

**SELECTMEN'S MEETING MINUTES**  
**APRIL 27, 1993**

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 Morin, Parks & Rec. Chairman  
Bob Gobeil, Finance Committee member Art Smith.

**REPORT OF STANDING COMMITTEES:**

**DWAYNE MORIN:** Dwayne discussed several issues with the Board. He informed the Board that Dept. of Inland Fisheries & Wildlife and D.E.P. will be pursuing the owners of the dam in Lake Arrowhead due to violation of their license.

Fire Dept. is going to over expend their accounts if they are not careful. Chm. Abbott suggests having the Fire Dept. in to meet with the Board. Also the road accounts are starting to get low, Dwayne will talk to Fred Fay about it.

The water tank is on its third rung out of 15.

MCI has contacted Dwayne about the Town changing to their phone company service for the Town's long distance calls. The Board voted not to change to MCI due to no benefit to changing.

Warrant. Draft copies of the warrant was given to the Board for reviewing. At next weeks Selectmen's meeting, the Board will set the order or articles on the warrant.

Monitoring wells. Tests are in and are high in several areas. Sebago Technics are reviewing the results and will get back to Dwayne in a day or two.

**NEW BUSINESS:**

**CLINT WOODSOME:** Clint was in to discuss with the Board a problem that he has. The Woodsome's have been paying taxes on the Woodsome Lot for years. Steve Kasprzak had his property surveyed and now claims he owns the lot and had the assessor change the maps. Clint would like the maps changed back. That property has been in the Woodsome name for over 200 years. Bob Konczal, Assessor's Agent for the Board, entered the meeting at this time. Bob explained to the Board what has taken place and he feels that it is a legal question between Clint and Steve. Chm. Abbott stated that Mark Caldwell must have had substantial proof or he would not have changed the tax maps. Bob stated that it looks like Steve has at least a half interest in the property. Chm. Abbott state that Roger Elliott should be contacted to get an opinion and if Roger feels that he is in conflict then to go to another firm that the Town has. Dwayne will contact Roger in the morning.

At this time the Board adjourned to the Town Hall to meet with the Nature Conservancy.

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NATURE CONSERVANCY: Julie Henderson, Jim Dowd, Barbara Vickery represented the Nature Conservancy and came in to meet with the Board to discuss their plans for the Waterboro Barrens. Also present was 12 residents of Buff Brook Estates Subdivision. Julie Henderson did a presentation on the barrens and stated that they are in the business of acquiring land. Own over 20,000 acres throughout the state of Maine alone. Purchased 1,000 acres last fall between Shapleigh and Waterboro. 780 acres are in Waterboro. Now have an option on an additional 1,000 remaining acres. They will be developing management plans and public policy access. They do leases with snowmobile clubs. Not sure of ATV use due to concern over ATV causing fires. Will allow hunting and fishing but no over night camping. Jim Down stated that the Buff Brook residents have deeded rights which are different from the general public. They are working with the area Fire Dept.'s on fire fighting plans. Plan to protect the natural features and are doing an inventory on the vegetation. One of the residents asked about control burns. Julie informed them that steps can be taken on a small area to have a control burn, but there are no plans as of yet. Another resident asked about what will become of the roads. Julie told the resident that they would like to meet with them at another time to discuss it. Mr. Saleba has left this year's snow plowing bill to the residents. He had a verbal agreement with the person the plows and has paid in the past. Also the residents told the Conservancy that they are in the process of starting an association and question if the Conservancy will become an member. Residents also asked the Selectmen if the Town would still continue to grade the road twice a year. Chm. Abbott addressed the question. The state is pushing the Town's not to do work on private roads. The Town has no legal right to do work on private roads. This road is considered seasonal, and as long as the townspeople raise funds to do work on seasonal roads, then the Town will do work on seasonal roads. The roads would have to be brought up to Town standards before being ask by the townspeople to accept it as a town road. Dwayne explained that it would take the consent of every owner in the subdivision to dissolve it. Selectmen were asked by the residents if the lots owned would be taxed as buildable lots. Chm. Abbott stated yes. Julie Henderson explained that the Conservancy is a non-profit organization and has put a request into the Town for tax exemption. Would indeed make a donation to the Town in lieu of taxes. Each property is looked at differently. Chm. Abbott asked what could be expected for a donation. Julie stated a ballpark figure of \$1,000-1,500. Chm. Abbott told them that the Board is concerned over losing tax money and will have to meet again with the Conservancy to discuss this. Chm. Abbott also told the residents of Buff Brook that the Board is willing to sit down and discuss with them their plight. The residents agree and will meet with the Conservancy first and then with the Board of Selectmen.

The Board at this time adjourned back to the Selectmen's Office to conduct their regular meeting.

SIGNED:

The Board signed the warrant for payment of bills and payroll.

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The Board signed the local agreement between the Town of Waterboro and the Town of Hollis to allow Hollis residents to use the Waterboro town dump.

**ADJOURNMENT:**

The Board adjourned at 9:15 p.m.

Approved:   
  
