

SELECTMEN'S MEETING MINUTES
November 24, 1987

PRESENT: Robert C. Fay, Chairman, Dennis G. Abbott, Andrew C. Woodsome, Jr.

MGB INC.: Stormy Richardson represents MGB, Inc. and presented the Board with a contract and a proposal. One Town that she has talked to told her that they have no problem with their white goods because they are leaving their white goods at the Waterboro dump. She would not disclose which Town this is. Some Towns charge \$5.00 and have to get a permit at the Town office at which time the \$5.00 charge is paid. The tires will come in on a separate contract and the cost will be \$.50 per tire car or truck. Large tires will be set aside and picked up separately to a legal landfill. They have not received the tire shredder as of yet. The price is subsidized by junk metal. Selectmen were concerned with what will happen if the price of junk metal goes up. The tires will be shredded on Town property and buried on Town property. Andrew Timmis will check with DEP on burying tires. DEP told her that the tires can either be shredded or cut in half. Sel. Woodsome asked for a 90 day contract to see what MGB, Inc. performance is and then can go to Town meeting to raise the money. Stormy will get back to the Board.

ROBERT JONES: Twenty people from different Town committees and Roger Elliott and Karen Lovell attended this meeting. Sel. Fay informed on what he found out when he talked to DEP. James Beyer of the DEP told Mr. Fay that he has been to see Mr. Jones once and was told the tires had to be a certain distance because of fire dangers. He saw some waste out back, and told Mr. Jones he had to get rid of it, and he did no digging and has not been back. Mr. Bayer says he can't go in there and dig without some proof of wrong doing. He is going away on a hunting trip next week and will stop at Mr. Jones place when he gets back. The Town must show proof before they can dig. Andrew Timmis saw the bricks being pushed around and buried. Mr. Jones has done a great deal of bulldozing and the bulldozer is being run all hours of the night. Big trucks are also coming in and out at night. Pictures have been taken of waste being buried there. He has also bulldozed over the brook. Sel. Abbott read the report from DEP. Roger Elliott stated that Mr. Jones is in violation of State and Town Landfill Ordinance. Mr. Jones is not removing any dirt but is just shuffling it around. Willis Lord stated that if someone is bulldozing late at night then they are possibly up to no good. Mr. Jones told Van Foglio, CEO, that he was going to sort out the bricks and tires to sell and was going to bury the rest in his own landfill in Gorham. He also told Van that he hauled off the debris that DEP required him to do. He also told Van that he bulldozed a swath for DEP. Van feels that the DEP should notify the Town when they will be in Town inspecting. Sel. Woodsome was upset that Mr. Lord took a set of pictures to Augusta and took them right to DEP and DEP never notified the Town Office saying that they was going to be in Town. Don Holden stated that the deadline set by the Town had gone by and nothing had been done. Roger Elliott suggested that round the clock monitoring and if something is being buried then get on DEP's

back, have the trucks stopped to see what is in them. Roger also suggested that the Town hire a Private Investigator to take license plate numbers, pictures, checking to be sure what is going in is coming out. Sel. Abbott read the conditional use permit issued to Mr. Jones by the Planning Board.

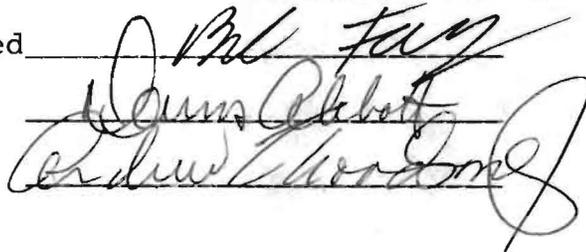
None of the things that James Bayer stated in his letter have been done. Ed Bradley stated that he had walked over Jones's property and doesn't feel Jones has effected the water table, but he has dammed the brook. Mr. Jones has told Van that if anyone wants to do any digging, they can and he will do the digging for them. DEP and the Fish & Game will be notified about the brook. Van will ask Mr. Jones for written permission for any digging to be done on his property. Tests will be done on the water from the brook.

CAROL WHITE: Carol informed the Board on her findings. Several sites have been discarded due to shallow bedrock. Carol feels the further away from S. Waterboro the better due to contamination. She would like to go on 2 properties and drill test wells. Roger Elliott told the Board on how the Town can take property by eminent domain, the Town would still have to pay fair market price. Board will set up meetings with possible site owners. Carol also informed the Board of several properties that the Town may want to consider purchasing for a later date if a water supply is needed for parts of Town where these sites are. Carol gave the Board a draft letter to be sent to DEP.

MORATORIUM: Sel. Fay gave the following motion: That the Selectmen put before the voters in a Special Town Meeting, December 15, or within 30 days of that date, an emergency measure for voter consideration: whether or not six months from the date of vote if approved, for the purpose of assessing future costs of expanding and improving existing services such as roads, fire department, ambulance, schools, to meet the needs of the increased population caused by subdivisions, and to assess the possible need of new services due to subdivision population growth such as municipal water, municipal sewerage, municipal police, and to explore every legal means of levying developers of subdivisions in Waterboro a share of these projected expenses with otherwise taxpayers will have to pay. I further ask that the Selectmen charge the Town Planner with the task of consulting engineers and attorneys for a cost figure, to be approved by the Selectmen, of research into these future service projections, the figure also to be subjected to voter approval and disapproval at the above mentioned Special Town Meeting, and should voters approve the moratorium that the Town Planner be charged with working with the Selectmen, Planning Board, engineers, and attorneys to achieve impact fees for subdivision developers. I submit that even if we fail to come up with a legal impact fee system, that a six month subdivision moratorium is desperately needed in the most emergency way, to give this Town time to prepare for what is certainly a subdivision population explosion which this Town is unprepared to absorb at the present time. Sel. Abbott asked Roger Elliott what would happen if a moratorium is put one and what about subdivisions pending. Roger stated that anything pending is grandfathered that is if the application is complete and the Planning Board have started the review process.

Karen Lovell stated that to put a moratorium on the Town must show there is an overburden to municipal services and the Town is doing something to correct the problem. Sel. Woodsome wanted to know if impact fees can be charged to Town roads now in existant. Sel. Abbott would like to go before Town Meeting with a system for impact fees. Roger stated that impact fees system would be part of the study done during the moritorium and impact fees can be used for capital improvement, but must have a plan at time to assess impact fees. Doug Foglio stated that most of the subdivisions in Town are on State Aid roads and the Town would loose impact fees. Roger stated that a couple of public hearings should be held to show probable cause for a moriatorium. Doug Foglio feels that the Town has a problem with PUD's, Planned Unit Development, being built in Town. The Town has alot of subdivisions that were approved but never were built on and now are starting to be active. Sel. Fay withdrew his motion and make a motion to wait until the Public Hearings are held. Roger Elliott suggested that possible a longer moriatorium may be needed. Doug Foglio stated that there is a lot of manipulating of subdivision laws to stay just inside of the boundries of the law. Sel. Fay state that some people feel to Town is growing so fast that the people are loosing a hold on their Town. The Board told Andrew Timmis to work on the comprehensive plan. The Planning Board has meetings scheduled until March and they meet 2 times a month and there was question if the Planning Board can be challenged. Roger Elliott stated no because it is a part time Board. Any changes that are made to to zoning after March Town Meeting any subdivision waiting to appear before the Planning Board will have to go under the new zoning. Sel. Woodsome suggested that the soil tests be done a certain time of year, no later that June 1. Roger stated that the Town would be superceding the State Plumbing law. The Town can better state requirements for septic system. Doug Foglio suggested that the Town have a engineer present when soil tests are taken. Sel. Fay made a motion to hold public hearings on December 15 and two in January to see if there is a need for a moritorium. Roger Elliott suggested that at the hearings have the Fire Cheif talk about the strain on the Town, Carol White to talk about the water, and have the road commissioner talk about the roads.

approved _____

The image shows three handwritten signatures in cursive script, each written over a horizontal line. The signatures are for Sel. Fay, Sel. Abbott, and Sel. Woodsome, as indicated by the text above them. The signatures are written in dark ink on a light-colored background.