

SELECTMEN'S MEETING MINUTES  
July 12, 1988

Regular meeting of the Waterboro Board of Selectmen called to order at 7:00 p.m.

PRESENT: Dennis G. Abbott, Chairman, Andrew C. Woodsome, Jr., Robert C. Fay (Sel. Fay arrived at 7:20 p.m.)

REPORT OF STANDING COMMITTEES:

DIANNE HOLDEN: Dianne came before the Board to discuss closing the Town Offices the first week of August. The Selectmen's Office will be closed and the Planning/CEO Office will be closed also that week. Sel. Abbott and Sel. Woodsome voted to close the Town Offices the first week in August. Dianne also asked if the policy has changed concerning tax leins, was three matured tax leins before going to auction, now it is one three year tax lein can go to auction. The Board voted to go with the one three year tax lein.

NEW BUSINESS:

WHITMAN & HOWARD: Paul Cote a representative from Whitman & Howard has been in contact with Andrew Timmis on setting up a water system for Waterboro. Mr. Cote stated that Maine Rural Waters can help the town on raising funds and with the legal aspects. Depending on the usage will depend on how much water will need to be stored and how big a tank will be needed. Whitman & Howard have the technical support to see if the best interest of the town is to go one step more that DEP will. DEP will provide some of the funding. Whitman & Howard charge is per hour and will work with the Ad Hoc Water Committee. Sel. Woodsome asked if 30 gallons per minute is substantial. Mr. Cote stated it is hard to tell, for a house yes, but for example a small city, no. It would possible provide 25-30 homes but would need storage. Sel. Abbott told Mr. Cote that the town has hired Carol White and Associates to do the initial find. Mr. Cote suggested that the Ad Hoc Committee decide how wide spread the pollution problem is and decide who will get water and who won't. Mr. Cote will be glad to come in and talk to the Ad Hoc Committee.

EDWARD LEVEILLE: Mr. Leveille was in due to a copy of a letter sent to him from Sel. Fay. Mr. Leveille has a letter from the abutter, where he has been moving his take out trailer to. The letter is giving him permission to park there one day a week. His gray water is being taken care of by Fred Fay. Fred will go down and pump out his tank when needed. He washes all his utensils at home, water is only used to wash hands, and he hauls in the water. He leaves the electrical plug plugged in due to having three refrigerators.

PAUL LAPIERE: Mr. Lapiere was in to see what kind of work can be done on the Bagley Road. Money was raised to go as far as Jim Swards. No money is available now, needs a Town Meeting vote to raise money. Road Commissioner, Fred Fay, suggested roughing in a road and let Mr. Lapiere plow it and get money raised at March Annual Town Meeting. Charles Niles, Mr. Lapiere's father-in-law, has a 23 acre lot and resubdivided to family members who also will be building about 1/4 mile down from Lapiere's house. It is a Town Road but there was no money raised to redo it. Board stated it is hard trying to pass at a Special Town Meeting, usually only a handfull of people show, and usually a motion is made to wait until March Town Meeting.

The condition of the road as of now, no plow could plow it. The Board will talk to the Road Commissioner and get back to Mr. Lapiere. Mr. Lapiere can be reached at 929-6872 and Mr. Niles at 929-8725.

MARK CALDWELL: The Board called Mark in to discuss the new taxes. new tax rate will have to be \$16.87. The sales ratio is low, the town was at 80% now is at 50%. 44% increase in the land value will offset the additional money needed for taxes, and will leave the tax rate the same. Land value's now are 30% of sales ration. Sel. Woodsome feels if the lot has a house on it it should be changed, if land is empty it should stay the same. Mark had a thought to double the land value overall, will bring it up to the market value by 72%. Sel. Abbott would like the unimproved land to go up \$200. Land value has not changed for eight years. The lake was factored up 15% over the rest of the town two years ago. Sel. Woodsome would like the taxes to go up where the users are. Undeveloped land does not use town roads, send kids to school, why should they have to pay more. Alot of undeveloped land is being sold to developers who are building due to low taxes. Sel. Fay asked if legally, can a person sign a paper stating they will not develop with a certain time. State law requires assessment to be 70% of market value. Mark stated that if land is going to be separated, houses from raw acreage, it will have to be done manually and would take about two months. Can do across the board land changes on the computer. Board will think about it and will have Mark back in next week.

FIRE DEPT.: Attending; Mike Emmons, Jerry Pare, Paul Rocray, David Buck, John Monteith, Ed Doggett, Judy Carll, Andrew Timmis. Sel. Abbott opened up the meeting. Asked what are their projections for the next 10 years. Jerry asked about the rumors o a municipal building centrally located in town to house also the Fire Dept. Sel. Abbott told him it was not in the near future. The new Comphrehensive Plan will make a big difference on if there will be a municipal building or not, is will show if there is a need. Paul stated that there is no way the town can sustain will only one central station. Town needs 3 stations. Maybe one central and two substations. Sel. Abbott asked when they will need full time people, Mike stated next year they are looking to go for one but would like two. One person can get a truck there at the fire and set up before the rest of the crew is there. Will also do the paperwork and maintenance. Asked what are the plans for South Station. Mike stated need a new pumper, old one is 21 years old. New ones are longer and will not fit into any of the stations now. Manpower is in South Waterboro but growth is in Lake Arrowhead, Deering Ridge Road, Bagley Road, Middle Road. The addition to Center Station will be done the end of this month. Sel. Woodsome stated that Lake Arrowhead has buildings that are heated, retired people could be trained to be first responders. Mike stated someone can come from South Station quicker than they can get responders to North when the call is for North.

page 3  
7/12/88

Sel. Abbott informed them that by the year 2000, the population is expected to be 10,000 people. Jerry stated that the dept. has put together a rough plan up to the year 1994. Sel. Abbott and Fay cannot see spending any more money on South Station due to the poor location. Sel. Abbott ask the Waterboro Fire Dept. is a separate entity, how long does the Dept. think they can go on as such? Insurances could be a problem due to enitivity. A liability suit could dissolve the Inc. due to being a separate entity. The long range plan consists of: 1991 pumper for Center and something with station; 1993, new rescue; 1994, pumper up North and something with station. Paid fire personnel for next year and paid rescue by 1990. The Fire Sept. will drop off plans with a ball park figure for the Finance Committee.

UNFINISHED BUSINESS:

The board voted to buy the constables coveralls to wear when they go out on dog calls.

approved

