

MINUTES

Dec. 6, 1983 Selectmen's Meeting

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

Samuel Sottolano: In to discuss a problem on his driveway located at Sherbourne Lake. He said he had called the Road Commissioner Glenn Bean, Sr. several times on this problem. Selectmen Abbott, being the only Selectman present at this time told Sottolano that the matter would be discussed with the Road Commissioner.

Charles Roberts: Representing the Waterboro Jaycees in for permission to put up a Christmas tree at the Center, as in the past years. Also the Jaycees want to put a 2X4 board up on the flag pole by the tree to make a lighted cross. The project was approved by the Board of Selectmen.

Renald Ruel: Through the C.E.O. Mr. Ruel was asked to attend this meeting. C.E.O. Foglio explained that all but three trees had been cut down on the Ruel property on Ossipee Lake. Mr. Ruel said that he was not aware of any law against this action. He said that the trees were removed to make room for his Contractor to get the equipment in near the building in order to have the rotted posts replaced on the building. Foglio had received a complaint from a neighbor and had called the D.E.P. on the matter. Foglio was told by D.E.P. that he would have to enforce the shoreline zoning law within the Town. Also Mr. Ruel would like to move the cottage 20 feet from the lake and Foglio said that he would have to go before the Waterboro Planning Board for their approval before a permit could be issued for this work to be done.

Selectman Fay said that ~~ignorance~~ ^{ALTHOUGH} of the law was not a defense. Fay ~~at this time~~ ^{ADV. STIPULATED} made this motion that Ruel acquaint himself with the laws of the State and the Town of Waterboro. ^{AND IN THE FUTURE} Get all the proper permits. Seconded by Selectman Abbott. Chairman Woodsome made an amendment to Fay's motion that on any permits issued to Ruel concerning this project ^{THAT IT} be stated that as soon as construction is completed that ground cover be done and trees planted. Seconded by Selectman Abbott.

HE DIDN'T THINK THE TOWN SHOULD TAKE ACTION THIS TIME

Mr. Ruel will work with C.E.O. Foglio in the future to be assured of acquiring all necessary permits.

Millard Genthner: Millard presented the Board with a petition with 175 signatures for the Article of the Town voting in a five (5) member Board of Selectmen. This petition calls for a referendum vote rather than an Article in the Town Warrant. Selectman Woodsome moved to accept the petition pending varification that all signatures are registered voters by the Town Clerk. Seconded by Selectman Fay.

Lake Arrowhead Bids:

- Norman V. Lombard bid of \$900.00 for lot #1374 accepted.
- Coley Whithurst bid of \$950.00 for lot #1415 accepted.
- Michael Prue bid of \$1,755.00 for lot 1595 accepted.
- Joseph Prue bid of \$1,755.00 for lot 1594 accepted.
- John B. Shea bid of \$1,852.00 for lots 1623, 1624 & 1625 rejected, because amounts were not spelled out for each lot.

Donald Saccone bid of \$325. for 1622; \$250. for 1623; \$1,000. for lot 1624 & \$350. for lot 1625 were rejected due to insufficient values for the lots.

Vince Cucchiara bid of \$3,500. for lot 1429 rejected because of the conditions stated on the bid.

Letters will be sent to each of the bidders to notify them of the Board decisions.

Beryl Breitstein Assoc.: Mr. Breitstein and James DePaolo from the Assoc. in to talk with the Board concerning possible purchase of the Town owned lots at Lake Arrowhead Estates. Also attending were members of the Lake Arrowhead Association. Chmn. David Bacharach, Walter Getchell, Roger Hazell and Angelo Medici. A lengthy discussion was held. The Town had received a letter from Breitstein dated Oct. 6, 1983. He had been sent at his request a copy of the Town owned lot listing. In the letter he had stated the following:

We have been to Waterboro and Limerick as well, we have inspected the property, and wish to make the following proposal for the acquisition of all the available lots:

- 1) There were 376 Waterboro owned lots, 606 Limerick owned.
- 2) We estimate attrition of upwards of 30% due to compliance with Public Health laws and the Saco River Water Commission.
- 3) We shall continue the development of Lake Arrowhead Estates as a recreational area.
- 4) We are prepared to build homes in accordance with the HUD Property Report and the state and local building codes; to market them at an acceptable rate, that would not create an overwhelming impact on the area.
- 5) We estimate building and selling an average minimum of 40 homes and maximum of 60 homes annually at Lake Arrowhead. This would give us a marketing period of 10-15 years or more.
- 6) We shall immediately prepare an overall development plan, and proportion the density in both Waterboro and Limerick.
- 7) We would pay for those lots that are legally buildable; lots that cannot be built upon shall be replaced and added to adjacent good ones or left as open space.
- 8) We will pay \$500 per lot and accept a minimum of 20 lots per year.

We would be privileged to meet with you and the entire Board of Selectmen to discuss in greater detail our plan for Lake Arrowhead Estates.

After discussing the water situation and that the lots could be sold only by authority given to the Board at Town meeting it was decided that nothing could be approved until a proposal was presented by Breitstein and voted on by the citizens of Waterboro. Unless the bids were done at this time according to the vote of the people at last March 12,1983 Town Meeting.

Selectmen discussed with the members of the Assoc. of Lake Arrowhead Community their plans to go to a Village Corporation. Members present stated that the only reason they will try for a Villiage Corp. is because their agreement runs out for the owners paying dues in 1988. At this time they will have to receive some kind of revenues to pay for the maintenance of roads and the water supply. If a Village Corp. is formed then they can demand a tax from each lot owner to pay the expenses. This will not be approached until after August of 1984. They said they hoped to structure this to satisfy the Town. They would not ask for monies from the Town. The real estate taxes will still be paid to the Town of Waterboro. If a Corp. or some other alternative is not arranged by 1988 then they might have to come to the Town because of lack of funds to maintain the Area, therefore, they would be a burdon to the Town. If the Town will allow this Corp. with no pressures they will make a statement of intent that they will not cede from the Town. Bacharach asked if arrangements could be made for their attorneys of Verrill and Dana to meet with the Town's attorney Elliott. Woodsome said the Board would like to also be present at such a meeting.

9:30 PM.

Roads: Winter road conditions discussed with the Road Commissioner Glenn Bean, Sr. and Contractor Foglio. A few of the roads were cited as being poorly plowed and sanded. Rd. Comm. Bean had called Foglio out to scrap the roads but did not call Abbott out. Fay asked Bean if he wanted to be Winter Foreman and Bean said he did. Fay said that if Bean wanted to remain Winter Foreman that he should do the job or someone else would be hired.

Andrews Lane was discussed and Foglio said he did not plow until later the next day after the storm because the Road Commissioner had not made the turn-around as he had been asked to do, Bean admitted that he had not done the needed work in order for a large truck with plow to turn. A pick up truck was used to plow this storm. Foglio and Bean will check the area in the morning and see what work is necessary.

Chairman Woodsome returned Jerry Perkins telephone call concerning Perkins request to cut wood on the Chadbourne Ridge Rd. The Selectmen voted not to give Perkins approval to cut the wood.

Town Report Bids:

	<u>Nor'east Printing</u>	<u>Pilot Press</u>	<u>Lincoln</u>	<u>Edison</u>	<u>Seavey</u>
Camera Ready	1,688.00	3,425.00	1,905.00	1,742.00	1,749.00
Type Set	2,497.45	4,425.00	2,705.00	2,742.00	2,749.00

Additional Pages:

Camera	11.09	50.00	17.55	18.50	?
Typset	18.29	60.00	25.55	28.50	?

Selectman Fay moved Chamn. Woodsome seconded to accept Nor' east Printing Bid for the printing of the Annual Town Report.

Council Meeting: Vote unanimous not to hold a Council meeting in the month of December.

Charter Commission: An offer made by Leslie Hammond to run a copy of the Proposed Charter off for the Town on a Computer for \$5.00 per hour it was voted on and accepted by the Board that Mrs. Hammond do the work, and not to exceed \$75.00 in charges. A letter will be sent out.

Approved by:

Andrew Woodsome Jr.
Robert C Fay

Selectmen, Town of Waterboro