

# Town of Porter

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

## SELECT BOARD MEETING AGENDA

April 29, 2026 – 4:00 pm

Porter Town Hall

➤ **ROLL CALL**

➤ **AGENDA APPROVAL**

➤ **ROUTINE AGENDA ITEMS:**

- Motion to accept the minutes of the April 15, 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 17 Chapel Street (Map U03/Lot 013) – Casey Gray (ReMax Realty)**

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

C. **Follow-up Discussion on Community Resilience Partnership Program – SMPDC**

D. **Land Share Riders ATV Club 2026 Municipal Grant Application Request**

➤ **NEW BUSINESS:**

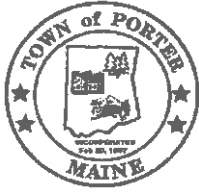
A. **Sign Assessor's Return for Oxford County Tax Assessment**

B. **Authorization to Open a Bank Account with Bangor Savings for Road Bond Funds**

➤ **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 April 29, 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, John O'Donnell and Aaron Wedgewood; Treasurer Dawn Campbell; Town Clerk Maureen Scanlon; Code Enforcement Officer Dan Davis; Road Commissioner Brad Sanborn

John Lowry stated that the last meeting went well past the designated 5:30 pm meeting adjournment time. In fairness to people that may have wanted to attend a meeting, but thought they would miss something because they have missed the meeting cutoff time, he suggested that during future meetings a vote be taken as to whether or not to continue with the meeting or hold an additional meeting to address any agenda items that were not discussed within the scheduled time frame. After some discussion on this matter, the full Board agreed to hold a vote at the 5:30 pm cutoff time. If it is determined that it will only take a few more minutes to fully complete the meeting, then the meeting will continue. If it will take a long period of time to address the outstanding agenda items, an additional meeting will either be held or those matters will be addressed at the next regularly scheduled meeting.

➤ **Motion to Accept the Agenda:**

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

➤ **Motion to Accept/Approve the April 15, 2026 Select Board Meeting Minutes:**

John O'Donnell made a motion to accept/approve the minutes from the April 15, 2026 Select Board meeting as written. It was seconded by Aaron Wedgewood. Motion carried with all in favor.

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

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

- **Code Enforcement Officer/Plumbing Inspector Report** – Code Enforcement/Plumbing Inspector Dan Davis submitted his report for the time period of March 14, 2026 through April 24, 2026. He updated the Board on several items in his report.

A copy of this report is attached to and does hereby become a part of the original set of these minutes.

- **Local Health Officer Report** – No report given.

- **Road Commissioner Report** – Brad Sanborn reported:

- Repairs to all dirt roads have been completed.
- Grading will be done next week (as long as the weather holds out).
- Road sweeping has been scheduled to start. There was discussion as to how extensively the Board wishes this to be done. A lot of sand was used this winter; therefore, he recommends having the sand removed from all of the roads throughout town. It was noted that this was also done last year due to the amount of sand required for the hazardous driving conditions.

John Lowry made a motion to allow the Road Commissioner to spend the funds to have sand removed from all of the town's roadways. It was seconded by John O'Donnell. Motion carried with all in favor.

- Updated the Board on several annual maintenance items, such as supplies purchased and culverts that need to be replaced.

John Lowry made a motion to allow the Road Commissioner to spend the budgeted amount of \$15,000.00 on culverts. It was seconded by John O'Donnell. Motion carried with all in favor.

- **Road Advisory Committee Report** – Road Advisory Committee Member Aaron Wedgewood reported:

- Six traffic counters have been placed in different locations, which he identified, on roadways that are closest to the main artery throughout town, for road traffic studies. They will need to be returned to the State next week.
- He will be creating an agenda for items to be discussed at the Road Advisory Committee Workshop meeting that will be held after the regularly scheduled Select Board meeting on Wednesday, May 13<sup>th</sup>. It was noted that this has been advertised, and the public is welcome to attend.
- There was some discussion on moving forward with the scheduled paving projects.

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

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

Options were discussed. Further research will be done on this matter.

- **Complete EMA Director / Road Commissioner Update Public Works / Heavy Equipment Resource Data Collection Form for Oxford County.**

This task has been completed.

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

There was discussion on this matter with Dawn Campbell presenting an update on the process and candidate for this award.

- **Schedule a meeting with the EMA Director to develop a plan for addressing a mass casualties situation.**

John Lowry will contact EMA Director Roger Berube regarding the process for completing this task.

- **Review website upgrades for additional improvement options with service provider.**

There was quite a bit of discussion on this matter. Further research will be done before any changes are made.

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

P/R Warrant #14 was approved and signed for \$8,540.42.

A/P Warrant #15 was approved and signed for \$22,427.48.

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

- Distributed the bank reconciliation for the month of March to the Select Board. She reviewed the items that are being addressed for the completion of the final audit.
- Distributed the actual to budget report, as of 4/24/2026, to the Select Board.
- Updated the Select Board on the federally required annual ARPA funds report that is being submitted. This is the final report for funds that were received from the government during the COVID pandemic. These reports account for the expenditure of the funds that were received.
- The Town Office will be closed on Friday, May 22, 2026 in observance of the Memorial Day holiday. Notice will be made to the public.

- Reported that the registration for the Radar Speed Sign trailer has been renewed. The sticker needs to be applied to the plate before the sign can be moved to a location for the season.
  - Updated the Select Board on the status of the closing documentation for the Bond and obtained the approval signatures for final processing by the town's attorney.
- **Town Clerk Report** – Town Clerk Maureen Scanlon reported on the following:
- The fully executed franchise renewal between the Town of Porter and Charter Communications/Spectrum has been received and given to the Treasurer for retention.
  - A certified letter addressed to the Porter Board of Selectmen has been received from the Effingham, NH Planning Board regarding an application for the Site Plan Review from Vertex Towers, LLC for property owned by Kelly Purcell at 104 Snow Rd., Effingham, NH; Tax Map 411, Lot 19 and is included in the meeting packet.
  - Submitted samples of meeting agenda style options for the Board's consideration.
- **John Lowry** – reported on the following:
- The water level has been lowered on Bickford Pond.
  - Reviewed the membership composition of the Stanley Higgins Trust of which he is a member as the representative from the Select Board. He explained that the By-laws are being reviewed and updated to include the addition of more members. Once the By-laws have been completed, they will be presented for approval / adoption.
- **John O'Donnell** – reported on the following:
- Suggested opening the Select Board meetings with the Pledge of Allegiance as noted on the agenda style options submitted during the Town Clerk's report.
- This will be considered for future meetings.
- **Aaron Wedgewood** – reported on the following:
- He recommended that the Select Board consider changing the Road Commissioner's position from an elected position to an appointed position. It was noted that the current term expires in 2028. This matter will be further researched for possible implementation.
  - He would like to have at least one Board member as a Budget Committee member. This matter will be researched.
- **Conservation Commission Report** – No report given.

➤ **OLD BUSINESS:**

**A. Review of Purchase Offers for Foreclosed Property located at 17 Chapel Street (Map U03/Lot 013) – 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 17 Chapel Street. In the order they were received, the offers are as follows:

1. \$15,000.00 (which was later amended to \$13,000.00)
2. \$40,000.00
3. \$20,000.00

Based on the offers that were received, she recommended accepting offer #2 in the amount of \$40,000.00 from Kathleen Titus.

John O'Donnell made a motion to accept offer #2 in the amount of \$40,000.00 from Kathleen Titus. It was seconded by Aaron Wedgewood. Motion carried with all in favor.

**B. 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 one offer that she received in the amount of \$2,000.00 for the sale of the foreclosed property located at 12 Little Lane. She recommended rejecting this offer and reducing the asking price from \$15,000.00 to \$10,000.00.

John O'Donnell made a motion to reject the offer of \$2,000.00. It was seconded by John Lowry. Motion carried with all in favor.

Aaron Wedgewood made a motion to continue listing the property at the current \$15,000.00 asking price for another two-week period. It was seconded by John O'Donnell. Motion carried with all in favor.

This matter will be added to the agenda for the next regularly scheduled meeting.

**VOTE TO CONTINUE PAST THE  
DESIGNATED 5:30 PM MEETING ADJOURNMENT TIME**

John Lowry made a motion to continue the meeting past the designated 5:30 pm adjournment time. It was seconded by John O'Donnell. Motion carried with all in favor.

**C. Follow-up Discussion on Community Resilience Partnership Program – SMPDC**

There was discussion amongst the Board in consideration of this matter.

John O'Donnell made a motion for the Board not to pursue any involvement in this partnership at this time. It was seconded by John Lowry. Motion carried with all in favor.

**D. Land Share Riders ATV Club 2026 Municipal Grant Application Request**

This matter has been tabled until the next regularly scheduled meeting at the request of the Land Share Riders ATV Club president Tom Espinosa.

➤ **NEW BUSINESS:**

**A. Sign Assessor's Return for Oxford County Tax Assessment**

Treasurer Dawn Campbell presented the Assessor's Return for the Oxford County Tax Assessment for approval signatures. There was discussion on this matter with it being noted that the payment is due on September 1, 2026.

John Lowry made a motion to approve and sign the Assessor's Return for the Oxford County Tax Assessment. It was seconded by John O'Donnell. Motion carried with all in favor.

**B. Authorization to Open a Bank Account with Bangor Savings for Road Bond Funds**

Treasurer Dawn Campbell reviewed the status of the Road Bond. The closing is scheduled for May 21, 2026 with the town's attorney representing the town in this process. She explained the need to open a separate bank account specifically for the handling of these funds.

John Lowry made a motion to authorize the Treasurer to open a bank account with Bangor Savings Bank specifically for the purpose of handling the funds acquired from the road bond. It was seconded by John O'Donnell. Motion carried with all in favor.

➤ **OTHER BUSINESS:**

There were no "Other Business" items.

➤ **Meeting Adjournment:**

John Lowry made a motion to adjourn the meeting at 5:47 pm. It was seconded by John O'Donnell. Motion carried with all in favor.

Respectfully submitted,



Maureen F. Scanlon  
Town Clerk