

**Minutes for Waterboro Board of Selectmen Meeting
November 22, 2016 at Waterboro Town Hall**

6:00 p.m. Public Hearing and Regular Meeting

Regular meeting began at 6:00 p.m. with the following attendees: Selectmen Gordon Littlefield, Dennis Abbott, Tim Neill, and Dwayne Woodsome. Selectman Jon Gale was absent. Also in attendance were Gary Lamb, David Lowe, Lee Jay Feldman, Glenn Charette, Julie Giles, Brigit McCallum, Judy Wirth, Laura Randall, Ronna Rault, James Harriman and Ted Doyle.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS – to receive comment regarding a proposed amendment to the Zoning Ordinance, Article 7, Section 7.10 – Performance Standards

- a. **The Public Hearing opened at 6:04 p.m. Lee Jay Feldman made a brief presentation regarding this item. Tim Neill questioned the difference between using the word guidelines vs. standards. Lee Jay Feldman responded that guidelines are something that the Town would like to see, but are not required to be done. The term standards is used in this case, will be in the zoning ordinance and will be a requirement. There was a question as to whether this would extend to any secondary roads, with the response being that these standards would only apply to the main corridor of Routes 202 and 5. Dwayne Woodsome questioned what would happen to land and building values and questioned whether we are strip zoning. Judy Wirth commented that Routes 202 and 5 are already zoned General Purpose or Commercial and the Village areas are also along those corridors. As these standards only apply to commercial development and someone decides to not to build on Route 202 and build on an inner street, and the development is not commercial then they cannot build in that area. Dwayne Woodsome responded that anything can be built in the Agricultural and Residential zones and State aid roads and the design standards would not apply. At this time, the design standards apply only to commercial development on the Routes 202 and 5 corridor and in the future would be to redo the Zoning Ordinance and define the uses within the various zones. Gordon Littlefield questioned who would be monitoring this. Lee Jay Feldman responded that it would be a combination of Code Enforcement and the Planning Board. The Public Hearing closed at 6:17 p.m.**

Dennis Abbott requested, as Dwayne Woodsome had to leave the meeting in a bit, to move Old Business, Item #10b, Discuss/possible vote on the Article 7, Section 7.10 – Performance Standards amendment, to a line item under this Public Hearing.

Gordon Littlefield made a motion to move Old Business, Item #10b up. Tim Neill seconded. The motion passed 4-0 .

A motion was made by Tim Neill to approve the Design Standards as presented. Seconded by Gordon Littlefield. The motion passed 3-1 (Woodsome against.)

3. ANNOUNCEMENTS

Dennis Abbott expressed sympathy to the Gray family and the family of a little boy for their losses due to a tragic accident.

4. ADDITIONS OR DELETIONS TO AGENDA

5. APPOINTMENT

- a. RHR Smith and Company - FY 2016 Audit Presentation

Chris Backman of RHR Smith and Company made a presentation regarding the FY16 audit with emphasis on the budget to actual, including approved budget amounts, revenues, carry-over amounts and fund balances.

- b. James Harriman – Discuss/vote on a Consent Agreement

James Harriman made a brief presentation regarding his request for a Consent Agreement. Mr. Harriman had his land surveyed in order to sell the property. The Zoning Ordinance requires a 35-foot side setback. The survey showed that one corner of the garage is 21.7 feet and one corner is 25 feet within the side setback. Additionally, a turnaround hangs over the property line and the turnaround will be removed.

Gordon Littlefield made a motion to table this item until such time the abutter, Downa Dolloff, has had the opportunity to respond. Dwayne Woodsome seconded. The motion passed 4-0. Town staff will notify the abutter and invite her to attend the December 13, 2016 meeting.

6. PUBLIC COMMENTS

Brigit McCallum asked about what winter recreation may be available within the town and whether there are others who might like to talk about trails for cross country skiing and/or snowshoeing.

7. CORRESPONDENCE

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

8. REPORTS & STAFF INITIATIVES

- a. Selectmen's reports

Gordon Littlefield commented on the low turnout for the Salt Shed Open House, but those in attendance were impressed by what they saw.

Dwayne Woodsome commented that he and others attended the ribbon cutting grand opening at Flippin Good.

Tim Neill attended the Ten Town Group meeting. At that meeting, the York County Manager, Greg Zinser, was the guest speaker. In response to the many overdose deaths, they have been working on a new detox rehab center located near the jail. It will start out with 35 beds and increase to 60. They have been working with the State Police to have offenders go to this facility instead of jail.

b. Town Administrator Gary Lamb's report

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

- **Library heating update.** Everything is toasty warm in the library with the new boiler. The only remaining problem is the \$13K bill was not budgeted for and we may have to move some funds around this coming June.
- **Election update** - We registered 500 new voters at the polls during Election Day; that brings us up to 5380 registered voters. We had 4000 citizens voting on Nov 8th...a 74% turnout...nice!!
I will be meeting with the new Supt. to discuss election wrap up issues. We will discuss parking, security of kids, WMS vs. Massabesic East for future voting, whether or not closing school for a presidential election is possible, etc.
Thanks to all our poll workers and Christine Torno and Nancy Johnson who worked great together with layout and staffing of the polls.
The main bottleneck to voting is turning in your ballot....because the optical scanners are so slow. We will investigate with Sec. of State whether or not we can have an approved secure ballot box for simple ballot drop off with poll workers running ballots through the machine later when lines are gone. Either we do this for next presidential or have a third voting machine.
- **Health insurance update** - rates for our most popular plan will increase 11% starting Jan 1, 2017. Consequently our insurance lines may be overdrawn since our insurance carrier uses the calendar year instead of our budget fiscal year July 1 – June 30. I will be discussing with Budget Committee and the Board of Selectmen the idea of consolidating all health insurance budget lines from individual departments to one insurance line in our next budget process which will begin next month.
- **Volunteer and staff Christmas party** - is scheduled for Friday December 9 at the fire station 5-7 pm.
- **Workmen's comp** - I recently met with our field rep and am happy to report our WC mod rate is 0.69. This means our WC costs are 30% below the average for all 500 or so MMA WC client towns and utility agencies. Thanks to all who work so safely every day.
- **Waterboro 2nd deputy** - present York County Deputy Kevin Collins was chosen to be our second Waterboro officer. The SO was having challenges filling Kevin's slot once he left to join us, especially with another very recent resignation of a patrol

deputy...so Kevin will start on or about Jan 1 on a six month contract for the remainder of this fiscal year.

- **Fire Department Food Drive.** The Fire Department held a food drive at Hannafords on Saturday and got well over \$1,000 worth of food for our food pantry and thanks to all those that participated there.
- **Petition to eliminate town meeting.** There were 991 signatures collected at the polls by the Selectmen and volunteers on November 8th. There were 500 new registrations on Election Day and these have to be entered. Once entered, the signatures will be verified.

9. NEW BUSINESS

- a. Discuss/vote to approve State Games of Chance Licenses for the Massabesic Lions Club for Beano and Sealed Tickets.

A motion was made by Dwayne Woodsome to approve the State Games of Chance Licenses for the Massabesic Lions Club for Beano and Sealed Tickets. Seconded by Gordon Littlefield. The motion passed 4-0 .

- b. Election wrap-up discussion and next steps for Central Fire Station building concerns

Dennis Abbott reiterated that funding for the renovations to the fire station was not approved by the voters and that the Selectmen need to discuss what needs to be done going forward. It was felt that a few options should be discussed. A workshop will be held either the 17th or 31st of January to discuss this item further.

Gary Lamb made a brief overview of the retired, current and future debt.

- c. Discuss/vote to approve and sign a Municipal Quitclaim Deed for Tax Map 17, Lot 006

A motion was made by Dwayne Woodsome to approve the Municipal Quitclaim Deed for Tax Map 17, Lot 006. Seconded by Tim Neill. The motion passed 4-0 .

10. OLD BUSINESS

- b. Discuss/possible vote on the Shoreland Zoning Ordinance

A motion was made by Gordon Littlefield to approve the Shoreland Zoning Ordinance. Seconded by Tim Neill. The motion passed 4-0 .

11. OTHER

- a. Discuss /vote to approve the minutes of the November 1, 2016 regular meeting.

Dwayne Woodsome made a motion to move Item #11a up. Gordon Littlefield seconded. The motion passed 4-0 .

Dwayne Woodsome made a motion to approve the minutes of the November 1, 2016 regular meeting. Tim Neill seconded. The motion passed 4-0.

12. PENDING DECISIONS

- a. Review Comprehensive Plan task list.

13. WEEK'S ACTION LIST

Town staff is to contact the Harriman abutter. The Selectmen requested that future abutters be contacted in cases of consent agreements.

14. DISCUSSION OF AGENDA ITEMS

Board approval of the Shoreland Zoning map.
Board approval of the General Zoning map.
Board approval of reference changes per the Shoreland Zoning changes
James Harriman Consent Agreement
Poverty abatements
Appointment to the Zoning Board of Appeals
Discussion of a moratorium on marijuana clubs

15. ITEMS NEEDING SIGNATURE

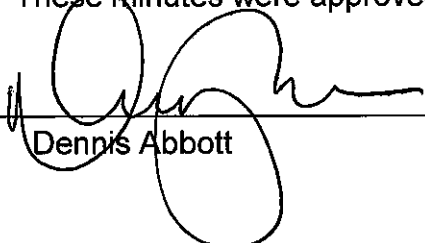
- a. Minutes of the November 1, 2016 regular meeting
- b. Massabesic Lions Club for Beano and Sealed Tickets Application
- c. Municipal Quitclaim Deed for Tax Map 17, Lot 006
- d. Consent Agreement

16. REMINDERS

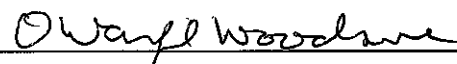
17. ADJOURN

A motion was made by Tim Neill to adjourn the meeting. Seconded by Gordon Littlefield. The motion passed 3-0 (Dwayne Woodsome left at 7:15 p.m.) The meeting adjourned at 7:46 p.m.

These minutes were approved by the Waterboro Board of Selectmen on 12/13/16.

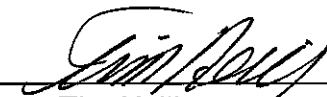


Dennis Abbott



Dwayne Woodsome

Gordon Littlefield



Tim Neill



Jon Gale