

Select Board/Board of Assessors Meeting
July 9, 2025
6:00 P.M. Regular Meeting
Meeting Room - 117 Academy Road

AGENDA

1. Call to order and Pledge of Allegiance at 6pm.
2. Election of a Chair and Vice-Chair of the Select Board.
3. Approval of Minutes: June 25, 2025
4. Department Reports
5. Select Board Reports
6. Public Comment
7. Discussion about the Annabessacook Lake/Jug Stream Dam.
8. To consider an order authorizing the borrowing for a new police cruiser.
9. To consider an order authorizing the borrowing for a DPW plow truck.
10. To consider reappointing Lawrence Saucier, Ray Simond, and Rick Grant to the Planning Board.
11. To consider approving Farmland withdrawal penalties for Map 17, Lot 27 and Map 17, Lot 23.
12. To consider an abatement and supplemental assessment for Map 10, Lot 10-3.
13. FY 24/25 Warrant #23
14. Executive Session pursuant to 36 M.R.S.A. § 841 – Hardship Abatement #3
15. Adjourn

Join Zoom Meeting

<https://zoom.us/j/99514070082?pwd=RjNJRlVUyZkZoczZtVGhQZDM4WmJEdz09>

Meeting ID: 995 1407 0082

Passcode: 629155

One tap mobile

+16468769923,,99514070082#,,, *629155# US (New York)

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Dial by your location

+1 646 876 9923 US (New York)

Meeting ID: 995 1407 0082

Passcode: 629155

To: Select Board/Assessors

From: Donna Hays, CMA
Assessors Agent

Date: July 1, 2025

Re: Abatement/Supplement
Map 10 Lot 10-3

Please be advised that a mistake was made while transferring properties this past year and an abatement and supplemental bill should be approved to correct this error. There is no change in valuation, only ownership. I have attached the necessary paperwork for your signatures and if you have any questions, please let me know.

Town of Monmouth

No. 2024-4

Certificate of Abatement 36 M.R.S.A. § 841

2024

We, the undersigned Assessors/Municipal Officers of the municipality of Monmouth, Maine hereby certify to Justin L. Poirier, Tax Collector, that an abatement of property taxes has been granted as follows:

Date Granted: July 9, 2025
Type of Tax: Real Estate
Tax Year: April 1, 2024
Amount Abated: \$938.66
Taxpayer: Karen Danford
Map/Lot: Map 10 Lot 10-3
Reason: Not Owner of Record – Supplement to Follow

You are hereby discharged from any further obligation to collect the abated amount.

Kent Ackley

Mark Burgess

C. Douglas Ludewig

Joseph O'Donnell

Kristin Sanborn

Board of Assessors
Town of Monmouth

**RE Account 5154 Detail
as of 07/01/2025**

Name: DANFORD KAREN E

Location: 0 PACKARD ROAD

Acreage: 4.87 Map/Lot: 010-010-003

Book Page: B14926P104

Land:	45,900	As of 2024
Building:	0	
Exempt	0	
Total:	45,900	

2024-1 Period Due:

- 1) 506.06
- 2) 469.33

Ref1:

Mailing Address: 268 PACKARD ROAD
MONMOUTH ME 04259

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2024-1 R	09/05/24	Original			938.66	0.00	0.00	938.66
	Billed To:							
		CURINT			0.00	-36.73	0.00	-36.73
		Total			938.66	36.73	0.00	975.39
Account Totals as of 07/01/2025					938.66	36.73	0.00	975.39

Per Diem

2024-1	0.2186
Total	0.2186

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

TOWN OF MONMOUTH MAINE

SUPPLEMENTAL TAX WARRANT

No. 2024-3

State of Maine
Kennebec, ss.

To Justin L. Poirier, Tax Collector of the Municipality of Monmouth, within said County of Kennebec

GREETINGS: the assessments of estates of the persons hereinafter named (**Elizabeth J Thompson**) You are hereby directed to levy and collect of each of the several persons named in said lists his/her respective proportion, therein set down, of the sum of **Nine Hundred Thirty Eight Dollars and Sixty Six Cents (\$938.66)**.

It being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated September 4, 2024 are extended thereto; and we do hereby certify that the list of assessments of estates of persons named in said list is a supplemental assessment laid: by virtue of Title 36 M.R.S.A., section 713, as amended, and that the estates and assessments thereon as set forth in said list were invalid or void or were omitted from the original list committed unto you under our warrant dated September 4, 2024.

Given under our hands this 9th day of July 2025.

Kent Ackley

Mark Burgess

C. Douglas Ludewig, Chair

Joseph O'Donnell

Kristin Sanborn, Vice Chair

Board of Assessors
Town of Monmouth

Map 10 Lot 10-3
Trio #5154

PERSONAL REPRESENTATIVE

DEED OF DISTRIBUTION

WILLIAM L. CUSHMAN, JR., whose mailing address is 306 Packard Road, Monmouth, ME 04259, duly appointed and acting Personal Representative of the **ESTATE OF BRENDA L. CUSHMAN**, deceased May 7, 2017 (testate), as shown by probate records of the County of Kennebec, State of Maine, Docket No. 2017-0436, by the power conferred by the Probate Code, and every other power conferred, hereby grants and conveys to **ELIZABETH J. THOMPSON**, whose mailing address is 318 Packard Road, Monmouth, ME 04259, being the person entitled to distribution of this property under the Will of the decedent, the real property in Monmouth, County of Kennebec, State of Maine, as more fully described on the attached **EXHIBIT A, LEGAL DESCRIPTION**, incorporated by reference herein.

WITNESS my hand and seal this 27th day of July 2023.



Witness

ESTATE OF BRENDA L. CUSHMAN



By: William L. Cushman, Jr.
Personal Representative

STATE OF MAINE
Kennebec County

Personally appeared the above named William L. Cushman, Jr., Personal Representative of the Estate of Brenda L. Cushman, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Dated: July 27, 2023

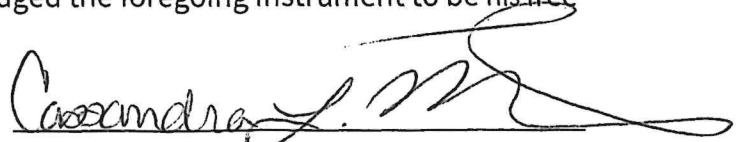

Cassandra L. Morin
Attorney at Law and Notary Public
Bar No. 6708

EXHIBIT A

LEGAL DESCRIPTION

A certain parcel of land situated in the Town of Monmouth, County of Kennebec, State of Maine, situated on the westerly side of the Packard Road, the boundaries of which are more particularly described as follows:

Beginning in the westerly line of the Packard Road in the southerly line of land described in the conveyance to Dion R. Olmstead, deed recorded Book 11024, Page 27, Kennebec County Registry of Deeds, at the intersection of stonewalls near an existing 5/8-inch diameter reinforcing bar;

Thence on a bearing oriented to Grid North, Maine State Plane Coordinate System, West Zone, 1983 North American Datum, South twenty-four degrees thirteen minutes four seconds ($24^{\circ} 13' 04''$) East two hundred sixty-three and fifty-one hundredths (263.51) feet in the line of a stonewall along the westerly line of the Packard Road;

Thence South twenty-four degrees thirty-three minutes fifty-eight seconds ($24^{\circ} 33' 58''$) East one hundred eight and forty-nine hundredths (108.49) feet in the line of a stonewall along the westerly line of the Packard Road to the northeasterly corner of the parcel of land described in the conveyance from the Estate of Brenda L. Cushman to Karen E. Danforth, to be recorded simultaneously herewith;

Thence South sixty-eight degrees fifty-eight minutes thirty-three seconds ($68^{\circ} 58' 33''$) West five hundred thirty and thirty-six hundredths (530.36) feet along the northerly line of the parcel of land described in the said conveyance to Karen E. Danforth to the easterly line of the parcel of land described in the conveyance to Robert J. Rivard, deed recorded Book 9424 Page 239, Kennebec County Registry of Deeds;

Thence North ten degrees one minute nine seconds ($10^{\circ} 01' 09''$) West six hundred thirty-four and eighty-two hundredths (634.82) feet along the easterly line of the parcel of land described in the said conveyance to Robert J. Rivard to a 5/8-inch diameter reinforcing bar in a stonewall at the southerly line of land described in the conveyance to Dion R. Olmstead;

Thence South seventy-eight degrees one minute fifty-four seconds ($78^{\circ} 01' 54''$) East four hundred sixty-two and thirty-five hundredths (462.35) feet along the southerly line of the parcel of land described in the said conveyance to Dion R. Olmstead, in the line of a stonewall to the point of beginning; containing 5.13 acres.

Excepting from the above-described parcel of land a lot of land known as the Cushman Cemetery as fenced at the date of the survey referenced herein, containing eleven thousand one hundred forty-three (11,143) square feet, located and bounded as follows:

Commencing at the northeasterly corner of the above-described parcel, thence South twenty-four degrees thirteen minutes four seconds ($24^{\circ} 13' 04''$) East one hundred seventeen and forty-three hundredths (117.43) feet in the line of a stonewall along the westerly line of the Packard Road; Thence South sixty-six degrees twenty minutes ten seconds ($66^{\circ} 20' 10''$) West sixty-six and eighty-two hundredths (66.82) feet to the northeasterly corner of the Cushman Cemetery; Thence South twenty-three degrees twenty-eight minutes fifty-nine seconds ($23^{\circ} 28' 59''$) East one hundred five and fifty-four hundredths (105.54) feet to the southeasterly corner of the Cushman Cemetery; Thence South sixty-five degrees forty-eight minutes ten seconds ($65^{\circ} 48' 10''$) West one hundred four and forty-eight hundredths (104.48) feet to the southwesterly corner of the Cushman Cemetery; Thence North twenty-four degrees eight minutes fifty-seven seconds ($24^{\circ} 08' 57''$) West one hundred six and fifty-two hundredths (106.52) feet to the northwesterly corner of the Cushman Cemetery; Thence North sixty-six degrees twenty minutes ten seconds ($66^{\circ} 20' 10''$) East one hundred five and seventy-one hundredths (105.71) feet to the northeasterly corner of the Cushman Cemetery.

Said described parcel of land is a portion of the parcel of land as described in the conveyance to the late Brenda Cushman deed recorded in Book 2659 Page 20 Kennebec County Registry of Deeds.

Reinforcing bars described as set are 5/8-inch diameter with plastic identification caps inscribed with the name and license number of the surveyor.

The above description is based on a boundary survey of Property of the late Brenda L. Cushman, Packard Road, Monmouth, Maine, by Paul H. Ruopp Jr., PLS, Monmouth, Maine, reference being made to said survey and Plan of Boundary Survey and Lot Definition, Property of Estate of Brenda L. Cushman, Packard Road, Monmouth, Maine dated January 19, 2022.

To: Select Board/ Assessors
From: Donna Moore Hays, CMA
Assessors Agent
Date: July 1, 2025
Re: Farmland Penalties

Please be advised that two supplemental bills should be issued for properties that were removed from the Farmland Program. Both penalties have been paid and I have attached the necessary paperwork for your signatures. If you have any questions, please let me know.

TOWN OF MONMOUTH MAINE

SUPPLEMENTAL TAX WARRANT

No. 2024-5

State of Maine
Kennebec, ss.

FARMLAND PENALTY

To Justin L. Poirier, Tax Collector of the Municipality of Monmouth, within said County of Kennebec

GREETINGS: the assessments of estates of the persons hereinafter named (**Dolores Rioux**) You are hereby directed to levy and collect of each of the several persons named in said lists his/her respective proportion, therein set down, of the sum of **One Thousand, Three Hundred, Fifty Four Dollars and Twenty Two Cents (\$1,354.22)**.

It being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated September 4, 2024 are extended thereto; and we do hereby certify that the list of assessments of estates of persons named in said list is a supplemental assessment laid: by virtue of Title 36 M.R.S.A., section 713, as amended, and that the estates and assessments thereon as set forth in said list were invalid or void or were omitted from the original list committed unto you under our warrant dated September 4, 2024.

Given under our hands this 9th day of July 2025.

Kent Ackley

Mark Burgess

C. Douglas Ludewig, Chair

Joseph O'Donnell

Kristin Sanborn, Vice Chair

Board of Assessors
Town of Monmouth

Map 17 Lot 27

TOWN OF MONMOUTH MAINE

SUPPLEMENTAL TAX WARRANT

No. 2024-4

State of Maine
Kennebec, ss.

FARMLAND PENALTY

To Justin L. Poirier, Tax Collector of the Municipality of Monmouth, within said County of Kennebec

GREETINGS: the assessments of estates of the persons hereinafter named (**Dolores Rioux**) You are hereby directed to levy and collect of each of the several persons named in said lists his/her respective proportion, therein set down, of the sum of **Eleven Thousand, Five Hundred, Ninety Nine Dollars and Sixty Seven Cents (\$11,599.67)**.

It being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated September 4, 2024 are extended thereto; and we do hereby certify that the list of assessments of estates of persons named in said list is a supplemental assessment laid: by virtue of Title 36 M.R.S.A., section 713, as amended, and that the estates and assessments thereon as set forth in said list were invalid or void or were omitted from the original list committed unto you under our warrant dated September 4, 2024.

Given under our hands this 9th day of July 2025.

Kent Ackley

Mark Burgess

C. Douglas Ludewig, Chair

Joseph O'Donnell

Kristin Sanborn, Vice Chair

Board of Assessors
Town of Monmouth

Map 17 Lot 23

FARMLAND PENALTY - RIOUX 17/23									
REMOVAL 56 ACRES									
ASSESSED VALUE		124200							
FARMLAND VALUE		19700							
DIFFERENCE		104500							
	TAX RATE	TAX AMOUNT	INT RATE	DAYS	PER DIEM	INTEREST	TOTAL		
2024	0.02045	2137.03	8.5%	258	0.4977	128.40	2265.42		
2023	0.01810	1891.45	8%	624	0.4146	258.69	2150.14		
2022	0.01950	2037.75	4%	992	0.2233	221.53	2259.28		
2021	0.01880	1964.60	6%	1356	0.3229	437.92	2402.52		
2020	0.01815	1896.68	7%	1720	0.3637	625.64	2522.32		
									11599.67
CALCULATED AS FOR 6/30/25									

*Paid 5/20/25
OUT FOR 2024*