



# Town of Porter

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

## SELECT BOARD MEETING AGENDA

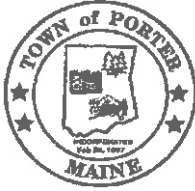
April 15, 2026 – 4:00 pm

Porter Town Hall

- **ROLL CALL**
- **AGENDA APPROVAL**
- **ROUTINE AGENDA ITEMS:**
  - Motion to accept the minutes of the March 28, 2026 Annual Town Meeting
  - Motion to accept the minutes of the April 1, 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. Approve / Sign Sacopee Rescue Contract
  - B. Review of Franchise Agreement with Spectrum Northeast, LLC (subsidiary of Charter Communications)
  - C. Review of Website Proposal from Bustle & Grow
- **NEW BUSINESS:**
  - A. Presentation of Market Analysis and Approval/Signing of Listing Agreement with Casey Gray (ReMax Realty) for 17 Chapel Street (Map U03/Lot 013)
  - B. Presentation of Market Analysis and Approval/Signing of Listing Agreement with Casey Gray (ReMax Realty) for 12 Little Lane (Map R01/Lot 005A)
  - C. Approve/Sign Warrant for May 19, 2026 School Budget Validation Referendum Election
  - D. Presentation of Funding Opportunity – Community Resilience Partnership Program – Southern Maine Planning & Development Commission (SMPDC)
- **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 15, 2026 – 4:00 pm Porter Town Hall

The Select Board meeting was called to order by Chairperson John Lowry at 4:02 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

➤ **Motion to Accept the Agenda:**

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

➤ **Motion to Accept/Approve the March 28, 2026 Annual Town Meeting Minutes:**

John O'Donnell made a motion to accept/approve the minutes from the March 28, 2026 Annual Town meeting as written. It was seconded by Aaron Wedgewood (who was present at that meeting as a member of the legislative body). Motion carried with all in favor.

➤ **Motion to Accept/Approve the April 1, 2026 Select Board Meeting Minutes:**

John O'Donnell made a motion to accept/approve the minutes from the April 1, 2026 Select Board meeting as written. It was seconded by Aaron Wedgewood. Motion carried with all in favor.

➤ **Emergency Management Report – EMA Director Roger Berube reported:**

- He has written / filed a Situation Report on the recent Colcord Pond Dam tampering incident. There was some discussion on it.
- He notified the Board of the need to develop a plan for addressing a mass casualties situation. A meeting will be scheduled with the Board to start this process.

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

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

- **Local Health Officer Report** – No report given.
- **Road Commissioner Report** – Brad Sanborn reported:
  - A lot of the pot holes on the town roads have been patched. The intent is to finish this work on Friday.
  - Some roads are still posted for weight restrictions due to snow and wet conditions.
  - Submitted the 2026 rates for his services. It was noted that these rates have not been increased in several years.

John Lowry made a motion to accept / approve the proposed 2026 rates for the Road Commissioner. It was seconded by John O'Donnell. Motion carried with all in favor.

- There was discussion on road culvert replacements. The Board asked for a list of replacement recommendations from the Road Commissioner for their consideration.
- **Road Advisory Committee Report** – Road Advisory Committee Member Rob Heard reported:
  - The committee would like to hold regular monthly workshop meetings over the next few months to address the town's plan for road repairs.

Workshop meetings will be held after the first Select Board meeting of each month at 6:00 pm in the Town Hall meeting room. (The Select Board meetings are held every other week at 4:00 pm in the Town Hall meeting room.) The first workshop meeting will be held on Wednesday, May 13, 2026. Public notice of this workshop will be advertised in the Shopper's Guide and on the town's website.

- Treasurer Dawn Campbell submitted / reviewed a breakdown of the available funding for road paving projects. There was a lot of discussion on this matter.
- **Review of Action Items** – Items addressed:

- **Appoint two (2) Board of Appeals Members.**

Dora Day's term ended in March 2025. Her position has not been filled. Greg Davis has expressed interest in becoming an Appeals Board member.

John Lowry made a motion to appoint Greg Davis as an Appeals Board member. It was seconded by John O'Donnell. Motion carried with all in favor.

Member Gary Nickerson's term ended in March of this year. His position still needs to be filled.

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

Code Enforcement Officer Dan Davis updated the Board on the conditions of this property that has been foreclosed upon by the mortgage holder. It was noted that the property was supposed to be cleaned up by March 9<sup>th</sup> and this has not been done. There was discussion on the town's options.

- **Follow-up on RFP (Request for Proposal) for 2026 road repairs.**

Aaron Wedgewood is still working on it. Some discussion ensued.

- **Discussion on 57 Mason Road (Foreclosed Trailer)**

There was discussion on the fact that there has been no interest in this property and the town's options for disposal of it.

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

P/R Warrant #12 was approved and signed for \$5,966.06.

A/P Warrant #13 was approved and signed for \$53,791.55.

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

- Distributed the updated budget to actual report as of April 14, 2026 to the Select Board and answered their questions regarding this report.
- Distributed the bank balances as of March 31, 2026 to the Select Board.
- Updated the Board on research she completed in regards to questions that arose about employee compensation to attend the MMTCTA Conference in Bangor on May 7, 2026.

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

- Town Office/Hall meeting room rental applications submitted for approval:

Approved – 4/22/2026 (10:00 am to 2:00 pm) – Job Interviews – Francis Small Heritage Trust – Katharine Chaiklin

Approved – 5/1/2026 (5:30 pm to 8:30 pm) – Meeting – Ossipee Valley Agricultural Society – Bill Jones

- **Appointments Needed:**

I am unable to locate appointment papers and oaths of office for the two following positions; therefore, I recommend making it official at this meeting for the town records.

Greg Davis – Road Advisory Committee Member – ADHOC (No term limit)

Aaron Wedgewood – Road Advisory Committee Member – ADHOC (No term limit)

John O'Donnell made a motion to officially appoint both Greg Davis and Aaron Wedgewood as members of the Adhoc Road Advisory Committee. It was seconded by John Lowry. Motion carried with all in favor.

A spreadsheet breaking down all of the elected and appointed positions, and oaths of office was distributed to the Board for their reference.

- The Rescue Chief's report for March 2026 is included in the meeting packet.
- Ava Moseley, Energy Navigator for Southern Maine Energy Navigator (SMEN), has submitted an e-mail regarding a program that provides free technical assistance to homeowners looking to make energy upgrades to their home. A copy of this e-mail message is included in the meeting packet for the Board's consideration.

Melanie Nash from Southern Maine Planning & Development Commission (SMPDC) explained that this entity is part of the SMPDC and reviewed the services that they are offering to provide. There was some discussion on this matter. The Board chose not to pursue this program. Maureen will inform Ava Moseley of the Board's decision.

- Bruce Flaherty, President of Maine Spirit of America, has submitted an e-mail regarding the 2026 Spirit of America Award program. A copy of this e-mail message is included in the meeting packet for the Board's consideration.

The Board chose not to pursue this program. Maureen will inform Bruce Flaherty of the Board's decision.

- **John Lowry** – reviewed the status of dams during the course of the meeting. He had nothing more to report on that wasn't already discussed during the meeting.
- **John O'Donnell** – had nothing more to report on that wasn't already discussed during the meeting.
- **Aaron Wedgewood** – had nothing more to report on that wasn't already discussed during the meeting.
- **Conservation Commission Report** – No report given.

Town Clerk Maureen Scanlon informed the Board that David Gilpatric's term on the Commission expired in March. John Lowry stated that David does not wish to be re-appointed. His vacant position will need to be filled.

#### ➤ **OLD BUSINESS:**

##### **A. Approve / Sign Sacopec Rescue Contract**

Treasurer Dawn Campbell submitted the contract for emergency medical services with Sacopec Rescue. She explained how the effective start date of the contract is affected by the timing of the fiscal year end which is January 31<sup>st</sup> and the Annual Town Meeting that is

held on the fourth Saturday of March for the continuation of emergency services. The April 1<sup>st</sup> start date of the contract assures that there is no lapse in services.

Aaron Wedgewood made a motion to accept / approve the contract with Sacopee Rescue for emergency medical services. It was seconded by John O'Donnell. Motion carried with all in favor.

**B. Review of Franchise Agreement with Spectrum Northeast, LLC (subsidiary of Charter Communications)**

The final version of the franchise agreement with Spectrum Northeast, LLC, with the change in term from 15 years to 10 years, was submitted to the Select Board for approval. John Lowry mentioned that the decrease in length of the term was lowered due to the Board's concerns about anticipated changes in future technology.

Aaron Wedgewood made a motion to accept / approve the franchise agreement with Spectrum Northeast, LLC as amended. It was seconded by John O'Donnell. Motion carried with all in favor.

**C. Review of Website Proposal from Bustle & Grow**

There was discussion on ideas for upgrades to the town's website. This matter has been tabled until a meeting can be held with the service provider to discuss additional options for improvements to the town's website.

➤ **NEW BUSINESS:**

**A. Presentation of Market Analysis and Approval / Signing of Listing Agreement with Casey Gray (ReMax Realty) for 17 Chapel Street (Map U03/Lot 013)**

Casey Gray, from ReMax Realty, presented a market analysis for the sale of the foreclosed upon property located at 17 Chapel Street. She reviewed the details of her presentation. Due to the condition of the property, she recommended an asking price of \$40,000.00. There was some discussion regarding the Board's concerns about the need for the buyer to assure that the property is cleaned-up.

John Lowry made a motion to modify the Purchase and Sale Agreement to include a clause stating, that within six (6) months of the purchase the property must be cleaned-up. It was seconded by Aaron Wedgewood. Motion carried with all in favor. Casey Gray made this modification to the Purchase and Sale Agreement to include this clause.

John Lowry made a motion to retain the services of Casey Gray, from ReMax Realty, by signing the Purchase and Sale Agreement with the aforementioned modification included. It was seconded by Aaron Wedgewood. Motion carried with all in favor. The amended Purchase and Sale Agreement was signed by the Select Board and submitted to Casey Gray.

Casey will present the offers on this property at the next regularly scheduled Select Board meeting on April 29, 2026.

**B. Presentation of Market Analysis and Approval / Signing of Listing Agreement with Casey Gray (ReMax Realty) for 12 Little Lane (Map R01/Lot 005A)**

Casey Gray, from ReMax Realty, presented a market analysis for the sale of the foreclosed upon property located at 12 Little Lane. She reviewed the details of her presentation and pointed out problems she has found with the size of the parcel. Code Enforcement Officer Dan Davis addressed her concerns for clarification purposes. Several options were discussed for the potential use of this property. Due to the condition of the property, she recommended an asking price of \$15,000.00. As discussed for the property located at 17 Chapel Street, there was some discussion regarding the Board's concerns about the need for the buyer to assure that the property is also cleaned-up at this location.

John Lowry made a motion to modify the Purchase and Sale Agreement to include a clause stating, that within six (6) months of the purchase the property must be cleaned-up. It was seconded by Aaron Wedgewood. Motion carried with all in favor. Casey Gray made this modification to the Purchase and Sale Agreement to include this clause.

John Lowry made a motion to retain the services of Casey Gray, from ReMax Realty, by signing the Purchase and Sale Agreement with the same modification as was included for the property located at 17 Chapel Street. It was seconded by John O'Donnell. Motion carried with all in favor. The amended Purchase and Sale Agreement was signed by the Select Board and submitted to Casey Gray.

Casey will present the offers on this property at the next regularly scheduled Select Board meeting on April 29, 2026.

**C. Approve / Sign Warrant for May 19, 2026 School Budget Validation Referendum Election**

Town Clerk Maureen Scanlon presented nine original copies of the warrant for the May 19, 2026 School Budget Validation Referendum Election for the Select Board's approval. The Board signed all nine copies. They will be processed and several copies will be posted throughout town as required.

**D. Presentation of Funding Opportunity – Community Resilience Partnership Program – Southern Maine Planning & Development Commission (SMPDC)**

Melanie Nash, from the Southern Maine Planning & Development Commission (SMPDC) presented a funding opportunity offered by them. It is the Community Resilience Partnership Program. She explained how it works and what would be required of the town to access these funds. She answered questions and asked for the Board's consideration in taking advantage of this opportunity. She explained the next steps in this process if the Board determines that they want to proceed with it. This matter will be added to the next regularly scheduled Select Board meeting on April 29, 2026.

➤ **OTHER BUSINESS:**

- A. Tom Espinosa, President of the Land Share Riders ATV Club, asked the Board to once again sponsor the club for the pass-through grant program from the State of Maine. They

have several projects that they want to do this year. This matter will be added to the next regularly scheduled Select Board meeting on April 29, 2026.

➤ **Meeting Adjournment:**

John O'Donnell made a motion to adjourn the meeting at 6:47 pm. It was seconded by John Lowry. Motion carried with all in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maureen F. Scanlon".

Maureen F. Scanlon  
Town Clerk