

**Minutes of the Waterboro Board of Selectmen Meeting
May 28, 2019 at Waterboro Town Hall**

5:00 p.m. – Executive Session -- 6:00 p.m. Regular Meeting

EXECUTIVE SESSION- pursuant to 1 M.R.S.A., §405 (6) (a), to discuss the contract of the Town Administrator.

Ted Doyle made a motion to enter into executive session at 5:04 p.m. Dwayne Woodsome seconded. The motion passed 4-0 (Littlefield absent)

Dwayne Woodsome made a motion to come out of executive session at 5:36 p.m. Ted Doyle seconded. The motion passed 5-0.

PRESENT FOR REGULAR MEETING: Selectmen Dennis Abbott, Tim Neill, Dwayne Woodsome, Ted Doyle and Gordon Littlefield. Also in attendance were Gary Lamb, Glenn Charette, Julie Giles, Dave Benton, Jim Southworth, Tammy Wells and thirteen members of the public.

1. PLEDGE OF ALLEGIANCE

Chairman Abbott opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

2. PUBLIC HEARINGS

- a. Public Hearing is to receive comments regarding the proposed 2019/20 fiscal year budget and Annual Town Election Warrant.**

Chairman Abbott opened the public hearing at 6:02 p.m.

Tim Neill clarified that Article 12 of the warrant is Article 10 on the ballot.

Dennis Abbott reviewed each of the warrant articles.

Chairman Abbott closed the public hearing at 6:16 p.m.

Tim Neill made a motion to move Items #9a and #9c up on the agenda. Ted Doyle seconded. The motion passed 5-0.

3. ANNOUNCEMENTS

Dennis Abbott commented that the Transfer Station free day is June 1st and the election is June 11th.

Dwayne Woodsome commented that those who are unable to get out to the polls to contact the town office for an absentee ballot. He also commented that the handicap parking at the polls will be on the town office side of the building this time.

4. ADDITIONS OR DELETIONS TO AGENDA

5. APPOINTMENT

6. PUBLIC COMMENTS

7. CORRESPONDENCE

- a. Treasurer's reports

8. REPORTS & STAFF INITIATIVES

- a. Selectmen's reports

Dennis Abbott reported that the ecomaine Annual Meeting will be on June 20, 2019 at Thompson's Point.

- b. Town Administrator Gary Lamb's report

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

- **Election Update** - Tuesday, June 11th is Election Day and polls are open at Town Hall 7:00 a.m. to 8:00 p.m. Absentee ballot voting started May 15th and continues until 5:00 p.m. Thursday, June 6th. An informational flyer was mailed to all Waterboro mailing addresses over 2 weeks ago and those are also available at Town Hall. The flyer gives voter information on what Articles and budget items increased or decreased and why.
- **Fire Station update** - We will complete the waterline extension into the fire station after July 1st under our new budget. Tree removal and landscaping around the station is well underway. Interior painting is underway now that the heat pump installation is complete and AC is working well.
- **Records Room update** - The fire resistant records storage room addition is nearly complete. Painting was completed last week and tile and final electrical will be done this week. New file cabinets are scheduled for delivery on June 4th. We will close the CEO office Thursday and Friday June 6th and 7th as we move all the paper records into the new room. We had enough funds remaining from the \$47K budget to install siding on the end of the old section of town hall that looked so terrible, and that is in process now. We will also be closing in both sides of the walkway between the new and old town hall sections.
- **Southern Maine Planning and Development Commission Annual Meeting** - is Wednesday, June 5th 5:30 p.m. at the Sanford Town Club in downtown

Sanford. Any Selectmen or Planning Board members wishing to attend should contact Sherry and she will order tickets for all.

- **Historical Society** - has received another bid to move the Belvel House from town hall over next to the old Schoolhouse on the Taylor House property as an office/showroom. Jim Carll will report to Selectmen when they have decided one way or the other on moving this building. If they do move this building, we could discuss building a small maintenance building on the same Belvel footprint and get the present “shop” out of the old town hall basement...food for thought.

Dennis Abbott commented that over the next month or so, extensive paving will be done on Route 5.

9. NEW BUSINESS

- a. Discuss/vote on a Consent Agreement with Larry and Lisa Andrews.

Code Enforcement Officer Glenn Charette explained that the garage located on Map 49, Lot 11D is in violation of the required fifty foot front yard setback. The garage has a seventeen foot setback. The original permit granted in June of 1988 was issued based on an incorrect site plan. Glenn suggested the new property owner pay \$750.00 based only on the cost of preparing the consent agreement.

Dwayne Woodsome made a motion to approve the Consent Agreement with Larry and Lisa Andrews with a penalty of \$750.00. Tim Neill seconded. The motion passed 5-0.

- b. Discuss/vote to renew a State Malt, Vinous & Spirituous Liquor License for the Fraternal Order of Eagles located at 1050 Main Street.

A motion was made by Dwayne Woodsome to approve the State Malt, Vinous & Spirituous Liquor License for the Fraternal Order of Eagles located at 1050 Main Street. Ted Doyle seconded. The motion passed 5-0.

- c. Discussion concerning town or private status of McLucas Road Extension.

Gary Lamb outlined the history commenting that back in 1955, the Town Meeting Warrant Article 32 described 16 town roads that were intended to be discontinued. The vote was to approve closing the roads subject to agreement with abutters to grant right-of-way for fire lanes. The article does not say McLucas Road or McLucas Road Extension; however it has been assumed that cited Ossipee Mountain Road from Swett’s Lane, so called, to the road leading from North Waterboro to the Red Schoolhouse may be the same as McLucas Road and McLucas Road Extension today. To date, there is no evidence that agreements with the abutters were completed and/or

proper documents were filed in the Registry of Deeds. Consequently, it could have been a town road since 1955. Stay tuned for more information.

There were several residents living on the roadway at the meeting. Herman Allen commented that he has maintained the road for 30 years under the assumption that it was not a town roadway. He feels that he should be compensated for maintaining the road.

Steve Merry shared his concerns and questioned that if the road was upgraded, would it be opened up straight through? Gary Lamb stated this is possible in future years.

The Selectmen decided to pursue having the Town's legal counsel do extensive research at the registry before moving forward. It is hoped to have this work completed by July 23rd.

- d. Discuss/vote on a Municipal Quitclaim Deed for Map 013, Lot 037.**

A motion was made by Dwayne Woodsome to approve the Municipal Quitclaim Deed for Map 013, Lot 037. Gordon Littlefield seconded. The motion passed 5-0.

- e. Discussion concerning medical marijuana growing and processing.**

Tim Neill commented that he would like to see medical marijuana growing and processing locations reviewed in light of all the recent changes in recreational marijuana. It was noted that the only reference in the zoning ordinance to medical marijuana is found under definitions. The Board decided to bring this back under Old Business in a month.

- f. Discussion concerning details of new compensation for Deputy Town Administrator.**

The clarification was made that the Deputy Town Administrator's compensation of \$1,500 included in the FY19/20 budget, is to be paid at \$100.00 per day during the time the Town Administrator is away.

- g. Discussion concerning rescheduling the June 11, 2019 Selectmen's meeting.**

The June meetings will be held on June 18th and June 25th.

- h. Discussion/vote on Town Administrator's contract.**

A motion was made by Tim Neill to approve the Town Administrator's contract with a \$250 per month mileage reimbursement, a 20% additional reimbursement for health insurance and a fixed rate of \$100,000 per year for

the next three years; July 1, 2019 to June 30, 2022. Ted Doyle seconded. The motion passed 5-0.

10. OLD BUSINESS

11. OTHER

- a. Discuss /vote to approve the minutes of the May 14, 2019 regular meeting.

Dwayne Woodsome made a motion to approve the minutes of the May 14, 2019 regular meeting. Gordon Littlefield seconded. The motion passed 5-0.

12. PENDING DECISIONS

13. WEEK'S ACTION LIST

Town Administrator is to request McLucas Road legal review.

14. DISCUSSION OF AGENDA ITEMS

Blast from the Past liquor license approval.

Gary Lamb commented that he had received a letter from Mr. Richard Sirois, a resident of Village Pines Subdivision located on Soucy Lane. Soucy Lane is not an accepted Town road and the Planning Board approved the subdivision with the stipulation that no dwellings could be built until the roadway was an improved and accepted town road. There were building permits issued and several homes are built in the subdivision. The residents would like the Town to accept the roadway which would have to be built to standards. As it is now, the road is too narrow and to build it to standards may nullify many of the setback requirements on the homes. The letter Mr. Sirois submitted included signed permission from the residents to allow the Town to do core samples. Dwayne Woodsome commented that he thought core samples had been already done.

15. ITEMS NEEDING SIGNATURE

- a. Minutes of the May 14, 2019 regular meeting
- b. State Malt, Vinous & Spirituous Liquor License for the Fraternal Order of Eagles
- c. Municipal Quitclaim Deed – Map 013, Lot 037
- d. Consent Agreement with Larry and Lisa Andrews.

16. ADJOURN

Ted Doyle made a motion to adjourn the meeting. Gordon Littlefield seconded. The motion passed 5-0. The meeting adjourned at 7:15 p.m.

These minutes were approved by the Waterboro Board of Selectmen on June 18, 2019.

/s/

Dennis Abbott

/s/

Dwayne Woodsome

/s/

Gordon Littlefield

/s/

Tim Neill

/s/

Ted Doyle