



Town of Porter

71 Main Street, Porter, ME 04068
Phone: (207) 625-8344 – Fax: (207) 625-4120
www.portermaine.org

SELECT BOARD MEETING AGENDA

May 13, 2026 – 4:00 pm

Porter Town Hall

- **ROLL CALL**
- **AGENDA APPROVAL**
- **ROUTINE AGENDA ITEMS:**
 - Motion to accept the minutes of the April 29, 2026 Select Board Meeting
 - EMA Director Report
 - Animal Control Officer Report
 - Code Enforcement Officer/Plumbing Inspector's Report – **(last meeting of each month)**
 - Local Health Officer Report
 - Road Commissioner Report
 - Road Advisory Committee Report
 - Review of Action Items
 - Approve/Sign Payroll Warrant & Accounts Payable Warrant
 - Town Treasurer Report
 - Town Clerk Report
 - Selectmen Reports
 - Conservation Commission Report – **(first meeting of each month)**
- **OLD BUSINESS:**
 - A. **Review of Purchase Offers for Foreclosed Property located at 12 Little Lane (Map R01/Lot 005A) – Casey Gray (ReMax Realty)**
 - B. **Land Share Riders ATV Club 2026 Municipal Grant Application Request**
- **NEW BUSINESS:**
 - A. _____
- **OTHER BUSINESS:** Time Permitting
- **ADJOURNMENT**

No later than 5:30 pm. Any business not concluded by the time of adjournment will be taken up at 9:00 am the following day or at another date determined.



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Select Board Meeting Minutes May 13, 2026 – 4:00 pm Porter Town Hall

The Select Board meeting was called to order by Chairperson John Lowry at 4:00 pm.

➤ **Roll Call:**

In attendance were: Select Board members John Lowry and John O'Donnell; Treasurer Dawn Campbell; Town Clerk Maureen Scanlon; Code Enforcement Officer Dan Davis; Attorney Andrew Schaefer, from the law firm of Brock & Scott.

Absent: Selectman Aaron Wedgewood

➤ **Motion to Accept the Agenda:**

John O'Donnell made a motion to accept/approve the agenda. It was seconded by John Lowry. Motion carried with both in favor.

➤ **Motion to Accept/Approve the April 29, 2026 Select Board Meeting Minutes:**

John O'Donnell made a motion to accept/approve the minutes from the April 29, 2026 Select Board meeting as written. It was seconded by John Lowry. Motion carried with both in favor.

➤ **Emergency Management Report – No report given.**

Dawn Campbell mentioned that EMA Director Roger Berube stopped by the office this past week to report that the granite plaque in honor of Adrien Durgin has been placed at the Veteran's Memorial Park. She recommended posting pictures of it on the town's website. It was noted that the Select Board is very appreciative of Roger's efforts in accomplishing this task in memory of Adrien.

➤ **Animal Control Officer Report – No report given.**

Dawn Campbell read aloud the report submitted by Animal Control Officer Cindy Eaton for the time period covering January 2026 to date.

➤ **Code Enforcement Officer/Plumbing Inspector Report – No report given.**

Code Enforcement Officer Dan Davis advised the Select Board that Attorney Andrew Schaefer, from the law firm of Brock & Scott, is in attendance at tonight's meeting to update them on the status of the property located at 18 School Street. Attorney Schaefer reviewed the foreclosure and eviction process that was undertaken by the mortgage holder. He also reviewed the plan for remediation which has already started and will be extensive due the poor condition of the property and building. The ultimate goal is to get it back into a marketable condition and sold. There was a lot of discussion on this matter. Dan Davis reiterated to Attorney Schaefer that it is imperative that once it is cleaned up, it must have a security system in place to prevent people from trespassing, which has been an ongoing problem and major concern to the community.

- **Local Health Officer Report** – No report given.
- **Road Commissioner Report** – No report given.
- **Road Advisory Committee Report** – No report given.

It was noted that the Road Advisory Committee is holding a workshop meeting at 6:00 pm this evening. It has been advertised for public attendance.

- **Review of Action Items** – Items addressed:

- **Dangerous Buildings Process: 18 School Street**

There was an update on the status of this property during the Code Enforcement Officer Report portion of the meeting.

- **Next Steps for 57 Mason Road (Foreclosed Trailer).**

Dawn Campbell updated the Select Board on information received from the town's attorney. There was some discussion on options for this foreclosed property. They will continue to be considered. It was noted that a quote for disposal of the trailer in the amount of \$12,400.00 has been received from Brad Sanborn.

- **Prepare presentation for awarding the Boston Post Cane to the oldest resident in Porter.**

Dawn Campbell updated the Select Board on the status of the process for presenting this award to the oldest resident in Porter. It was noted that this individual has been identified. Plans are being made to move forward with the presentation.

- **Approval of Payroll & Accounts Payable Warrants:**

P/R Warrant #16 was approved and signed for \$6,460.10.

A/P Warrant #17 was approved and signed for \$198,007.98.

- **Treasurer Report** – Treasurer Dawn Campbell reported on the following:

- Distributed the bank balances as of April 30th to the Select Board.
- Distributed the bank reconciliation for April to the Select Board.
- Distributed the actual to budget report to the Select Board.
- Reported that a check has been received in the amount of \$10,000.00 for the MOCA – HOP grant which is to be used for work that the Planning Board will be doing on updating ordinances and regulations.
- Reported that the annual contract between the town and Harvest Hills Animal Shelter has been received for renewal. This contract allows the Animal Control Officer to bring stray and abandoned animals from the Town of Porter to the shelter.

The Select Board approved the renewal of the contract with Harvest Hills for another year.

- Updated the Select Board on the status of the SAM.gov account which is the system that allows the town to apply for grants that are being awarded to applicants. The town's account has been renewed, as required, and is active.
- Updated the Select Board on the status of outstanding FEMA projects that are being closed out.
- Distributed an updated policy and permit application for Use of Town Lands and Facilities for the Select Board's consideration. This updated policy includes verbiage to exclude any hanging decorations. She mentioned that some minor damage to a ceiling tile was brought to her attention by an individual that had rented it and hung decorations from the ceiling tile. She recommends only allowing free standing decorations.
- Submitted a "Cash Transaction Rounding Policy" to the Select Board for their consideration. This policy will address the fact that pennies will no longer be available because the Treasury Department has stopped making them.
- Informed the Select Board of legislative and regulatory updates and changes that were discussed at the recent MMTCTA Conference. She made recommendations for implementing processes to address several matters.

➤ **Town Clerk Report** – Town Clerk Maureen Scanlon reported on the following:

- Town Office/Hall meeting room rental applications submitted for approval:
 - Approved – 5/17/2026 (2:30 pm to 8:00 pm) – Children's Sunday School Program – Rhonda Sanborn Wedgewood
 - Approved – 6/25/2026 (4:00 pm to 7:00 pm) – Annual Board Meeting – Sacopee Valley Health Center – Lisa Hart
- The Rescue Chief's report for April 2026 is included in the meeting packet.

- An e-mail invitation to the Ecomaine Annual Board of Director's Meeting on June 18, 2026 from Executive Assistant Denise Mungen is included in the meeting packet.
- An e-mail from Hydropower Specialist Claire Briggs, at the Maine Department of Environmental Protection (DEP), regarding a petition for the water level of Colcord Pond is included in the meeting packet. The application has been accepted by the DEP. The next step for the town is to appoint a representative to be involved with the hearing process.

John Lowry reviewed the history of this problem and why this petition was submitted by the Colcord Pond abutting property owners to the DEP. He will be acting as the town's representative in this matter.

- A letter from Assistant Bridge Maintenance Engineer Ronald W. Taylor, P.E., at the Maine Department of Transportation (DOT), regarding the 2025 Bridge Inspection Report for the Stanley Mills Bridge #0741 is included in the meeting packet.
- For your consideration, resident James Hilliard has offered to volunteer at the Town Office one day per week to work on the organization project of the town's files regarding roads.
- The Deer Crossing sign has been stolen again from Colcord Pond Road (near house #71).
- The property owners have agreed to allow the town to post another sign on their tree in the hopes that it will prevent further theft and deer from being killed or injured, which has been happening when the sign disappears. The Road Commission will attach a new sign to the tree.
- Ninety-six (96) 30-Day Lien Notices have been processed and mailed out today for outstanding balances due for the 2025 property taxes. Liens will be placed against the properties that still have remaining unpaid 2025 balances due after the 30-day notice period.
- Thank you for allowing me and Treasurer Dawn Campbell to attend the recent MMTCTA Conference in Bangor. The knowledge we gained will allow us to provide better informed services to the community.

➤ **John Lowry** – reported on the following:

- He is working on getting the radar speed sign up and running and in position along the roadside before Memorial Day weekend.

➤ **John O'Donnell** – reported on the following:

- Mentioned that the accepted bid for the purchase of the foreclosed upon property located at 17 Chapel Street was withdrawn by the buyer. He recommended securing the property from intruders. A plan was discussed on how to proceed. The review of purchase offers for this property will be added to the next regularly scheduled meeting.

(RECORDER'S NOTE: There is further discussion on this matter under the "Other Business" agenda item.)

- **Aaron Wedgewood** – Was absent from the meeting.
- **Conservation Commission Report** – No report given.
- **OLD BUSINESS:**

A. Review of Purchase Offers for Foreclosed Property located at 12 Little Lane (Map R01/Lot 005A) – Casey Gray (ReMax Realty)

Realtor Casey Gray, from ReMax Realty, presented the three offers that she received for the sale of the foreclosed property located at 12 Little Lane. They are as follows:

1. \$30,000.00
2. \$13,833.00 (with an escalation to \$15,600.00)
3. \$15,000.00

Based upon the offers that were received, she recommended accepting offer #1 in the amount of \$30,000.00.

John O'Donnell made a motion to accept offer #1 in the amount of \$30,000.00 for the sale of the property located at 12 Little Lane. It was seconded by John Lowry. Motion carried with both in favor.

B. Land Share Riders ATV Club 2026 Municipal Grant Application Request

Tom Espinosa, President of the Land Share Riders ATV Club, submitted a request to the Select Board for another grant through the State's Municipal Grant program for their approval consideration. It was noted that this is the same grant program that was done last year. This year the ATV club is requesting the amount of \$40,963.00 from the State. He reviewed the club's plans for repairs to the trails with these funds.

The Board approved and signed the grant associated documentation that Tom presented.

➤ **NEW BUSINESS:**

There were no "New Business" agenda items.

➤ **OTHER BUSINESS:**

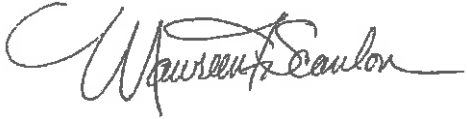
Realtor Casey Gray, from ReMax Realty, further reviewed the status of the withdrawal of the accepted bid for the purchase of the foreclosed upon property located at 17 Chapel Street by the buyer. She noted that the \$1,000.00 deposit was forfeited by the buyer and will be turned over to the town. She also recommended lowering the asking price by \$5,000.00 to \$35,000.00.

John O'Donnell made a motion to lower the asking price for 17 Chapel Street to \$35,000.00 as recommended. It was seconded by John Lowry. Motion carried with both in favor.

➤ **Meeting Adjournment:**

John O'Donnell made a motion to adjourn the meeting at 5:36 pm. It was seconded by John Lowry. Motion carried with both in favor.

Respectfully submitted,

A handwritten signature in cursive script, reading "Maureen F. Scanlon". The signature is written in black ink and is positioned above the printed name.

Maureen F. Scanlon
Town Clerk