

SELECTMEN'S MEETING MINUTES
March 21, 2006

ATTENDING: Nancy Brandt, Cindy Moore, Doug Foglio, Robert Fay, Dwayne Woodsome, Wendy Carter, Jonathan Raymond, Patti Berry, Matt Bors, Susan Dunlap, Fred Fay, David Woodsome, Dan Babb, Scott Birkemose, Ron Perro, Judy Carll, Willis Lord, John Bretton, Tom Cherry, Brenda Oldenburg, Kelly Bohanon, Norma Lambert, Clyde Smith

Selectman, Foglio opened a Public Hearing –Zoning Changes-- this evening at 7:05 p.m. A citizen request to change a current AR zone to General Purpose was reviewed. This would require a literal zoning change and an adjustment on the number of permitted and conditional uses which would be allowed in that zone. A number of citizens inquired about the effect this new zone identification would have on their property value and possible tax adjustments implied. Selectman Foglio indicated that the GP zone will allow for residential and business establishments and suggested that the tendency would be to increase the value of properties in these zones. Selectman Fay added that the change to GP zone would comply with the Comprehensive Plan previously approved by a Town Meeting vote. Selectman Woodsome indicated that the proposed General Purpose zone would extend from Hannaford's to the Route 5 entrance to the new school. The Board of Selectmen have the authority to enact a zoning change by majority vote. The next decision will be to establish the uses, both primary and conditional, within this zone. It was further queried about the control of the Planning Board regarding issues such as lighting, landscape etc. of businesses operating within this GP zone. The chair of the Planning Board indicated that these concerns are investigated by the Planning Board but that enforcement is done by the Code Enforcement Officer. Sue Dunlap reported that the Planning Board discussed that proposed changes and that the board recommended that the zoning for this portion of Route 5 be changed. Mr. Foglio will review the issues regarding the zoning change and will inform the residents. The Public Hearing was closed at 7:50p.m.

7:15—Kelly Bohanon requested the Board of Selectmen consider a noise ordinance. Selectman Fay suggested that this is not a townwide situation but a particular incidence. The chair indicated that this issue will be placed on a future agenda for further consideration and that Ms. Bohanon will be contacted with that information.

ADMINISTRATOR'S REPORT

1. Budgets have been reviewed and no further items can be added to the warrant.
2. Absentee ballots are now available. No restrictions to voting via absentee ballot. More information is available from the town clerk's office at 247-3166.
3. Candidate's Night is scheduled for April 11th at 7:00 p.m.
4. The auditor indicates that the audit is ready for a final review. They will be in the town offices on Thursday and Friday of this week.
5. An investigation is ongoing, however, increased patrols are underway at the Transfer Station.
6. A reading of the warrant will be held on April 11th, Candidates Night.

NEW BUSINESS

Lake Arrowhead Committee—Tabled

RWS representative—Selectman Fay indicated that RWS will be renamed ECO and that a representative from Waterboro must be appointed to the renamed Board of Directors. Mr. Fay motioned that Willis Lord be appointed to the 3 year term. This was seconded by Ms. Moore and resulted in a unanimous vote of approval.

Vote on software package for Knox Boxes—Chief Bors explained that the Knox boxes are a system entry program which allows for emergency entrance to buildings by emergency responders only. The new school will be equipped with this system. Due to the fact that this town required an inspection of the new school by a certified code inspector this system was made mandatory. Chairman Foglio made a motion that this software package be made available from fees not to exceed \$7,500. Any amount beyond that to come from the Fire Department computer account. Motion seconded by Mr. Fay. Vote was unanimous. It was further mentioned that the Planning Board will encourage these systems in businesses. Similar systems are available to private residences also.

Per diem pay for fire department-- Several surrounding towns have increased the rate of pay and hours in a shift in an attempt to recruit more fire and emergency responders, and have found that this has been successful. Chairman Foglio made a motion to increase the hourly rate of pay for responders on the Fire Department, not to exceed \$15,000. Ms. Moore seconded the motion. There was no discussion. Vote was unanimous.

Sub-committee for Contract Zoning—It was explained that Contract Zoning is used in many areas in place of the Growth ordinance. This system is intended to allow some 'barter' between developers and the town which is intended to allow the businessman to develop an area in exchange for an unrelated benefit in another targeted situation. Mr. Fay made a motion that 2 members represent the Board of Selectmen, 2 members of this proposed board come from the Planning Board, and 1 at-large citizen be appointed to this Contract Zoning subcommittee. He further suggested that Selectman Woodsome and Himself represent the Selectmen. Mr. Woodsome seconded this motion. A vote of 2-1-1 resulted with Ms. Moore casting the dissenting vote. A notice will be place in the local papers to advertise for a citizen volunteer for this committee.

Approval of the budget/warrant will be postponed until the next Selectmen's meeting.

OLD BUSINESS

Woodlot behind parking lot at Town Hall—Selectman Woodsome has marked off an area of about 60 feet around the Town Hall Annex parking lot, around the mobile home adjacent to the parking area and some trees near Townhouse Road indicating the trees which are suggested to be removed for safety purposes. Furthermore, trees between the annex and the cemetery will be removed. Following some discussion, Mr. Fay made a motion to proceed with the cutting of the trees as marked. This motion was seconded my Ms. Moore with a resulting unanimous vote.

Land Trust-- Issues including insurances of land in trust will be discussed at a date following Town Meeting. This item will remain on the Selectmen's agenda weekly to be discussed as needed. A move to appropriate sum sufficient will be noted.

Reminders were read by Mr. Foglio. Mr. Woodsome moved to approve the minutes as written from the week of March 7, 2006. Ms. Moore seconded the motion with a resulting unanimous vote. Mr. Woodsome added that the Transfer Station/Recycling Committee will meet on Thursday, March 23rd at 7:00 p.m. in the annex.

A workshop to complete the budget/warrant review will be scheduled for Tuesday, March 28th at 5:30 p.m.

ADJOURNMENT

Motion by chairman Foglio to adjourn was seconded by Mr. Fay at 8:50 p.m. Vote was unanimous.

SIGNED:

Warrants for bills and payroll

1. Minutes of 3-7-06
2. Abatements for Assessor.

APPROVED:

Date _____
