

**SELECTMEN MEETING  
MARCH 31, 1998**

Regular Meeting of the Waterboro Board of Selectmen. Attending: Dennis Abbott, Brenda Charland, Patti Berry, Bob Fay, Willis Lord, Millard Genthner, Elias Smith. Guests: Dave Dittmer, Willy Wentzell, Harry Wesson and approximately 100 local business people and citizens of Waterboro.

**APPOINTMENTS**

**Dave Dittmer re: summer maintenance.** Dave explains the contracts for summer maintenance. Dave will hire this out instead of contracting it. Dave would like to put an ad out this week as an hourly position.

Dave submits a statement from Saco River Cable with their final bill for consulting fees for negotiating the contract which is \$1,379.00.

Dave reports that he has contacted Simone Palmer from Massabesic Health Resources regarding the ergonomics study. She proposes to work with each employee individually in a workshop format in order for this to be effective. Fitness for duty physicals will begin in July for Fire Department members.

**William Wentzell regarding his request to purchase abutting lot Map 42 Lot A2.** Dennis stated that we could not locate the minutes where we had discussions with Lake Arrowhead regarding this lot. We will contact Lake Arrowhead this week and discuss the proposed bus stop area with them. In the meantime Dennis asks Willy to submit in writing his proposal to purchase the lot abutting his at a minimum bid of \$2,500. This will be voted on next week when there is a full board.

**Harry Wesson and local business people regarding concerns over Shop N Save coming into town.** Dennis Abbott begins with the statement that this is not a public hearing. There has been one meeting between a representative of Hannaford Brothers and the Code Enforcement Officer, Rob Baker. We will listen at this time to citizens' concerns although we don't know what the selectmen can do for you. This is a zoning issue and the Code Officer will be handling this at which time there will be a public hearing. Dennis invites Harry Wesson to speak.

Harry Wesson states that he invited all these people to voice their concerns with the proposed Shop N Save coming into town. He wanted the townspeople to have the opportunity to voice their opinion.

Dennis states that all selectmen's meetings are public and this is not a town meeting. We are not here to debate this issue. When the Planning Board has a public hearing that will be the forum for hearing concerns.

Someone asks Dennis to comment on the newspaper article that states this has been in the planning stages for nine months.

Dennis states that to his knowledge there has been one official meeting between Hannaford Brothers and Rob Baker our Code Enforcement Officer. We have all seen activity at that property and there have been all sorts of rumors about what is going in there.

Jim Cooper asks if there are any results of the test borings that have been done on that property and would that site even support that type of building?

Dennis states this office has seen nothing of the results from the test wells on that property. The only knowledge we have is the contamination on the site of the Southern Maine Finishing property that is further up the street. DEP continues to monitor that site.

Someone asks at what point are plans made known to the public.

Dennis states that generally this process is not something that happens quickly. There will be a proposal to the Planning Board. All Planning Board meetings are public, their meetings are posted. The building application will be submitted to the Code Enforcement Officer then he will turn it over to the Planning Board for a Site Plan review. It will go through a process which will include a public hearing.

Another question is asked; Who regulates the safety of the community, the lights and roadways.

Dennis states that the Planning Board is appointed to ensure the health and safety of the community.

Maura Kruegar speaks about the difference between small town businesses and large businesses. She is especially concerned about the drug store. She likes being known by her first name when she goes in. She would like to keep the small town niceties. She asks about public safety, law enforcement and fire protection. We don't want a hamburger alley in town.

Dave Dittmer states that there have been good questions here but to keep in mind that the Planning Board are citizens of Waterboro. Those citizens could be you. The more people who step up and volunteer to be on these boards and get active in the town, the more control you have.

Willis Lord states that he talked with Rob Baker and has reviewed the plot plan. There is nothing to prevent Hannaford Brothers from coming here. Willis has contacted the DOT to see what we can do. Willis states it is up to the citizens if they want to stop this to gather and look at the petitions.

Jerry Couture states that he understands that everyone here wants to keep the small town community atmosphere but as he did a bottle drive last weekend he notices a lot of grocery bags from Shop N Save and Shaws. He asks how many people here do their major grocery shopping out of town?

Ginny Hewes states she came to Waterboro 60 years ago and gave some history of her existence in Waterboro. She loves the town as it is. She agrees with Mrs. Kruegar. She supports the small stores in town. She admits she does some shopping out of town. She says Saco was destroyed by commercialism. She hopes that people keep track of the Planning Board meetings.

Doug Yhoman after a speech and a poem about clean air, clean woods, peace and quiet and small town roads, states that quality suffers for the sake of quantity.

Someone asks what is the Selectpersons opinions of this.

Dennis States that the Board has mixed feelings about it like everyone else. We will have to wait and see how this plays out. There has been a lot of change in the fifteen years Dennis has been a selectman and thinks there will probably be a lot more changes in the next fifteen years.

Bob Fay states that if Hannaford Brothers meets all the laws and requirements of the town there isn't anything we can do to stop them. This is not a popularity contest. He doesn't think the drugstore will go down.

A woman states that she grew up in a small town before she came here. She thinks if provisions are put to Hannaford Brothers that the town could get priority for the jobs at the store. In Massachusetts she has seen this happen and the small businesses stayed in business. It can work for the benefit of the town.

Judy Fay asks what about Irving Oil buying out the corner.

Dennis states we have absolutely no knowledge of that.

Someone asks why do Lyman and Hollis residents sign these petitions?

Dennis states again that we have no knowledge about that.

Bob Davis asks why are we not concerned about all the houses going up in town, how much it costs for education.

Mr. Duntin says that we are in the top 10% of the state for highest mill rates. We need to have more business brought into town. He doesn't know what type of business it should be. We should re-evaluate where we want to go to keep the small town atmosphere.

Someone else states that he travels back and forth to work working for a distributor of Hannaford Brothers. There are small stores right next to Shop N Save in other towns that have stayed in business. He suggests people think about the tax ratio, the jobs for people, what they can do for the town.

Another gentleman states that this project is being regulated through the Zoning Ordinance and the Code Officer and Planning Board. The building is permitted in that zone. People should address their concerns regarding buildings of that size and look at the regulations and look down the road to the next one.

Dennis states that what is in the ordinance is voted in by the town.

Scott Bernier states that people should think of their children's future. Taxes could go down, school funding would go up.

Someone asks what are the zoning laws regulating this.

Dennis explains that the town is carved up into sections. This property is in the village zone. The village zone was meant to sponsor businesses. There are different uses allowed in different zones.

Someone else asks if there is nothing we can do about this, why are they being directed to speak up at any future public hearings.

Dennis says that if people give their input at public hearings that the Planning Board has the right to put conditions on that project, and to voice their opinions at public hearings for that purpose.

Jon Gale states that there is a Comprehensive Plan that was developed by a lot of townspeople. This group of people wrote a plan that would keep the rural aspects of the community while realizing that to increase the business base would keep the tax rate in control. The village areas were meant to be developed and the other rural areas would allow for some of both.

Dennis states that the people in the community have the final say in zoning. He suggests everyone get a copy of the Zoning Ordinance and see what is allowed in the different zones.

David Benton says he is in favor of some business in town. He suggests people drive to Standish where Shop N Save went in. The town is changing. He remembers they tried to go to Gorham and were not allowed.

Dennis states that part of the battle in Gorham was zoning needed to be changed for the store to go where they proposed. That is not the case here and to keep in mind that Shop N Save went 6 or 7 miles down the road to Standish and build anyway.

Someone states that it appears we may not be able to stop them from coming here but to be loyal to the small businesses in town.

Someone else states that they watched this same debate in South Portland. There was no study ever done as to the consequences other towns incurred due to similar changes. It was all based on speculation. Is it feasible to do an economic study?

Judy Fay states that this is going to affect our small businesses.

Toni Todd states that she runs the food pantry at the St. Stephen's church and the local stores donate to that cause at Thanksgiving and Christmas. She wouldn't want to lose that.

Dusty states that there are 8 stores with gas pumps in town and if Irving Oil comes in all of those stores would be effected.

Doug Yhoman states this is changing the atmosphere of Waterboro environmentally, physiologically, physically and socially.

Someone else states that they feel the increase of traffic flow would help the small businesses.

Someone else states that she would like to see industry that is good for the town, that the increase in traffic would effect the children and would effect her family in all aspects.

Brenda Charland states that she has seen a lot of changes. She thinks this change would hurt but asks everyone to keep in mind that if they take that complex into Alfred or Lyman it will still have an impact on us without any control or help to our tax base.

Dennis states that he would ask that everyone show this input at the Planning Board hearing. This will have an impact on this community. The decisions are made by the Planning Board as citizens of this town. As long as people meet the conditions set forth in the Zoning Ordinance that is voted in by the townspeople, they can do what is allowed by the ordinance. People need to be more active with the Planning Board meetings.

Dennis is asked who decides on tax breaks? Dennis states that TIF's are negotiated and if the request is made and after negotiations are done, it is taken to the townspeople to vote on. The townspeople have the final say in that.

This portion of the meeting ends at 9:00 p.m.

## NEW BUSINESS

1. Request for time off for Margaret Beavis is approved.

2. The request for the use of the Town Hall is approved.
3. Tim Cummings submitted a request to gift four lots from Lake Arrowhead to the town. Dennis says that we will put this on hold for future special town meeting.
4. Patti reported a complaint received about a loose dog problem on Lake Drive. A chocolate lab that is allowed to run loose all the time. The woman was knocked down while she was walking. Patti talked to Chauncey and asked him to patrol that area more often and if he can catch the dog loose to take it to the shelter.
5. Brenda explains her conversation with Karen Lovell regarding the problem with Wade Junkins at the transfer station. Karen says one of the Selectmen can go to the court and get a restraining order against him. Karen suggested that a letter be sent first to Wade from her stating that he needs to comply with the regulations of the transfer station and to stop mistreating the employees or we will take steps to bar him from the premises.
6. Dianne asked Patti to check with the Board on comp time. We have been accruing the time hour for hour. The personnel policy states that comp time is to be accrued at time and a half. Dennis and Brenda agreed that comp time is to be at time and a half.
7. The Old Home Days Committee submitted a copy of their minutes where they voted to request to purchase the trailers for the generators so that they may use them this summer. A purchase order will be filled out by the committee with the cost of the trailers and it will be voted on at that time.

SIGNED

The Waterboro Board of Selectmen signed the Warrant for Bills and Payroll. They also signed the following:

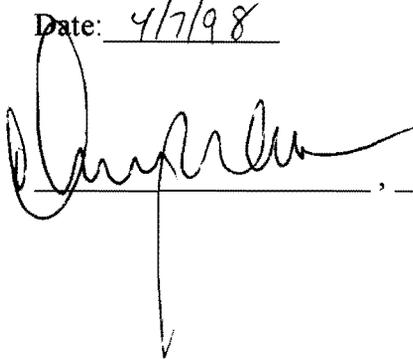
1. Selectmen meeting minutes for March 10.
2. Tax abatement for Raymond & Janet Savoie in amount of \$21.00 map 1/lot 29.

ADJOURNMENT

The meeting was adjourned at 9 p.m.

APPROVED

Date: 4/7/98



\_\_\_\_\_, Brenda Chailand