

Assessors Meeting

November 12, 2025

Assessors present: Danial Barker

Bob Farrar

John Dodson

Deanna Caron, Treasurer

Susan Howe, Tax Collector

Guest: Mark Green from Western Maine Mountain Housing

The meeting was called to order at 7:00 p.m.

### **Western Maine Mountain Housing Update**

Mark Green spoke about having someone from Coplin to be a representative to be on the board of the Western Maine Mtn Housing. Assessors said they would see if there was anyone interested. He also spoke about the progress that they were making for affordable housing near the Caribou Pond area. They bought 20 acres of property from Weyerhaeuser for \$10 to build on, hoping to build 44 apartments. They are getting a grant for \$1.5 million from the Feds but need to do fundraisers to try to raise the rest of the money. This might cost approximately \$4 million for this project. They want to build rental apartments for Phase I and maybe family houses for purchase for Phase II. They are going around talking to all the towns and are still in the process of working everything out. They want this to be for local residents to rent. Affordable working housing where approximately 30% of income goes to rental payment. Preliminarily they are hoping to build 1 & 2 and possibly a few 3 bedroom apartments. They are looking at renting for year round people to rent and not having seasonal rentals.

**Approval of Minutes:** Bob motioned to accept the minutes as presented with 2 minor typos. John 2<sup>nd</sup>. All in Favor.

**Written Communications:** Mary presented a Real Estate Transfer Analysis 2025. Dan will speak to Mike Rogers to go over Analysis. Also received contact information from CMP. Tasha Raymond is back to being the contact for the Northern Region for our territory. Mary presented a letter from the Children's Center and they are asking for us to budget \$50 next year for them helping 10 children in the Coplin Plantation area. Bob asked Deanna to set up a file for next year's budget. Spoke with John regarding ordering new 9-11 signs. Bob stated until we get everyone set up with signs we should order at least every 6 mos. Danial did the Scope of work needed for the Kennebago Road. Will retype scope to add Dan's contact information.

Bob would like it to say "request for proposals". Will post on website, kiosk and office. Bids due back by January 8, 2026. Dan stated that Henry will be shoveling the walk way for the office again this year.

**Public Hearing- General Assistance Ordinance Updates:** Bob moved to open public hearing for the purpose of accepting the General Assistance Ordinance Updates. Dan 2<sup>nd</sup>. All in favor. Bob asked if anyone from the public wanted to speak. No one opted to. Bob motioned to close public hearing. John 2<sup>nd</sup>. All in favor. Bob moved that we adopt the model ordinance as prepared by the Maine Municipal Association for the General Assistance Ordinance for the coming year. Part of the motion would be adopting the complete ordinance including all the appendices. We have 2 options, to adopt a complete ordinance or just the appendices and leave current ordinance in place. Bob recommends doing the complete GA Ordinance which includes the appendices. Dan 2<sup>nd</sup>. All in favor. All Assessors signed. Mary will send copy of the whole GA Ordinance and a copy signed by the Assessors.

**Treasurer/Warrants:** Deanna paid Election officers. There were only 5 workers. She put in for payment to Andy from Absolut. Paid the last bill for EMS. Assessors signed the warrants.

**Tax Collector:** Sue has the Schedule of findings and responses from the auditors. She believes it's the last thing. She will fill out and send back to them. Sue received email from Registry of Deeds, they wanted to find out if we want electronic or paper copies of the Deed transfers. Assessors agreed on paper copies. Sue is coming into foreclosure process. She has 3 people on the list. Foreclosure date will be January 17, 2026.

**Other:** Dan asked if dog registration were on website. Mary will post on website.

**Executive Session:** None

**Adjourn:** Bob made a motion to adjourn, John 2<sup>nd</sup>. All in favor. Meeting adjourned 8:12 p.m.

Respectfully submitted,

  
Mary Donoghue, Town Clerk