

**TOWN OF ROME, MAINE  
BOARD OF SELECTMEN  
NOVEMBER 19, 2018  
MINUTES**

Chairman Richard LaBelle called the meeting of the Board of Selectmen to order at 6:00 pm in the Community Room at the Rome Community Center in Rome. Selectmen LaBelle, Stratton, and Charles were present. A quorum was declared. Also present for all or parts of the meeting were Andrew Cook, Attorney Sally Daggett, Pat Donahue, Andrew Dunbar, Attorney Tom Federle, L.J. Garrison, Pamela Gee, Evelyn Kieltzl, William Kieltzl, Alan LaBelle, Andrew Marble, Monica McCarthy, Steven McCarthy, Lincoln Nye, Gail Rizzo, Jackson Schultz, Janyce Volodkevich, Robert, Volodkevich, Amy Wheeler, and Attorney Alan Wolf.

Recitation of Pledge of Allegiance.

First Selectman Richard LaBelle introduced the Board of Selectmen and Attorney Sally Daggett, representing the Town of Rome.

Attorney Daggett provided an overview of the matter of *Volodkevich v. Town of Rome*, as well as a summary of the proposed Consent Decree.

Selectman LaBelle called the public hearing to order at 6:14 PM, regarding the proposed resolution of the pending litigation matter of *Volodkevich v. Inhabitants of the Town of Rome*, Superior Court (Ken. Cty.), Docket.

Attorney Tom Federle, representing Plaintiff Volodkevich spoke regarding a fair agreement, as well as the potential for costs, in terms of time and money.

Steven McCarthy, an abutter to the Volodkevich property, spoke regarding fair enforcement of State and local laws.

Monica Russ McCarthy, an abutter to the Volodkevich property, stated that she purchased her lot from Donahue Rizzo. Ms. McCarthy spoke regarding the history of the property. She also spoke to the potential environmental impacts of the property being developed.

Gail Rizzo, of Donahue/Rizzo, sold lots to both McCarthy and Volodkevich. Ms. Rizzo discussed the process of her firm's property acquisition and the extensive research and due diligence in each transaction.

Pat Donahue, of Donahue/Rizzo, elaborated on the process of purchasing and selling real estate. He also discussed the specifics of the Volodkevich acquisition and sale.

Attorney Alan Wolf, representing abutters Steven and Monice McCarthy, spoke regarding fairness and application of the law. He further discussed the history of the property acquisition and permitting.

Janyce Volodkevich, Plaintiff and owner of said property, thanked the Board of Selectmen for the opportunity of fair hearing.

Andrew Dunbar, of Thayer Engineering, spoke relative to his surveying of the property when acquired by Donahue/Rizzo and prior to the release of the properties to subsequent owners. Mr. Dubar discussed the lengths that were gone to in order to create two conforming lots; this included the acquisition of additional real estate in order to comply with shore frontage requirements.

Selectman LaBelle declared the public hearing closed at 6:46 PM.

Charles/Stratton            Motion to authorize the resolution of the pending litigation matter of *Volodkevich v. Inhabitants of the Town of Rome*, Superior Court (Ken. Cty.), Docket No. AP-2018-54 on substantially the same terms as contained in the proposed Consent Decree and to authorize the Town Attorney to take such further action as necessary and appropriate related to the same.  
LaBelle, Stratton, Charles in favor (3-0)

There is no additional business presented to be acted upon.

Stratton/LaBelle            Motion to adjourn.  
LaBelle, Stratton, Charles in favor (3-0)

Meeting adjourned at 6:52 pm.

Respectfully submitted,

Richard A. LaBelle  
First Selectman