

SELECTMEN MEETING MINUTES
JANUARY 14, 1997

Regular meeting of the Waterboro Board of Selectmen.

Present: Bob Fay, Dennis Abbott, Dale Witman, Pat Sicard, Patti Berry.

Guests: Ralph Stanley, Herman Allen, Arthur Smith.

APPOINTMENTS

7:00 Ralph Stanley enters meeting for monthly update on Code Enforcement Office. Ralph gives a brief summary of Southern Maine Regional Planning workshop. Site location laws have been changed through legislature. According to a list from the State Planning Office, the Town needs to adopt zoning changes that are more consistent with our comprehensive plan, in order to have capacity to review subdivisions 30 acres and over, before the year 2003. If we don't, DEP will charge us for reviewing the lots. DEP will continue to inspect the lots whether we have capacity to do so or not, but if we don't, we will be charged. Dale asks what criteria the State is using. Whether or not we have adopted the comprehensive plan and whether or not we have a working planner.

Ralph reported on the Swett Oil Site. It is secure for the time being. The locks have been changed, there is some containment. They are working on the plan to bring the site up to standards. The owner has an agreement with the Fire Marshall to have the plan in place by early spring. The owner is still waiting on loans to do the majority of work there.

Bob asks about the water problems in South Waterboro around the Milkroom. Ralph informs the Board that an anonymous letter was received complaining that the water supply at the Milkroom is in a potentially serious situation. The Dept. of Agriculture is going to test the water. Bob asks about the water level, where there were problems when the water table was being lowered to install the tanks at the Milkroom. The water table has come up and stayed up. Dale asks about the Brewer's well, do we know if they had their well tested by Irving Oil, and what are the results. The Brewer's had come in fearing their well had been contaminated after the flooding in October. We have no information on that. They never got back to us.

Ralph requests Selectmen to look at his recommendation on fee restructuring in our zoning ordinance. Bob would like to have a workshop on this. Dennis states that all subdivision and planning board fees get rolled over into surplus. This year so far it is up to \$4100.00. Why wouldn't that money go to Code Enforcement. We need to look at wording that for Town meeting. Ralph says all fees need to be looked at. Dale asks how long since we have gone over fees. It has been 6-8 years. Ralph's proposed fees are reasonable compared to towns of same size. Ralph would rather figure fees on the square footage of buildings instead of estimated value of the building when done. This would

have to go through the Planning Board before Town Meeting. All hearings for zoning changes must be over by February 18 to get the Warrant posted. The next Planning Board meeting is Jan. 23. The Planning Board is not bringing any Articles to Town Meeting. We have time to submit fee restructuring to the Planning Board and go to Town Meeting with it. Bob says the first step is to find out if we have to go through the planning board. The selectmen will take a copy of the proposed fee changes and discuss it next Tuesday to submit it to the Planning Board.

Ralph asks about his preliminary probationary period evaluation. The Board decides to waive the three month evaluation, since Ralph has been here almost six months now. Bob informs Ralph that Pat Sicard is the representative to the Selectmen and the chain of command is that Pat is responsible over all employees under the selectmen. The process for evaluations is not written yet, but the Board and Pat are working on it.

Ralph asks how the budget request procedure works. Bob states that the selectmen are in charge of the Warrant. The Finance Committee makes recommendations to the selectmen. The Finance Committee receives the budget requests, then they bring in the department they have a question on, not necessarily all departments. Ralph notices that his department was not included in the meetings and requested that he meet with them to explain the break down of that department. Pat and Sharon have gone over the request to give a clearer picture of how that office runs. Selectmen would like to see the request before Ralph meets with the Finance Committee. The Board agrees to meet with Ralph on Wednesday 1/22 at 7:30.

Ralph reports on the progress of the Jone's junkyard application. The Jone's are in compliance with what Ralph has asked them to do. There will be some requirements and conditions requested by the Code Enforcement Office so the Town has some ability to control the operations of the junkyard. (Such as containments and securing vehicles.) The Jone's are ready to apply for their permit with the Selectmen.

7:45 Herman Allen enters meeting at his request. He wants to have his road plowed and sanded by the town. McLucas Road. Fred did go down and sand it recently due to very icy conditions. Bob informs Herman that any permanent sanding must go through Town Meeting Vote. There are two families living up there now and one a trailer will be going in. Bob informs Herman that he can submit an Article to go Town Meeting for winter maintenance of his road for a distance of 2000 feet to include the new people moving in.

DISCUSSION

Dianne Holden put in a request to renew moneys into another CD for a period of 122 days at 4.9% interest because our current CD will be maturing 1/27/97. At the end of 122 days we can add this amount to our current Repro which has a maturity date of May 16, 1997 and earns more interest than a CD. Dale motions to go with the way Dianne suggested. Bob seconds. All in favor. Motion is passed.

Pat reports that there is still some technology missing in the offices. One is the desk top copier in the Clerk, Tax Collector, Motor Vehicle office. It either needs repair or we need a new one. A new one would cost \$1,500.00 which we don't have money for. We could lease one for about \$50.00 a month. There was some money appropriated for a fire proof safe that we didn't need to use because we found a fire proof file cabinet which fits our needs. We need to look into whether we can use this money for a copier. Bob asks if they can wait till June to put an Article on the Warrant for a new copier. No decision was made.

Bob brings up the subject of the Bidding Process. We look up the Policy that was voted in by the selectmen on Bidding Policy. It states that merchandise over \$1,000. Must go out for bid. Dennis states that the selectmen should have more control over what we are paying for equipment use, etc. Pat And Fred Fay have been working on a system of submitting on paper an itemized list of road projects and what they will include for selectmen's approval. The selectmen would like to take back their powers over road projects such as establishing through selectmen vote the rates we will pay, Who will be the clerk of works is, who he is hiring for contractors, how many trucks, what equipment, etc.

Meeting Adjourns at 8:20 so the Selectmen can meet with the Finance Committee.

SIGNED

The Waterboro Board of Selectmen signed the Warrant for Bills and Payroll.

They also signed the following:

1. Contract with Total Waste Management to Haul our waste oils from the dump.
2. Two Maine State Police request for background check.

APPROVED Date _____

