

MINUTES

July 24, 1984

Selectmen's Meeting

Present: Chmn. Robert Fay, Dennis Abbott, Andrew Woodsome, Jr.,
Jean Chick

7:00 PM.

Joseph Genna: In to discuss the status of Lot 2045, Map 46 of the LAke Arrowhead Ests. Mr. Genna was informed that this lot would go up for auction on Aug. 11th. at 10:00 am. Mr. Genna will make his decision whether he wants to purchase the lot through the public auction or have the Linsley's (former owners, before matured liens) pay the taxes owed to the Town and then purchase the lot from the Linsley's. This will be Mr. Genna's decision to make.

7:30 PM.

Special Meeting: The Board of Selectmen had requested a meeting with the Conservation Commission and Planning Board members as per the Tax Title Property Ordinance for the purpose of choosing lots with matured liens for a public auction, in the interim Mr. Chipman of the York-Cumberland Housing Corp. had requested a meeting with the Selectmen and the Planning Board. Mr. Chipman had made a statement to the Journal Tribune that the lot proposed for the elderly complex in South Waterboro may be grandfathered. He was asked to come in at this time.

Those present: Roland Denby, Frank Griggs, Howard Dube, Bill Chipman, Atty. Karen Lovell from Atty. Elliot's office., Selectmen, Mike Hammond, Kathy Moody, Van Foglio, Jean Chick, Glenn Bean, Sr., Douglas Foglio.

Mr. Chipman stated that since the Special Town Meeting held last Tuesday evening did not pass the proposed amendment to the Zoning Ordinance that he had taken a closer look at the Zoning Ordinance and had several points to bring out that he felt made the proposed site a grandfathered lot, therefore, could comply with the present zoning requirements as they had a deadline to submit paperwork to HUD by July 31st. and that monies had been spent on this proposed site in So. Waterboro he felt he had to try and that basing his opinions on Section 2.08 of the Zoning Ordinance which would make this lot grandfathered to be used for multi housing, four buildings with four units in each.

Chmn. Fay said that the Board of Selectmen had discussed this matter and felt that the outcome of the Special Town Meeting spoke for the people. Selectman Woodsome said he was sure that the Townspeople would be for elderly housing in Waterboro but wanted it to meet the present Zoning Ordinance.

Kathy Moody, Chmn. of the Planning Board said what bothered her was that Mr. Chipman had indicated he had investigated all possible sites and this proposed site was the only site available. Then she was made aware of other possible available sites, which would perhaps meet the requirements of Zoning and HUD.

After a lengthy discussion Atty. Lovell said that her opinion of Section 2.08 of the Zoning Ordinance was legally a escape hatch to prevent any owner from not being able to build on a vacant lot. But this was not ment to be a blank check, because its there that you (York-Cumberland Housing Corp.) can use it. You can't come in and say that its multi housing in that zone to the extent that you can put four buildings with four untis each. You could put one primary building with four units.

Mr. Dube said that when HUD was informed of the outcome of the Special Town Meeting, their comments were "if Waterboro doesn't want elderly housing then they would go out of Town" for a site. Selectman Abbott asked for the name of the person making this statement and Mr. Dube said it wasn't for publication.

All Selectmen made it clear that it was not that the Town did not want housing for the elderly in Waterboro, but they are going by the present Zoning Ordinance and they do not feel they can resist the Special Town Meeting vote.

Planning Board Secretary Mike Hammond asked if they would look for an alternative, properties that would meet the zoning requirements.

Mr. Chipman and Mr. Dube moved over to the Planning Board/C.E.O. office to review the ~~xxxxxx~~ Town Maps to find other suitable sites they may find available to be purchased and used for elderly housing.

The meeting of lots subject to public auction was held, lots to be held by the Town that were on the list submitted by Tax Coll/Treas Holden were as follows:

- Map 38 Lot 39 keep this lot because of the collection of the 1983 taxes.
- Map 9 Lot 38 keep this lot because of the collection of the 1983 taxes.
- Map 13 Lot 55 Keep this lot as property owner is making payments.
- Map 24 Lot 38 Motion made by Woodsome to keep this lot for the Town, seconded by Roland Denby, unanimous.

All other lots will be sold. Map 37 Lot 22 was voted on Mary Elizabeth Smith made the motion to sell this lot, seconded by Frank Griggs. Unanimous.

Public auction will be held at the Waterboro Town Hall on Aug, 11, 1984, at 10:00 AM.

Robert Gobeil: Owns property near the Town Picnic Area off Route 5 in East Waterboro. In concerning letters written by Chmn. Fay to the Dept. of Transportation regarding barriers put in place in front of his property. The State gave him the right to place the barriers. Chmn. Fay a few years ago asked that if the State were to give up this portion of highway that it be given to the Town. Fay has been assured that the State did not give up any of the road. Road Commissioner Bean said that the barriers do not hinder the road work and will not hinder the plowing. Gobeil said that he would remove them for the winter if the Selectmen wanted him to and that they were put in place to keep people from parking in front of his property.

Roland Denby: Mr. Denby attended a Workshop at the MMA in Augusta on July 24th. concerning Revenue Sharing Funds available to the Town only if certain changes are made to comply with new laws. Mr. Denby will be placed on the Agenda for the July 31st. meeting to give the Board information he gathered at the Workshop.

Lake Sherburne Assoc: Eleven members in to talk with the Board and Road Commissioner about the conditions of the roads. In the past the roads have been scraped twice a year. Bean said the reason that the job was not done this Spring was that his grader was in for repairs. Bean said that he would get to it. Mr. Madison spokesman for the group said that the Assoc. was widening the roads by clearing both sides. Fred Owen asked if the grading could be done a little different as in the past the shoulders had been left so much higher that the road they had a drairage problem, the water had no where to go. Chmn. Fay told the group to stay in touch with the Road Commissioner and if they needed help to contact the Selectmen.

Fred Owen asked about the yellow line down the center of West Road and also lowering the speed limit to at least 25. Selectmen Woodsome made a motion at this time to have the State Safety Officer come out and check the road and set the speed limit by their recomendations and also to mention the yellow line. Selectman Abbott seconded the motion.

Selectman Woodsome made the motion to amend the Speed Limit Ordinance to read "Old Red School House Road from the West Road into the turnaround by Samuel Sottolano's property be posted 15 Miles Per Hour. Chmn. Fay seconded, unanimously passed.

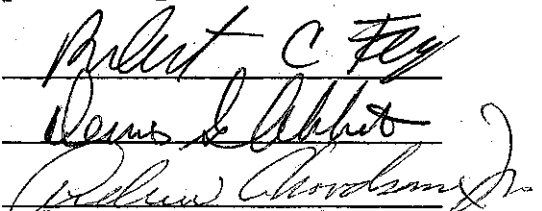
Glenn Bean, sr: Reported that the State will be starting on the Chadbourne Ridge road on Thursday, they will be putting in a cross culvert by Carroll Woodsome property and ditch the road down over the hill.

The 500 yards of Cold Patch Mix was mixed a week ago Monday. Seal Coating will start when he is ready.

Paint Bids: Bidding on the painting of the exterior walls of the Town Hall was accepted until 7:30 pm., with only one bid being submitted. Larry Moody the only bidder received the bid. \$2,678. Moody will start the work approximately Aug. 1st and will be finished on Aug. 31.

Complaint: A complaint on pot holes on the West Shore Road was received today from a Michael Gagne. Glenn was informed and he said that the road had been repaired a few days ago.

Approved by:


Selectmen, Town of Waterboro