

TOWN COUNCIL MEETING MINUTES
MARCH 25, 2026

Council Members' Present:

Michael Perkins, Chairman	Dana Wrigley, Vice Chairman
Robert Nutting	Susan Leigh
Kelly Roderick	

Others Present:

Kelly Pinney-Michaud, Town Manager	Kathleen Paradis, Town Clerk
Rick Stubbert, Chief, Oakland Police	Adam Sirois, LT. Oakland Police
Abigail Pritchard, Morning Sentinel	Erika Russell
Rhonda West	Caroline Clark
Claudette Poulin	Shelby McFadden
George L. Bailey, Sr.	Evan Lebrun
Charlie Stratton	Pauline Boynington
Nicole Goodheart	Linda Bemis
William Cochran	Kevin Violette
David Davis	Kris Segar
Heather Larsen	Sam Clark
Cassie Julia	Cindy Logas Flagg
Larry Flagg	Tracy Constable
Phyllis Capanna	Jeremy Lizzotte
Mike Morris	Barbara Spencer-Mosher

The meeting was called to order at 6:05pm by Council Chair Michael Perkins and let those present in the reciting of the Pledge of Allegiance.

- 1. Roll Call:** Council Chair Michael Perkins took roll call. All five council members were present.
- 2. To Approve the minutes of the March 11, 2026, meeting and sign the warrant:** It was moved by Dana Wrigley, seconded by Robert Nutting, and voted 5-0 to accept the minutes of the March 11, 2025, meeting. The weekly warrant was also signed.

OLD BUSINESS:

Continued discussion on the Mobile Home Park Lot Rent 90-day Moratorium: First Reading:

A First Reading regarding the 90-day Moratorium for Mobile Home Park Rent was discussed. A motion was made by Kelly Roderick to accept the first reading as written and seconded by Robert Nutting. It was voted 4-1 with Susan Leigh opposed to accept the reading as written. It was also explained to those present that the 90-day moratorium would be effective as of this date 3/25/26.

Cindy Flagg, a 14-year resident in the Kennebec Trail Park, stated that they chose to live in a mobile home as it is affordable housing. She also stated that she lives on one-eighth of an acre. She stated that the only thing that the residents are looking for is affordable housing.

Waving Second Reading:

It was motioned by Kelly Roderick and seconded by Dana Wrigley to wave a second reading regarding the Mobile Home Park 90-day moratorium. It was voted 4-1 with Susan Leigh opposed to waving the second reading.

Councilor Robert Nutting then informed those present from the parks that they should be using their 90-days wisely. He stated that either something will happen or nothing will happen. This is up to the lot renters to get their information together. He also said that he would like to have a committee formed with 5 to 7 individuals that would include members from the parks, residents of the town and a town representative to discuss issues. He also stated that after 90-days he is not sure if he would be interested in continuing the moratorium.

Councilor Kelly Roderick then stated that she agrees with Robert Nutting.

Councilor Susan Leigh then stated that at the first meeting we had there was information from agencies that could help these individuals with their financial situations, such as homestead exemption which would about nullify their tax bill. She also explained that the reason she opposed the moratorium and the waving of the second reading was that there was not enough information to decide on.

Michael Perkins then stated that there is an individual that has been contacting residents of the parks to establish a park/tenant organization. He also stated that the town will work on having a committee established with individuals from the parks and a town representative. Jeremy Lizzotte then stated that he would like to be on the committee. Erik Russell also stated that she would be more than willing to share all the research that she has found and put together. Rhonda West stated that they had received a letter stating that they were no longer getting the homestead exemption and had to pay taxes. She was then asked by Town Manager Kelly Pinney-Michaud if she could please bring that letter to the office so that we could see the wording of such letter.

A three-minute break was taken at 6:23pm to let those that wanted to leave the meeting exit the room.

Meeting was resumed and called to order at 6:26pm.

Continuing with Old Business:

Transfer Station Fees:

Town Manager Kelly Pinney-Michaud shared a fee with the council for some fees that were being increased at the Transfer Station. Such fees would be a \$4 increase for disposal of freon products, also propane tanks, etc. The residents would now have to physically come into the town office and fill out a contractors' permit with that company's information before they could access the transfer station. If the contractor does not produce a permit from the town, it would be \$300 a ton. Kris Segars asked, "would the shingles be from Oakland? How would we know this? It was stated by Michael Perkins that we could

put the size of the home on the permit, and the Code Enforcement Officer would have to inspect the home. Nathan Smart then stated that if they get a construction permit and it is over \$1500 it is a \$35 permit.

Councilor Susan Leigh then inquired how we could deter contractors from bringing the shingles and other items to the transfer station. Councilor Kelly Roderick asked how do we let individuals know about this? Councilor Dana Wrigley then stated that Dylan Clark, Transfer Station Manager, knows the contractors and he should inform them.

NEW BUSINESS:

Fiscal Year 2027 Budget:

The councilors signed the warrant for the Fiscal Year 2027 Budget.

MANAGERS' UPDATE:

Cascade Mill-ESA Phase 1 Update (TRC):

The Town Manager informed the council that KVCOG has paid for the cleanup of the mill and will be assessed next week. We also received a check for all back taxes in the amount of \$36,000 to bring the taxes up to date from the current owner. There is still outstanding taxes for the Land in the amount of \$16K +/-

Country Club Road:

Dave Alen from MDOT stated that we must have a formal meeting, which we did and must be discussed by residents. We now must submit a formal request for traffic issues in writing. It was moved by Kelly Roderick, seconded by Susan Leigh, and voted 5-0 to move forward with the formal request.

OTHER BUSINESS:

Councilor Dana Wrigley asked the Town Manager if she had been in contact with the superintendent of Schools regarding the RSU 18 Budget? She stated that she has not spoken to him recently and will contact him next week.

Town Manager informed the council that the Town Report will go to the printers on Monday March 30, 2026.

ADJOURNMENT:

It was moved by Kelly Roderick, seconded by Susan Leigh, and voted 5-0 to adjourn meeting at 6:40pm: