

SELECTMEN'S MEETING MINUTES
AUGUST 29, 1995

Regular meeting of the Waterboro Board of Selectmen.

PRESENT: Chm. John C. Monteith, Robert C. Fay and Dennis G. Abbott.

Also present: Selectmen's Assistant Dwayne Morin, Dump Attendants Bob Gobeil and Millard Genthner and Zoning Board of Appeals member Dale Witman.

NEW BUSINESS:

JOHN WINSLOW: John was in to discuss the logs left in front of his house after the Hamilton Road project. Originally John had requested to keep them but has been unable to find anyone who would take them to have them sawed out. Other people have shown interest, but have been unable to have them moved. Fred Fay has been contacted on them. Troy Ramsell would like to have the logs, but has no way of hauling them. Sel. Abbott asked how many logs there were and John told them 9 to 10 logs. Sel. Abbott suggests the town having them sawed out. John told him that they can't be sawed out due to being roadside logs. Board agreed to have Fred Fay moved the logs and if Troy Ramsell wants them then he can have them dropped off at his residence. Also John discussed with the Board his driveway washing out. It hasn't washed out since 1972 and now the culvert has washed out and Fred it aware of it. Dwayne will remind Fred to look at it.

CLOGGERS: The Saco River Cloggers have made another request to use the Town Hall for dance lessons one night a week. Their rental bill is \$1,000. and nothing has been paid on it. Sel. Abbott made the motion to send them a letter stating that due to the outstanding balance owed for rental of the hall for past years rental and damage to the floors they will not be allowed to use the hall for dance lessons. Voted, passed. Also the Board voted to have the locks changed on the Town Hall doors with only people from Waterboro allowed to have a key.

CRUSHED GRAVEL: Discussed the crush gravel pile. Sel. Abbott would like an inventory and questions why is the Town crushing. The size of the stone is 2 to 2 1/2 inches. Also would like an inventory on how much sand and salt is left.

REPORT OF STANDING COMMITTEES:

Sel. Fay and Chm. Monteith reported that they both have received calls from Sherry Woodsome on allowing her to have adult foster care in her home. She told both Selectmen that she only needs a letter that there are no codes or ordinances concerning adult foster care. Code Enforcement Officer Timothy Nelson told Chm. Monteith that she needs to comply with the letter that was sent to her. Dwayne told the Board that state law imposes on Towns, and it was in her letter which was directed by the towns attorney. Sel. Abbott asked does the town want to abide by the state law. Sel. Fay stated that she only wants a letter that states not covered under zoning or codes.

Sel. Abbott feels that if the state says it needs to go before the Zoning Board of Appeals then it should go before the Zoning Board of Appeals. Dwayne told the Board that D.H.S. will not enforce the law. Sel. Fay feels if it is not in the ordinance then it is allowed. Dwayne told Sel. Fay that if it is not in the ordinance then it is not allowed. Sel. Monteith agrees with Sel. Fay and if Tim Nelson will not give her a letter, then he is willing to write one to her stating adult foster care is not covered under zoning or codes. Sel. Fay agrees. Dale Witman told the Board that he understood if it is not in zoning then it is allowed. Sel. Abbott asked Dale then why is allowed used in the ordinance. Sel. Fay suggested it being a home occupation. Dwayne told Sel. Fay that the ordinance describes what home occupations are. Sel. Fay asked if she is to go before the ZBA, can the Selectmen vote to waive the fee. Atty. Harry Center told the Board that he has seen it done before. Board voted to have Sherry Woodsome go before the Zoning Board of Appeals and the fee be waived.

JEAN CLAUDE RAULT: Came in to discuss with the Board a telephone permit. He is building a house on the Thyngs Mills Road and would like a telephone. Tim Nelson told the Board that it has been a policy for a long time that no telephone permits be signed without first obtaining a occupancy permit. He has a cellular phone and costs him about \$150. a month for calls to his suppliers. He does not have a phone for his residence in Limerick. Sel. Fay told him that if he puts a telephone in his one room apartment, he can use that phone or he can get a calling credit card. He told the Board that he did not want to do that. His place is about four miles from the nearest telephone. Sel. Abbott told him that that policy has been in effect for 10 to 12 years, no telephone permits issued until an occupancy permit is issued. Board voted not to issue Mr. Rault a telephone permit has not shown an hardship.

Sel. Fay stated that he likes the idea of the Planning Board holding several meetings with businesses to see what they would like to see in zoning.

BOB KONCZAL: Sel. Abbott told Bob that John Gilmore has called him and has contacted Mr. Rossborough and has received additional information. Bob told the Board that he has been waiting for him to contact him. Went over the land conversion progress. Sel. Abbott asked what has the values been bounced up in the past. Bob told the Board 1.2% in 1980 and 2.0% in 1990, the lake was 2.75% in 1990. Also during the conversion, have found missing old assessing cards. The new cards will be set aside and new information added to the cards. Also a computer print out will be available to the public. Sel. Fay asked how much time the Selectmen's Secretary is spending on assessing. Bob told him that it was his understanding he could use the Selectmen's Secretary for clerical. Not really much more time spent then there was two years ago. Need to work on Ossipee Lake and recheck Lake Arrowhead. Overall the guestimate for valuation will be up by 10%. The average increase is about \$4,000. Sel. Abbott feels that that is minut to what was done before.

Bob told the Board that he is doing only land not buildings. Sel. Fay questioned if big land owners take a jump what will that do to causing them to sell. Bob feels that the impact will not be as bad as in 1990. Sel. Fay asked if the sales show land is up. Bob told him that individual lots have gone up. Sales show \$18-\$20,000. for a house lot. Also have been picking up people who have been under assessed.

The land conversion progress update is as follows:

Goals

- Update land pricing schedules
- computerize land pricing
- correct errors
- new property cards

What's being done

- add new computer module-appraisal
- create new computerized land pricing schedules based on recent vacant and improved land sales
- make labels for new cards and missing cards
- type data into appraisal system
- write new values on old and new cards
- download all values to assessing; reconfigure for exempts
- send out mailer.

- How pricing works:
- house lot pricing by acreage: .5 houselot, up to 9.5 excess above 9.5 as rural
- rear lots by acreage; flat rate
- lakes by front foot: front footage rate x effective depth with adjustments for excessive frontage

Status:

- map entry list
- schedule for remainder-rural, ponds, recheck Arrowhead
- problem properties

Expected change in valuation:

- need more entry
- regular lots, front and rear
- Ossipee and Arrowhead
- problem lots

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Response:

- making an appointment
- what's it worth?

DUMP: Doug Foglio, Millard Genthner and Bob Gobeil was present. Sel. Abbott asked why should the Town have a stump dump. Doug thought that with flow control, the town had to provide an area. Sel. Abbott stated that Hollis and Alfred doesn't have one. Dwayne reported that the town took in about \$1,000. in stump dump fees. Doug told the Board that the last time the town received about 200 yards of loam when he took care of the stumps. Doug feels that it is a small portion that is stumps. Doug told the Board that he had bid on a job in Lake Arrowhead and didn't get it due to the cost of the stumps. Sel. Fay suggested running it at town meeting showing the pro's and the con's and letting the townspeople decide. Sel. Abbott doesn't feel that all lots that are being cleared are not going to the stump dump area and questions where are they going. Bob Gobeil told the Board that he was told that they are being buried. Dwayne feels that reduce the waste flow by taking shingles and sheetrock out of the waste stream. Bob G. told the Board that there is about 3 pick up loads of shingles a week. Dwayne told the Board that the 30 yard container holds about 10 to 15 tons of asphalt. Astro Waste has offered to pay \$10.00 a ton for the Towns white goods, and only \$5.00 to remove freon and will provide a container and transportation. Would like to negotiate a deal to haul everything. Discussed the Town purchasing a truck to haul into RWS and Turnkey and Lewiston. All agreed to an onsite at the transfer station and to stake out an area.

SEPTICS: The Board reviewed a letter recently received concerning Sanford not allowing disposal of septic waste from towns as of June 1996. Sel. Abbott suggests writing a letter to the state asking for suggestions. Sel. Fay suggested also looking into what other towns are doing.

SAM SOTTOLANO: Sam has called Dwayne to let him know that Glenn did fix the road but it has washed out again. Fred told him that he would look at it. Sam requested that a Ross Corner Road sign be put up and a Dead End Road sign. Doug told the Board that the road is not a dead end road and the Board agreed.

Chm. Monteith told the Board that he will be away on vacation from September 5th to September 25th.

SIGNED:


The Board signed the warrant for payment of bills and payroll.

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ADJOURNMENT:

The motion for adjournment was made at 9:15 p.m.

approved:



Two handwritten signatures are written on a document with horizontal lines. The top signature is written on the top line and the middle line, and the bottom signature is written on the middle line and the bottom line. The signatures are cursive and difficult to read.