

**Minutes for Waterboro Board of Selectmen Meeting  
August 23, 2016 at Waterboro Town Hall  
5:45 pm – Executive Session - 6:00 pm Public Hearing and Regular Meeting**

**5:45 p.m. – Executive Session pursuant to 1 M.R.S.A §405 (6)(A), to interview committee applicant.**

Applicant was unable to attend the meeting. The Executive Session was not held.

Regular meeting began at 6:00 p.m. with the following attendees: Selectmen Gordon Littlefield, Dennis Abbott, Tim Neill, Dwayne Woodsome and Jon Gale, Dave Lowe, Matt Bors, Lisa Bennett, Julie Giles, Alex Konczal, Town Administrator Gary Lamb, Brigit McCallum, Shawn Shoemaker, Chris Dennis, Jack Seery, Donna Berardi, and Ted Doyle

**1. PLEDGE OF ALLEGIANCE**

**2. PUBLIC HEARINGS –**

- a. Public hearing is to hear public comment concerning the second captain's position and possible special Town Meeting.

**Dennis Abbott gave a brief overview as to the history of bringing forward this public hearing regarding the second captain's position. Chief Matt Bors updated the Selectmen regarding the upcoming interview schedule for the first captain's position.**

**Jack Seery commented that he opposed a special town meeting to fund this position, not because he opposed a second captain's position, but because of the process.**

**Gordon Littlefield commented that he too is not in favor of a special town meeting.**

**Jon Gale commented that he too agrees not to have a special town meeting and it is best to leave until next year.**

**Dwayne Woodsome commented that it is best to leave alone. The process was followed with the Chief and the Budget Committee.**

**Tim Neill commented that the Selectmen made good on its commitment to follow through as requested at the Town Meeting in June.**

**Dennis Abbott commented that next year, the Selectmen will present its final budget figures back to the Budget Committee and that at the Town**

**Meeting the public is made aware that the figures presented cannot be increased, but only decreased.**

### **3. ANNOUNCEMENTS**

**Gordon Littlefield spoke regarding an email that was received from Ryan Dubai. He is a new resident and had been in the Town Hall to register his vehicles. He praised the staff in the office as they were incredibly patient and helpful.**

### **4. ADDITIONS OR DELETIONS TO AGENDA**

### **5. APPOINTMENT**

- a. Brief introduction and comments from Maine Senatorial Candidate Andrea Boland.

**Andrea Boland was unable to attend the meeting.**

- b. Initial discussion with Northboro Properties regarding conditional or contract zoning of a lot on the corner of Sokokis Trail and Clark's Bridge Road.

**Shawn Shoemaker and Christopher Dennis, co-owners of Northboro Properties, were at the meeting. Shawn made a presentation regarding the request to rezone a portion of their property from Agricultural Residential to Village shown on the tax maps as Map 13, Lot 41. The majority of the property is currently zoned Village. The purpose to changing the zoning is so the entire parcel has the same permitted uses.**

**Tim Neill commented that at one time, a new form was created and fees were established whereby a person would complete the form and pay for a zone change. In doing so, the Selectmen would be able to act on the request without an opinion from the Planning Board.**

### **6. PUBLIC COMMENTS - None**

### **7. CORRESPONDENCE**

- a. Treasurer's reports
- b. Motor Vehicle and Excise Tax reports
- c.

### **8. REPORTS & STAFF INITIATIVES**

- a. Selectmen's reports
- b. Town Administrator Gary Lamb's report

**Town Administrator Gary Lamb's report was delivered as follows:**

➤ **Tax Commitment for FY 16/17 ending June 30 2017** - For the past year or more, citizens have been validly complaining that our land valuations are too high. The State of Maine agreed that our land values are too high and Selectmen months ago encouraged our Assessors to change them. As of this past Saturday, our Assessors have made their changes and finalized the upcoming tax commitment. Please remember when you decrease valuations, in order to raise the same dollars that Town Meeting authorized, our mil rate must increase...simple math. Consequently, our present mil rate of \$13.95/1000 will increase about 9% to \$15.24/1000. This \$1.29 mil rate increase consists of 42 cents from \$597K school and municipal increases as passed at Town Meeting...and the other 87 cents is to make up for the decrease in land valuations. Across the town, those with undeveloped land will see a slightly greater % reduction in their total valuation, while those with considerable building valuation will realize a smaller % decrease in valuation. Those few land valuation increases will probably be from a change to the property or land use correction other than this valuation change.

- Approx. 1250 parcels will see a 1-5% decrease in land valuation
- Approx. 1550 parcels will see a 5-10% decrease in land valuation
- Approx 750 parcels will see a 10-20% decrease in land valuation
- In addition, the homestead exemption will increase from \$10K to \$15K giving a bit more relief to resident homeowners.

➤ **FY 15/16 Tax collection status?** - Sharon filed 198 tax liens at the registry last week for this year's taxes totaling over \$280K. If you know you owe taxes due this past April please pay them as soon as possible to save you paying interest.

➤ **Salt shed Update** - Overhead door installation and final grading and paving will occur in the coming weeks

➤ **ATV road usage update** - I met again with ATV club president. We are researching Brownfield who just approved ATV usage on all town roads, Rangeley, Greenville and others. Stay tuned FMI.

➤ **School Board candidate** - former RSU school board member Lindsey Clancy called today and states she is not starting school like she thought and would be willing to serve again as a school board member. Her interim

term ran out June 30<sup>th</sup>. She could be appointed by Selectmen now and could then run again in June 2017 if she wanted to continue to serve.

- **Planning Board vacancy** - We had an unexpected planning board vacancy last week when Katy Mann resigned. Ted Doyle contacted me yesterday and would be willing to accept appointment to the PB to fill this term through June 30, 2018.

## 9. NEW BUSINESS

- a. Accept recent resignation from Planning Board and possibly make ZBA or Planning Board appointment.

**Dwayne Woodsome made a motion to accept the resignation of Katy Mann from the Planning Board. Jon Gale seconded. The motion passed 5-0.**

**Gordon Littlefield made a motion to appoint Ted Doyle to the Planning Board for a term to expire June 30, 2018. Jon Gale seconded. The motion passed 5-0.**

- b. Discuss/vote to set a date for a goals workshop.

**September 8, 2016 was set for a Selectmen's workshop to discuss goals.**

- c. Discuss/vote to set a date candidates night.

**The 12 Town Group is currently involved with the Legislative Candidates and may be holding a candidates' night. The Selectmen are willing to host the event if they decide to hold one.**

## 10. OLD BUSINESS

- a. Vote whether or not to support the not-to-exceed \$2 million amount for the Central Station addition referendum article for Nov 8, 2016 election.

**Jon Gale made a motion to support the not-to-exceed \$2 million amount for the Central Station addition referendum article for the November 8, 2016 election. Gordon Littlefield seconded. The motion passed 4-1 (Woodsome against).**

## 11. OTHER

- a. Discuss /vote to approve the minutes of the August 9, 2016 regular meeting.

Gordon Littlefield made a motion to approve the minutes of the August 9, 2016 regular meeting. Jon Gale seconded. The motion passed 5-0.

**12. PENDING DECISIONS**

- a. Review Comprehensive Plan task list.

**13. WEEK'S ACTION LIST**

**14. DISCUSSION OF AGENDA ITEMS**

**15. ITEMS NEEDING SIGNATURE**

- a. Minutes of the August 9, 2016 regular meeting

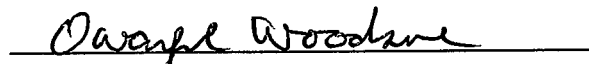
**16. REMINDERS**


**17. ADJOURN**

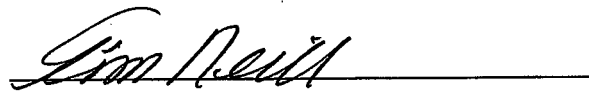
A motion was made by Dwayne Woodsome to adjourn. Seconded by Gordon Littlefield. Motion passed 5-0. Meeting was adjourned at 7:03 pm.

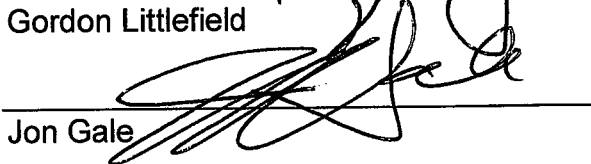
These minutes were approved by the Waterboro Board of Selectmen on Sept 13, 2016.

  
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Dennis Abbott

  
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Dwayne Woodsome

  
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Gordon Littlefield

  
\_\_\_\_\_  
Tim Neill

  
\_\_\_\_\_  
Jon Gale