

**SELECTMEN'S MEETING MINUTES
SEPTEMBER 28, 1993**

Regular meeting of the Waterboro Board of Selectmen.

PRESENT: Chm. Frank R. Allen, Jr. & John C. Monteith.

NEW BUSINESS:

Chm. Allen made the motion to increase fees to \$10.00 on pole permits, business filing fee to \$10.00; burial permit to \$4.00; marriage license to \$10.00 per resident; certified copies (vital) to \$7.00 additional copy to \$3.00 new fees to be effective October 13, 1993. Sel. Monteith seconded, voted, passed.

LIONS: John Kustron and Herb Wishart represented the Massabesic Lions concerning the tax bill that they received last fall. Sel. Monteith refrained due to being a Lions member. John Kustron explained how the Lions work and about their membership. They have about 100 members including the Lions, Lioness's, and Leo's. Also explained some of the fund raisers that they hold each year. All money from fund raising is turned back into a fund for public use. Explained how the medical center was set up. U.N.E. helped staff the doctor's office. The rent money over the past three year period has gone from \$5.00 a square foot to \$7.00 a square foot. First six months there was no rent charged. Some of the doctors equipment has been donated. Has a 99 year lease with the town, the town owns the building, Lions just lease it and John Kustron asked how can the town bill themselves. Chm. Allen explained that the tax bill is for the commercial use of the building, and a understanding should go back to the doctors that the rent is will under the going rates and they have established a business. Also the third floor is rented. Sel. Monteith stated that in the lease, #6 states: The lessor agrees that during the term hereof that no tax assessment shall be levied against the leased property arising from Lessee's use and occupation of the same. Chm. Allen feels the doctors should pay their fair share. John Kustron told the Board that they are looking into installing an elevator and has concerns over receiving permits from the Code Enforcement Office. Have had the plans stamped, and the fire marshal has approved.

Selectmen's meeting

9/28/93 page 2

But the plans aren't good enough to get a permit and also been told they may have to go through site plan review. Chm. Allen told them that the Board can't help very much, decisions on permits are up to the people who know what the requirements are. John Kustron told the Board that he knows that the town needs money. Chm. Allen interrupted to state not so, was taxing the commercial use of the building only. John Kustron told the Board that that was not how it was explained to them. Chm. Allen told them that there seems to be a lack of communication the town is not taxing the Lions but the commercial use of the building. Chm. Allen also told them that the Board will help with getting funding for the renovations. John Kustron & Herb

Wishart feel the doctors should pay personal property taxes. Chm. Allen told them that a decision would not be made this evening, but the Board will sit down and hash it out. Chm. Allen doesn't feel that it is an issue, only taxing the commercial use of the building and the bill should be passed on to the tenants.

JOHN MILLER: Sel. Monteith explained that after last town meeting, when the town voted to enter into a contract with the Fire Dept., Mr. Miller had contacted Sel. Abbott about being the negotiator in the contract. Chm. Allen explained that the fire dept. was originally volunteer, now is incorporated and employees are reimbursed. Mr. Miller would like to sit down and talk to the fire chief. Chm. Allen asked what he charges for his services. Mr. Miller told him \$35.00 per hour, doesn't charge for telephone, will charge mileage at \$.22 per mile and would like the town office staff to do the typing of minutes etc. Chm. Allen told him to contact the Selectmen's Office when he need work done. He also would like someone from the town present when negotiating. Chm. Allen and Sel. Monteith was in agreement that initially he needs to site down with the fire chief and Jerry Pare' to get their side. Mr. Miller told the Board that he will contact the fire chief and Jerry to set up a meeting.

The Board at this time adjourned to the town hall to meet with the residents on Ricker Lane concerning plowing of their road.

Selectmen's meeting
9/28/93 page 3

RICKER LANE: Present was: Shirley McCormick, Mr. & Mrs. Clarence Adriance, Mr. & Mrs. Anthony Taylor, Tom & Sharon Contois, Paul Tebbetts, and Beth McGuire. Doug Foglio was also in attendance. Doug asked if the Board had obtained an legal opinion if the road is a town road or not. Doug stated that the turn around was always on Russell Smiths property. He allowed some gravel to be hauled in and a level place was made but he never deeded it over to the town before he died. Doug stated that he will not allow a driver of his plow truck to go down there if he is threatened. Residents had concerns that if the town has a 25 ft. right of way, that they will loose use of their property. Doug explained that the 25 ft. right of way doesn't mean that the town will be going in and clearing it, just means that the town will not be responsible for damage to property in that right of way. Chm. Allen opinion is that it is a town road, town has paved, plowed and maintained it and would like to get a legal opinion. Chm. Allen and Sel. Monteith told everyone in attendance that the Board will get an legal opinion and will let them know. If it is a town road, then it is the towns responsibility to have a turn around.

The Board at this time adjourned back to their office to conduct business.

ADRIAN AYOTTE: Mr. Ayotte is in the process of purchasing the On-Time-Machining building. He met with Bob Konczal last Friday, concerning the assessment of the building. The town has the building and land assessed at \$567,800. the selling price was \$350,000. and

he is looking at buying it at \$200,000. Bob had asked for a copy of the appraisal that was done on the building but Shawmut Bank will not release a copy of it. He had also asked them for a copy of the environmental report and was refused. Wasco is going to sell the building that he is presently located and would like to move into this building. He feels that taxes should be based on what the building was purchased for. Chm. Allen told him that the Board will need to talk to Bob Konczal. He also told him that he would like to see the building used. Mr. Ayotte asked if the town had any money for renovations etc.

Selectmen's meeting
9/28/93 page 4

Chm. Allen told him to contact Dwayne Morin on Monday to see what would be available for development grant money and as for the assessing he would have to talk to Bob about it. Chm. Allen did ask about the waste stream. Mr. Ayotte told him that there is very little. Uses a dumpster. Chm. Allen explained to him that Waterboro belongs to Regional Waste Systems and all waste generated in town has to go to RWS. He told the Board that he recycles the aluminum, only grates and office paper would be waste. Chm. Allen asked him to consider having a recycling container at his place.

GLENN BEAN: Glenn was in to ask the Board where the stockpile should go. Chm. Allen told him that the town has not heard from Sebago Technics as of yet. As soon as the Board hears from them, they will let him know.

Board signed the warrant for payment of bills and payroll.

ADJOURNMENT:

The motion for adjournment was made at 9:15 p.m.

approved: _____
