a motion to approve the Facilities Use Agreement Between Fryeburg Recreation Department Inc and the Town of Fryeburg, which was seconded by Klinepeter and passed unanimously.

Klinepeter made a motion to approve an abatement in the amount of \$367.13 for Joseph Simpson for Map 003, Lot 029-A00, which was seconded by Kingsbury and passed unanimously.

Kingsbury made a motion to accept an \$8.00 donation from Judith Rantanen for the Fryeburg Police Department, which was seconded by Tyrrell and passed unanimously.

Haley reviewed additional Battleground Monument information received from MMA legal which suggested completing a title search. Kingsbury supports that. Klinepeter disagrees and notes that the maintenance and tax status must have been due to some past agreement with the town that was not likely part of a process that was recorded at the registry. It is an important piece of history and does not create much work for the town. Tyrrell noted that he sees both sides. He reported that a title search would cost

about \$175. Huang-Dale thinks that understanding the ownership in an important next step to understand. This was discussed. Kingsbury made a motion to proceed with a title search, which was seconded by Huang-Dale and passed 3-1 (Klinepeter opposed).

Haley provided her Town Managers Report. Kingsbury made a motion to accept the report, which was seconded by Klinepeter and passed unanimously.

Other Business: Tyrrell brought up Select Board attendance, noting that the town voted to have 5 select board members but that there is a pattern of a member being absent. He sought the other board members opinions. Discussing the issue in executive session was debated. The attendance record of the board members present was reviewed. Klinepeter noted that there is no recall ordinance. A recall ordinance and an attendance policy and the process to adopt was discussed. The necessary training for Select Board members was also discussed. Tyrrell noted that he is talking about a situation and not a particular person.

Public Forum: Joe Chisari of 568 Main St spoke to review his parking situation. He provided a history of damage to his building and the decision to not allow public parking due to liability. He was recently criticized by neighboring businesses about his decision to not allow parking and tow cars. He presented a proposal related to parking meters to be used after his normal business hours to be done in partnership with the town. Haley noted that she intended to provide info that Chisari gave her to the Board for their next meeting; that had the specific details of his proposal and was planned to be discussed then. Chisari wanted to publicly clear the air about why he opted to not allow public parking and commented that he wants to solve issues related to off-street parking. He also commented that he does not make money when vehicles get towed. Daymond Steer asked numerous questions.

Kingsbury made a motion to approve Payroll Warrants #41, 43, 45 and Accounts Payable Warrants #42, 44, 46, which was seconded by Huang-Dale and passed unanimously.

Kingsbury made a motion to adjourn, which was seconded by Huang-Dale and passed unanimously.

Date: 12/14/23

