

MINUTES

August 5, 1986

Selectmen's Meeting.

Present: Chrmn. Andrew Woodsome, Jr.; Robert Fay; Jean Chick
Rd. Comm. Fred Fay.

Mrs. Irene Mitchell: Mrs. Mitchell in to talk with the Board and Rd. Comm. Fay concerning the roads within the Mountainview Subdivision and Oak Street. She was advised to check out the Plan up in the Planning Board Room to see what specifications the Planning Board required and to check at the county courthouse in the County Commissioner's Office about the Oak Street status. Selectman Woodsome said that he did not think the Town of Waterboro had spent any money on Oak Street since the 1940's.

William Welch, Mark Caldwell, Don Turner, Don Holden: This meeting was called to discuss the real estate taxes of Mr. Welch, owner of the former Ronald & Rosaline Dyer property on the corner of Route 202 and Old Alfred Road.

In Sept. of 1984 Mr. Welch met with the Town's Industrial Development Commission members and Selectman Fay to discuss his planned move to Waterboro with his machine shop. Mr. Fay at that time suggested a locked assessment in moratorium taxes for five years on the right to abate taxes by the Selectmen, to be brought to the Town Meeting for action.

This evening Mr. Welch said that he had plans to expand the building and will be leasing part of the building to WEBSCO for a Lumber/Hardware business. Mr. Welch said he understood that the Town planned to ignore real estate taxes for 5 years and leave the assessment as it existed when he purchased the property. At this time Selectman Fay said this would not include the house. Mr. Welch said, yes, the whole property. Chrmn. Woodsome said the Industrial fine, but that it is never done on houses, also that the rental section of the building will be taxed. Woodsome said that when he came in he had 4,000 sq. ft. for a machine shop, not a Hardware business. Welch said he thought the Agreement was on all the real estate and not business.

Selectmen Fay said he could not vote to tax less on one hardware business than another. Fay said he agreed to freeze the real estate, not assess the new buildings, the 6,000 addition for five years, to hold the 1985 assessment until 1990.

Welch said he had hired eleven people and that three more would be hired shortly. He will be meeting with Van Foglio for a building permit for a 12,000 sq. ft. building.

Mark Caldwell said he wanted to clarify one thing, that he would be factoring up all assessments by 20%, on all properties. Woodsome told Caldwell to factor up then the Board would abate. Fay said yes to let Caldwell do his job then abate.

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Mr. Welch said that the original schedule had gone sideways, he had thought that 50% of his business would be Westinghouse and that is not goinh to happen. He said the growth rate of the business was not what he had planned for.

IDC Chairman Don Turner said that he had thought as Mr. Welch had that the assessment would stay the same on all the real estate. However, Mr. Welch said his comment was as it was at the first meeting, that he would have moved his business to Waterboro whether he received a tax break or not.

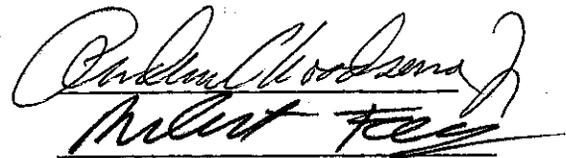
Selectman Fay said they would have Mark do his job then hold a meeting and figure out what needed to be abated.

Mr. Welch said that what the hardware business is doing has nothing to do with his business.

Don Holden commented that he felt the Board should sent Mr. Welch a letter stating just what the Board planned to do so the decision would be on record.

IDC:Chrmn. Don Turner said that the Commission hoped to have the Brochure finished by the end of the year.

Approved by:

Two handwritten signatures are present. The top signature is in cursive and appears to read 'Don Holden'. The bottom signature is also in cursive and appears to read 'Selectman Fay'. Both signatures are written over a horizontal line.

Board of Selectmen,
Town of Waterboro