

**Minutes for the Waterboro Board of Selectmen Meeting
January 10, 2017 at Waterboro Town Hall**

6:00 p.m. Regular Meeting

Regular meeting began at 6:00 p.m. with the following attendees: Selectmen Dennis Abbott, Jon Gale, Tim Neill, Gordon Littlefield and Dwayne Woodsome. Also in attendance were Gary Lamb, David Lowe, Lee Jay Feldman, Glenn Charette, Julie Giles, David Benton, Doug Foglio, Alexandra Dube, Robert Johnson, Gary Prokey, Roger Berube, Shawn Shoemaker and Chris Dennis.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

3. ANNOUNCEMENTS

4. ADDITIONS OR DELETIONS TO AGENDA

A motion was made by Gordon Littlefield to add under Item #5, a request for abatements of 2015 and 2016 taxes for Robert Johnson, and 2015 and 2016 supplemental taxes for Richard Johnson. Jon Gale seconded. The motion passed 5-0.

5. APPOINTMENT

- a. Discuss/ vote for approval of abatements of 2015 and 2016 taxes for Robert Johnson, and 2015 and 2016 supplemental taxes for Richard Johnson.

This request stems from a parcel of property on Silas Brown Road that had both a primary residence (7 Silas Brown) and also a mobile home (17 Silas Brown). The property was assessed as one account. The Town then approved a split for the 2016/17 taxes, but the tax bills for 2014, 2015 and 2016 were not split. The 2014 taxes have been paid.

Jon Gale made a motion to abate a portion of the 2015 and 2016 taxes for Robert Johnson, and to supplement a portion of the 2015 and 2016 taxes for Richard Johnson. Tim Neil seconded. The motion passed 4-0 (Gordon Littlefield abstained).

- b. Discuss/vote on a Consent Agreement with Gary A Prokey

Roger Berube, on behalf of Gary Prokey, made a brief presentation. The dwelling on Mr. Prokey's property, located at 168 Thyngs Mill Road, is approximately 81 feet from the front property line, rather than the 100 feet

required in the Forest and Agriculture District. A building permit was issued in June of 2016, thereby; the property has been in violation for 66 days. The fine is calculated at 66 days @ \$50.00 per day, plus \$800.00 in administrative fees.

A motion was made by Gordon Littlefield to grant Gary A. Prokey a consent agreement with a fine of \$3,300.00 plus \$800.00 in legal and administrative fees for a total of \$4,100.00. Seconded by Jon Gale. The motion passed 5-0.

c. Northboro Properties – Contract Zone – Initial discussion Map 13, Lot 41

Shawn Shoemaker, of Northboro Properties, made a brief presentation explaining that he is requesting approval of a contract zone on his property located on the corner of Sokokis Trail and Clark's Bridge Road. The property was purchased last year and is currently zoned Agriculture & Residential (20%) and Village District (80%). He would like to develop the property and feels that a Contract Village Zone would aid in the planning and marketing the project to any future occupants. This contract zone would preserve the current uses allowed on the property regardless of any future changes to the uses in the Village zone. He commented that change would be a better fit for the 20/20 comprehensive plan and would not affect any abutting property owner(s). It is his intent to develop something nice for the community.

The Board of Selectmen questions focused around what the future development would be? What is the definition of nice? How would this change be viewed in relation to the comprehensive plan? Is there a concept plan available?

The Board of Selectmen requested that Northboro Properties prepare a concept plan and bring it back to the Selectmen for further discussion.

6. PUBLIC COMMENTS

7. CORRESPONDENCE

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

8. REPORTS & STAFF INITIATIVES

- a. Selectmen's reports

Jon Gale commented that he attended the Garden Committee meeting last night and the Committee is working on its budget request for the coming year.

Dwayne Woodsome commented that if an elderly person needs a bucket of sand, they should contact the Town.

Tim Neill commented the he attended the 10 Town Group meeting and the group focused on the marijuana issue and consolidation issue.

Gordon Littlefield thanked fellow board members for picking up the slack while he had medical issues.

Dennis Abbott commented that ecomaine is working on finalizing its budget. He mentioned legislation that allowed towns to take over ownership of street lights.

b. Town Administrator Gary Lamb's report

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

- **2017 election planning** - Nomination papers will be available March 15th for selectmen, school board and water district vacancies. Our spring election will be Tuesday June 13 and annual town meeting Sat June 17th.
- **Fire station addition Selectmen's workshop date** will be Jan 17 at 6pm at the Fire Station.
- **Assessors update** - Our contracted assessors unfortunately resigned effective December 31, 2016. I have posted a job vacancy on MMA for a new 32-40 hour per week employee and to change from our present contracted assessing service.
- **Budget preparation** - The initial budget committee meeting was held Jan 5th for our FY 17/18 budget. I plan on having my budget complete and delivered to the committee at its Jan 19th meeting. The Committee will meet every Thursday night at town hall until its work is done. Second Thursdays of the month meetings will start at 7pm...all other Thursdays the meeting will start 6:30pm. We will be video recording their meetings for later broadcast. We hope to have all budget committee recommendations completed by March 17th, so Selectmen and Budget Committee will then have a month to meet jointly as they see fit before the warrant closes to routine changes on April 17th.
- **DOT info** - DOT will be going out to bid this month for the grinding of centerline rumble strips on Rte. 202 from Straw Mill Brook Road north to the Mast Camp Road intersection shortly before Hannaford and Woodsome Feeds. Rumble strips will be installed in areas having 45 mph or greater speed limits and will allow for breaks in the strips at side roads and entrances. I assume this work will be done this spring/summer. See Gary Lamb or Dave Benton FMI from DOT.
- **Marijuana businesses** - I understand the voters have spoken and marijuana will probably be legal for personal use. However, I see little or no benefit to

the community to allow retail marijuana stores, social smoking clubs, cultivation, manufacturing or testing businesses in Waterboro at this time. We have three options on how to proceed.

- do nothing and wait for state and federal rulings before allowing or prohibiting retail marijuana businesses
- proactively pursue a temporary moratorium like many other communities have done
- proactively prepare new ordinance language to prohibit marijuana retail stores and other marijuana related businesses...or to allow and regulate them.

This question passed 55%-44% in Waterboro so perhaps it is time for the public to make their thoughts known on the future of marijuana businesses in our town.

I recommend we enact new ordinance language to prohibit such uses.

Perhaps we should put this on our Jan 24th agenda to see how selectmen and the public feel.

- **Detox Center** – the York County Commissioners are holding a public hearing on the detox center on Wednesday, January 18, 2017 at 4:30 p.m. It will be held in the Commissioners meeting room

9. NEW BUSINESS

10. OLD BUSINESS

- a. **Personnel Policy** – Discussion on drug testing language and possible changes to Town contribution to family health insurance coverage

Gary Lamb presented the Town of Buxton's Drug Testing Policy.

Dave Benton commented that he feels all town employees should be drug tested and firefighters should not be exempt.

Doug Foglio outlined the procedures used with his employees.

The Board of Selectmen's questions focused around who should be tested? Who should be included in the drug testing random pool? What is the cost to the Town for these services?

Dwayne Woodsome made a motion that the Town Administrator is to prepare dollar figures to include in the proposed 2018 budget for drug testing procedures. Tim Neil seconded. The motion passed 5-0.

Dwayne Woodsome requested the Town Administrator also prepare dollar figures to include in the proposed 2018 budget for health insurance costs.

- b. Discuss dedication ideas for the Annual Town Report
Dwayne Woodsome presented the names of Earl Gray, Gary Morrill and Sammy Woodsome for possible dedication in the Annual Town Report. After consideration, the Board chose Earl Gray and Gary Morrill for this year's town report.

11. OTHER

- a. Discuss /vote to approve the minutes of the December 27, 2016 regular meeting.

Dwayne Woodsome made a motion to approve the minutes of the December 27, 2016 regular meeting. Jon Gale seconded. The motion passed 4-0 (Gordon Littlefield abstained).

12. PENDING DECISIONS

- a. Review Comprehensive Plan task list.

13. WEEK'S ACTION LIST

14. DISCUSSION OF AGENDA ITEMS

Introduce 2nd Deputy at the January 24th meeting.

15. ITEMS NEEDING SIGNATURE

- a. Minutes of the December 27, 2016 regular meeting
b. Gary Prokey Consent Agreement

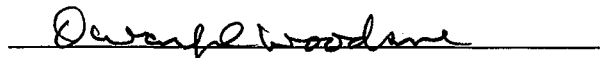
16. REMINDERS


17. ADJOURN

A motion was made by Tim Neill to adjourn the meeting. Seconded by Dwayne Woodsome. The motion passed 5-0. The meeting adjourned at 7:59 p.m.

These minutes were approved by the Waterboro Board of Selectmen on February 14, 2017.


Dennis Abbott


Dwayne Woodsome


Gordon Littlefield


Tim Neill


Jon Gale