

SELECTMEN'S MEETING MINUTES
APRIL 6, 1992

Regular meeting of the Waterboro Board of Selectmen.

PRESENT: Chm. Dennis G. Abbott, John C. Monteith, Frank R. Allen, Jr.

Also present: Selectmen's Assistant Dwayne G. Morin, Parks & Rec. Chm. Bob Gobeil, Finance Committee member Art Smith.

REPORT OF STANDING COMMITTEES:

DWAYNE MORIN: Dwayne reported that the agreement between Waterboro and Hollis has been reviewed by Atty. Karen Lovell and it have been revised. Hollis will need to hold a Special Town Meeting which is scheduled for April 14th. Hollis Selectmen has requested the 1st and 3rd Friday and Saturday of each month for Hollis residents to use the stump dump. There will be no commercial haulers. Dwayne also discussed with the Board that trees are being cut behind Ossipee Mountaineers Snowmobile Clubhouse. The clubhouse is leased only, not the land. Sel. Monteith stated that he saw 8-10 trees cut. Dwayne and Fred Fay will go down and inspect the area. Was told that the club marked some trees to be cut because they could cause damage to the building. John Sylvester is doing the cutting for the wood.

NEW BUSINESS:

Board appointed Dana Woodsome and Gregory Nickerson to the Parks & Recreation Commission.

Board voted to have the Transfer Station/Stump Dump closed on Easter Day Sunday April 11th.

Board voted to purchase Constable/Animal Control Officer Chauncey Gerry a new uniform.

ROBERT MCAULIFFE, JR.: Bob came in to discuss with the Board the possibility of the Town purchasing fuel oil from his company. He feels that he can provide the same service as J. P. Carroll and he is a taxpayer and resident. Chm. Abbott told him that the Town has been doing business with J. P. Carroll for longer than Bob has been in business, and anyone can submit a proposal, can go with the cheaper price whether the company is in town or out of town. The town did use Swett Oil Co. before J.P. Carroll. Went with J.P. Carroll because it was a better deal even though Swett Oil was in town at that time. Dwayne stated that for the past year J.P. Carroll's price for oil for the town is \$.69 gallon. Chm. Abbott would like to know how much oil the town has purchased within the last year, this information could be used for price proposals. Bob told the Board that his price probably will be about \$.10 gallon over Portland price. Board did tell him that there may be some emergency calls that will have to be made. Bob told the Board that he has no

storage tank only his truck. Chm. Abbott told Bob that if he wanted to submit a proposal and if it would be a better deal for the Town then the Board will consider it and also J.P. Carroll will be asked to submit a proposal if the one submitted is better than what the town is getting from J.P. Carroll.

ANDREA LEFEVBRE: Andrea was in to discuss several issues with the Board. Parks & Rec. has been asked to sponsor several activities, one wrestling at Elementary School and the summer swim program. Wanted to know if these activities would be covered under insurance. The Red Cross will be teaching the swim lessons. Chm. Abbott suggested that she also contact the YMCA in Sanford and Biddeford to see if they would be interested in teaching swim lessons. Instructors should have their own liability insurance. On wrestling will need to check on liability if wrestling is sanctioned insurance should be cheaper. Also is this for Waterboro or SAD area students. Need to check to see if money will be involved or if they are just looking for sponsorship in name only. Skating rink: Dana Blackburn told them that he would plow a parking area. Signs will be needed to be put by the culvert to stay away. Bob Gobeil presented the schedule for park attendants this year. Also Parks & Rec. would like to recommend that there be only one maintenance and mowing person this summer. Board agreed with Parks & Rec. to have two park attendants and one mowing and maintenance person. Chm. Abbott asked if Parks & Rec. has received the schedules from Shaker Valley or the adult softball team. Will need to send a letter to them stating fields will not be available until May 1st at that point the decision will be made if it should be extended. Also need the agreement between the town and Shaker Valley for use of the baseball and softball equipment. The Board voted that a letter will be sent to both Shaker Valley and the Adult Softball League and if the schedules and the agreement is not submitted within a week they could forfeit the use of the fields this year. Also the Board instructed Parks & Rec. to get the lock changed on the Lions' Field lights.

JAMES GENDRON: James Gendron lives on Map 3 Lot 62A and he has a zoning violation. He is the second owner of the house. Velda Welch told them that they intended to have an easement in the deed not a right of way did not know the difference. The plan submitted showed an easement and the deed states a right of way. If it is an easement, then they do not have a violation. They will need to do a corrective deed straightening out the problem. One will have to be done from the Welches to the Hurlburts and from the Hurlburts to the Gendrons.

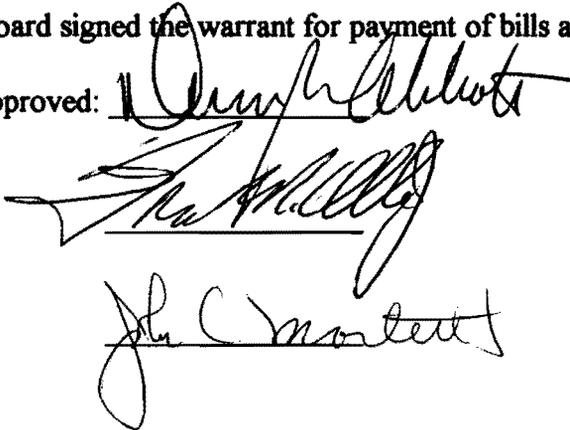
BOB KONCZAL: Bob came in to discuss several issues with the Board. One is the Nature Conservancy request for tax exemption. Other towns throughout the state and nation have given them exemption and the Conservancy in return gives them a donation. Dwayne suggests charging them like the town assesses Applewood, charge for county and municipal but removed the school from the tax rate. Bob feels that they are looking at the property they owned which is ocean front and if the Town of Waterboro taxes them, then they are afraid those towns will tax them. They are buying about 2 1/2% of the town. Chm. Abbott asked how much land can be considered benevolent. Bob feels that the property comes under open space rule. The Nature Conservancy is coming in to meet

with the Board on April 27th. Bob will do a narrative and present it to the Board for the Board to review before meeting with the Conservancy. Board also discussed doing a revaluation with Bob. Bob gave an estimate of \$85,000. for land and building revaluation. Land is not even and a revaluation on just land would cost between \$25-30,000. This would include computerizing all the records. Multiples have been used in the past for land adjustment, needs to be done differently. This is figured over a two year period. Chm. Abbott thought that both land and building were out of sinc. Bob told them that they are but the land is really off. If a building permit was not issued, then the land has not been looked at.

DOUG FOGLIO: Doug was in to discuss plowing private dirt roads in the town. On Andrews Lane the people are calling him at night to come and either plow or sand. Chn. Abbott told Doug that he should not be getting those calls, they should go through the Road Commissioner. Doug has concerns over plowing which would distroy the dirt roads. Chm. Abbott stated that a letter should be sent to the abutters of these dirt roads and if they do not issue an easement to the town, then they town will not plow or maintain them after a certain date. Doug also suggest not until the road is brought up to standards.

Board signed the warrant for payment of bills and payroll.

approved:



The image shows three handwritten signatures in cursive script, each written over a horizontal line. The signatures are arranged vertically. The top signature is the most legible, appearing to read 'D. Foglio'. The middle signature is more stylized and difficult to decipher. The bottom signature also appears to be 'D. Foglio'.