

**Minutes for Waterboro Board of Selectmen Meeting
August 3, 2021, at Waterboro Town Hall
5:00 p.m. Executive Session – Personnel Matter
5:15 p.m. Workshop – Fabian Oil Rezoning Request
6:00 p.m. Regular Meeting**

Executive Session - Pursuant to 1 M.R.S.A §405 (6)(a) – Discussion of a Personnel Matter

Dave Chauvette made a motion to enter into Executive Session at 4:48 p.m., Dwayne Woodsome seconded the motion. The motion passed 5 – 0.

Dwayne Woodsome made a motion to enter out of Executive Session at 5:08 p.m. Dave Chauvette seconded the motion. The motion passed 5 – 0.

Workshop – Fabian Oil Re-Zoning Request :

Present: Dennis Abbott, Dwayne Woodsome, Dave Chauvette, Dana Brown, Michael Provencher, Gary Lamb, Hillel Weisel, Lori Anthony, Dave Lowe, Clyde Smith, Jason Ramsell, Michael Scott, Matt Bors, And Laura Lowe

The Selectmen had a workshop starting at 5:15 p.m. regarding a Fabian Oil Request for adding bulk propane, a propane tank refill tank, and a small propane tank swap cage to their North Waterboro property.

The Workshop concluded with the Selectmen agreeing to add to their Regular Meeting under New Business, Item #9d – Discuss/vote to pass on request to the Planning Board to consider adding Bulk Propane to A/R District Zones.

Regular Meeting:

- 1. PLEDGE OF ALLEGIANCE** – Chairman Abbott started the Regular Meeting at 6:02 p.m. with the Pledge of Allegiance. Attendance: All of the people listed above for the Workshop plus: Shirley Bartlett, Peter Smith, Julie Giles, David Alves, Steve Everett, Michael Rogers, and Steve Blais.
- 2. PUBLIC HEARINGS** – none.
- 3. ANNOUNCEMENTS** – Chairman Abbott made the announcement that it was Gary Lamb's last Selectmen's meeting with the Town of Waterboro. He presented Gary with a plaque and thanked him for his eight years of service. He also thanked Gary for helping the Board with implementing the New Position of Town Administrator. Gary Lamb thanked the Board and offered to come back if needed to help the new person get acclimated.
- 4. ADDITIONS OR DELETIONS TO AGENDA**

Michael Provencher made a motion to add to New Business under Item #9d to Discuss/vote to pass on the request to the Planning Board to consider adding Bulk Propane to A/R District Zones. Dwayne Woodsome seconded the motion. The motion passed 5 – 0.

5. APPOINTMENT

- a. Shirley Bartlett, Assessor – Discuss Mil Rate Options

Shirley Bartlett, Assessor, came before the board with three options for the MIL rate. She brings the MIL rate before the Board for their input every year. However, she does not need to as she makes the final decision.

There was much discussion on the three options Shirley presented as the Selectmen do not want to raise the property taxes but will have to in order to keep the Veteran's and Homestead exemptions.

Shirley recommends reevaluating the properties with a 10% increase with a MIL rate of about \$15.05 per thousand. She should have her decision soon.

Dwayne Woodsome made a motion to endorse the 10% increase that is shown on the yellow paper that Shirley handed out. Dave Chauvette seconded the motion. The motion passed 5 – 0.

6. PUBLIC COMMENTS - none.

7. CORRESPONDENCE – Available from Administrative Assistant to Public on request

- a. Treasurer's reports
- b. Message from Congresswoman Chellie Pingree
- c. Senator Woodsome's Newsletter
- d. Cable Charter Communication
- e. Maine Municipal Press Release
- f. 211 Maine Updates

8. REPORTS & STAFF INITIATIVES

a. **Selectmen's reports** – none.

b. **Town Administrator Gary Lamb's report:**

Middle School Generator Project - Bid proposals for a 250KW generator to allow our Middle School to be a full service emergency shelter were required to be submitted before noon on Friday July 30. This project was approved by FEMA for a not to exceed amount of \$183,750. Three bids were received: Bridges Electric, Inc. for \$118,800, BANA Corp for \$129,914, and BSP Company for \$204,742. Fire Chief Matt Bors, RSU 57 business manager Colin Walsh, and staff opened the bids on Monday August 2 at 10 am and are reviewing bids for completeness before recommending who the Town of Waterboro awards the bid to.

Ladder truck update - Our new ladder truck is scheduled to be completed on or around August 18th at the E-One factory in Ocala, Florida. Inspection down there by Waterboro staff could be during the last week of August with a strong probability of September delivery of the truck to us.

Lions Field Update - Wiring has been completed. Lights are overdue from manufacturer. Installation time once lights arrive is two days on site.

Workman's Comp rebate - Maine Municipal Association's Risk Management division insures a great many Maine towns and cities for Workman's Comp as well as Property and Casualty insurance. When the premiums they collect from municipal customers are not needed over a certain level from claims made, they will refund some funds back to us, usually based on our past three year average of claims, lost work time, etc. I am pleased to announce that Waterboro recently received a check for \$5,064 because of our good Workman's Comp performance and loss prevention efforts. A strong thank you especially goes out to our Fire and EMS staff, Public Works including Transfer Station, Recreation, and Maintenance staff since they face most of the workplace injury risks. Thanks to all Waterboro employees who make us a safer place to work!!!

MMA Legislative Policy Committee update - I have been a member of this LPC for many years. It consists of two people from each state senate district equaling 70 members. This Committee reviews and takes positions for or against all municipal related proposed legislation. It meets 3-6 times per legislative session at the MMA office in Augusta. Waterboro Selectmen can appoint a replacement for me and my term runs out as of June 30, 2022. After that any new LPC member will have to go through the nomination and election process I went through with all town or city Selectmen or City Councilors in Senate District 33 towns of Cornish, Limerick, Newfield, Parsonsfield, Sanford, Shapleigh and Waterboro

9. NEW BUSINESS

- a. Discussion on possible meeting on August 10, 2021, with MMA Consultant

The Board decided to have a closed Executive Session meeting with the MMA Consultant on a Personnel Matter on August 10, 2021 at 6:00 p.m. They will be meeting in person but the consultant will be joining them via ZOOM.

- b. Discussion on Request for sale of Map 003 Lot 055

The Board is having this discussion due to Dwayne Woodsome being approached by Michael Scott regarding the property after the last Selectmen's meeting. The Board has the authority to sell town acquired property. However, it is unclear as to how the Town acquired this property and the property lines. The Board decided that more research needs to be done on this property before they decide to sell.

- c. Discuss/Vote to accept the resignation of Brenda Dryer from the School Board

Dwayne Woodsome said that Brenda is willing to stay until the end of August. The Board has the authority to appoint someone to fill her position until the next election next June.

Dave Chauvette made a motion to accept Brenda Dyers resignation and to let her remain until the end of August. Michael Provencher seconded the motion. The motion passed 5 – 0.

- d. Discuss/vote to pass on request to the Planning Board to consider adding Bulk Propane to A/R District Zones

Dwayne Woodsome made a motion to pass on the request to the Planning Board to consider Bulk Propane Storage as an additional use to the conditional use of Zoning. Dana Brown seconded the motion. The motion passed 5 – 0.

Chairman Abbott requested a letter go to the Planning Board regarding this vote.

10. OLD BUSINESS

- a. Discussion/possible vote on Moratorium for Solar Energy

Dwayne Woodsome made a motion to approve the concept of a Solar Energy Moratorium and to schedule a Public Hearing regarding this. Michael Provencher seconded the motion. The motion passed 5 – 0.

The Board decided to schedule the Public Hearing on the Solar Energy Moratorium for Tuesday, August 17, 2021 at 6:00 p.m.

- b. Discuss/possible vote to adopt MMA Hybrid Meeting Policy

Dwayne Woodsome made a motion to approve as written the MMA Hybrid Policy. Dave Chauvette seconded the motion. The motion passed 5 – 0. The policy will go into effect immediately.

- c. Continued Discussion on Contract Zone Request for Apartment Complex next to SMHC

David Alves came before the Board and stated that he will need a Contract Zone Request and re-tracks his comment from the last meeting that he does not need one. Alves is proposing to build a 36 unit, 3 story apartment complex with commercial spaces in the front and the residences in the back. Real Estate broker Mike Rogers stated that he review Waterboro's Comprehensive Plan and that this project checks off all of the boxes in this plan and will enhance the life style and look of the

area. He also stated that more than half of the land will remain as open land and that the complex will have a dog walk for the residents there.

Dwane Woodsome made a motion to pass the Alves Contract Zone Request to the Planning Board for a concept review. Dana Brown seconded the motion. The motion passed 5 – 0.

Chairman Abbott requested a letter go to the Planning Board regarding this matter.

- d. Continued Discussion/possible vote on Subdivision Ordinance Change Request

There was some discussion on this but the Board decided a workshop with the Planning Board would be needed. Chairman Abbott asked to check with Code Enforcement whether Wednesday, September 1, 2021, would be a good date for the Planning Board for this meeting.

11. OTHER

- a. Discuss/vote to approve the minutes of the July 20, 2021, regular meeting.

Dwayne Woodsome made a motion to approve the minutes of the July 20, 2021 meeting. Dave Chauvette seconded the motion. The motion passed 4 – 0 – 1 as Dennis Abbott was absent from the last meeting.

12. PENDING DECISIONS

13. WEEK'S ACTION LIST

Letters to the Planning Board regarding the Fabian Oil request and the Alves Contract Zone Request

Check with Code Enforcement on Sept. 1 Workshop date with the Selectmen

Chairman Abbott asked if there was anything else to be said. Gary Lamb stated that we have received only two applications so far for the current posting of a Town Planner position.

14. DISCUSSION OF AGENDA ITEMS

Michael Provencher stated that the ATV ordinance needs clarification on enforcement. The Board decided to have the two Contract Deputies at the next meeting to discuss this matter.

The Moratorium of Solar Energy will be brought back in a Public Hearing at the next meeting.

15. ITEMS NEEDING SIGNATURE

- a. Moratorium for Solar Energy – This was not signed as a Public Hearing is needed.
- b. MMA Hybrid Meeting Policy
The Board signed this Policy and it will go into effect immediately.

16. ADJOURN

Dwayne Woodsome made a motion to adjourn the meeting at 7:13 p.m. Michael Provencher seconded the motion. The motion passed 5 – 0.