

**Minutes of the Waterboro Board of Selectmen Meeting
February 27, 2018 at Waterboro Town Hall**

6:00 p.m. Regular Meeting

PRESENT: Selectmen Dennis Abbott, Tim Neill, Gordon Littlefield, Ted Doyle and Dwayne Woodsome. Also in attendance were Gary Lamb, David Lowe, Dave Benton, Julie Giles, Glenn Charette, Lee Jay Feldman and Chuck Morgan.

1. PLEDGE OF ALLEGIANCE

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

2. PUBLIC HEARINGS - to hear public comment on proposed amendments to the Zoning Ordinance.

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

Town Planner Lee Jay Feldman presented a brief overview of the major changes made in the ordinance. Some of the major changes included the following:

- **Sections were realigned.**
- **The Table of Contents was realigned to bring all of the Administrative type of language to the front of the ordinance.**
- **The Site plan review process was incorporated into the zoning ordinance.**
- **Conditional Uses applications will now go through the site plan review process knowing certain requirements for submission can be waived.**
- **Uses were removed that are not normally regulated, for example Trapping and Fishing.**
- **Definitions were cleaned up and/or removed if they were not listed or used anywhere in the ordinance.**
- **Added a formal staff review process.**
- **Added language whereby a developer would have to pay for professional consultation after 5 hours of Town Planner time.**
- **Cleaned up State law references.**

Ted Doyle commented that the Planning Board and Lee Jay did a good job in cleaning this ordinance up.

The public hearing closed at 6:14 p.m.

- a. Discuss/vote to approve the Zoning Ordinance amendments.**

Tim Neill made a motion to approve the Zoning Ordinance amendments as presented. Gordon Littlefield seconded. The motion passed 4-1 (Woodsome).

3. ANNOUNCEMENTS

Dennis Abbott expressed sympathy to the Woodsome family for the loss of Andrew Woodsome Jr known as Bimi Woodsome. The town report will be dedicated to Bimi Woodsome.

4. ADDITIONS OR DELETIONS TO AGENDA

Ted Doyle made a motion to move Items #10a and #10b up on the agenda under #7. Tim Neill seconded. The motion passed 5-0.

5. APPOINTMENT

6. PUBLIC COMMENTS

7. CORRESPONDENCE

- a. Treasurer's reports**
- b. ecomaine recycling reports**
- c. Senator Woodsome's newsletter**

10. a - Discussion/vote to approve a Code Enforcement and Planning Board Fee Schedule and new State Building Code.

Gordon Littlefield made a motion to accept the Fee Schedule as presented by the Code Enforcement Officer. Tim Neill seconded. The motion passed 4-1 (Woodsome).

Dwayne Woodsome made a motion to acknowledge that the Town is enforcing the latest version of the Maine Building Code-Energy Code (MUBEC) as mandated by the State. Ted Doyle seconded. The motion passed 5-0.

Dwayne Woodsome made a motion to table discussion on sprinkler systems until further notice. Gordon Littlefield seconded. The motion passed 5-0.

10. b - Discussion on TIF application with Chuck Morgan from SMPDC.

Chuck Morgan presented the highlights in the draft TIF application. He explained the statutory requirements and thresholds of the TIF. The Selectmen will review the application and TIF map and bring back for further discussion.

8. REPORTS & STAFF INITIATIVES

a. Selectmen's reports

Dwayne Woodsome expressed his thanks for the help given to the Woodsome family.

b. Town Administrator Gary Lamb's report

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

- **Budget update** - the final Budget Committee meeting #10 is scheduled for March 1 here at town hall at 4:30 p.m. The only two non-education municipal budget sections remaining are Olde Home Days and the insurances line.
- **Election update - nomination** papers for local offices will be available March 15th and must be returned by April 30th. We have one 3-year term Selectman vacancy, one 2-year term School Board vacancy, one 3-year term School Board vacancy, and one 3-year term Water District vacancy.
- **Special Election on Malone property** - Selectmen and Town Administrator have recommended the town purchase the 37 acre Malone property out behind and uphill from JD's package store. The primary reason is to help the Water District acquire a good site for a new water tank, which we need badly. In addition the property could be developed commercially once the water tank and line down to Route 5 are installed, or sold to recoup the \$275K purchase price since the property will be more valuable once public water is installed through the parcel. The Water District and their customers will be paying for all labor and materials associated with the actual water tank construction and water line down to Route 5. Selectmen and the Water District need to discuss and decide other financial arrangements concerning lease or sale of land for the water tank, who will pay for the road construction, where the waterline and road will be located, etc. Voters are logically asking about the ROI and what the Water District will be paying. Voters need more financial details before they vote on March 27th. I suggest Selectmen consider having a Tuesday March 6 two issue workshop...with the Water District first...then continue budget review if time allows that night.

9. NEW BUSINESS

a. Initial discussion regarding the 2018/19 proposed budget.

Gary Lamb presented the last proposed budget and memo to the Board of Selectmen. They will review the documents for further discussion at the March 6, 2018 workshop.

10. OLD BUSINESS

a. Discussion/vote to approve a Code Enforcement and Planning Board Fee Schedule and new State Building Code.

This item was moved up on the agenda under #7.

- b. Discussion on TIF application with Chuck Morgan from SMPDC.

This item was moved up on the agenda under #7.

11. OTHER

- a. Discuss /vote to approve the minutes of the February 13, 2018 regular meeting.

Ted Doyle made a motion to approve the minutes of the February 13, 2018 meeting. Tim Neill seconded. The motion passed 4-0 (Doyle abstained).

- b. Discuss /vote to approve the minutes of the February 20, 2018 special meeting.

Dwayne Woodsome made a motion to approve the minutes of the February 20, 2018 meeting. Gordon Littlefield 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

March 6, 2018 Workshop – 5:30 p.m.

**Meet with the Water District to discuss Malone land purchase.
Discussion regarding the proposed 2018/19 budget.**

March 13, 2018 Meeting

Executive Session to interview applicant for Cemetery Committee

Public Hearings

To hear public comment on a Beano license for Lake Arrowhead Community Council.

To hear public comment regarding the purchase of land from John L. Malone for \$275,000.

There will not be a meeting on March 27, 2018 due to the municipal election. It will instead be held on March 20, 2018.

15. ITEMS NEEDING SIGNATURE

- a. Minutes of the February 13, 2018 regular meeting
- b. Minutes of the February 20, 2018 special meeting

16. REMINDERS

17. ADJOURN

**Gordon Littlefield made a motion to adjourn the meeting at 7:15 p.m.
Dwayne Woodsome seconded. The motion passed 5-0.**

These minutes were approved by the Waterboro Board of Selectmen on March 20, 2018.

/s/
Dennis Abbott

Dwayne Woodsome

Gordon Littlefield

/s/
Tim Neill

/s/
Ted Doyle