

SELECTMEN'S MEETING MINUTES
November 27, 2001

PRESENT: Bob Fay, Doug Foglio, Willis Lord, Nancy Brandt, Pam Witman, Steve Kasprzak, Jack Hewes, Larry Jacobsen, Dean Look, Paul Kussman, Eric Herrle, Denise Waterhouse, Russ & Teresa Lowell, Mark & Beth Cyr, Jason L'Heureux, Sue Dunlap, Dwayne Woodsome, Tim Neill, Todd Morey, Roland Derby, Everett Whitten, Mike DeAngelis, Dave Benton, Fred Fay & Jon Gale

Meeting called to order at 7:00 p.m.

PUBLIC HEARING: Primary/Conditional Use

Steve explained the history of the zoning ordinances and the allowed Conditional Uses. Stated that there are only three changes in the Village area. Willis stated that he hopes that the actions of this committee will not limit industry. Reported that they are proposing to eliminate mobile home parks as a Conditional Use in the Village Zone only. Discussed a need to expand the Village Zone sometime in the future. Dale stated that he can not comprehend joining three zones and changing Waterboro as we know it. If this passes will be a town of big box stores, no industry and one large bedroom. Steve stated that they are only proposing that they delete some conditional uses from the Village Zone. Reviewed all the proposed deletions from all zones in town. Doug stated that the town does need some control. Regarding the utility poles should eliminate some as a conditional use but retain on high tension lines. Discussed bulk fuel storage. With regard to the Residential zone will eliminate most conditional uses so that it would allow for residences only with the exception of barbers and beauticians. Doug discussed the fact that the proposed changes would allow a golf course but not a restaurant to go along with it or an indoor golf course. Steve stated that you can do all these things in the A/R zone which is much larger. Doug stated that if you can have an outdoor facility then should also allow the same thing as an indoor facility. Sue felt the committee was viewing it as large obtrusive buildings and this would only affect a couple of small sections in town. Jon Gale stated that if you expand the Village zone it would allow for more of these types of businesses. Willis again stated that he is concerned about limiting business. Steve questioned if they should include as a Conditional Use to allow for expansion in the A/R zone in light manufacturing. Todd suggested removing the 5,000 sq. ft. restriction. Steve stated that the committee will go back and revisit this item. Todd stated that the town probably needs a commercial or industrial zone but are trying to retrofit something from 1977 to fit today. Discussed allowing over 5,000 sq. ft. in a defined area only. Discussed removing "with direct access to a state aid road". Discussed solid waste disposal being allowed in the F/A zone. Will hold another hearing after the committee revisits some sections based on the input of this hearing. Discussed changing the zones. Will probably need to hold several more hearings.

NEW BUSINESS

1. Motion by Bob and seconded by Willis that the Revised Agenda Policy be accepted. Vote 3-0-0.
2. Discussed what is required for a line item budget. Doug explained that the breakdown would only be for the Selectmen and Finance Committee but would still go to Town Meeting as a single article. Could move funds between accounts only with Selectmen approval. Tabled until can discuss further at a workshop.

3. Motion by Bob and seconded by Willis to accept the proposal that all capital expenditures over \$25,000 be voted on by referendum. Vote 3-0-0.
4. Motion by Willis and seconded by Doug that they accept the Safety Committees recommendation and allow for the creation of an EMS Lieutenant position. Doug explained that originally his concern was that the Chief was sharing power instead of delegating but this has now been resolved. Vote 3-0-0.

OLD BUSINESS

1. Motion by Bob and seconded by Willis to accept the Herrle liability release as presented. Vote 2-1-0 with Doug opposed.
2. Regarding the MacDonald/Leighton Driveway on Bennett Hill Road, Bob has sent a letter and are currently waiting for a response.

OTHER

1. Dave stated that he will be needing more money to purchase signs. Currently there are 45 signs missing. Doug discussed how Rangeley distributed their E911 numbers. Hope the ad in the Smart Shopper does some good and signs are returned. Willis reminded that there is a \$100 reward for information leading to the arrest of those responsible. Doug stated that he did receive an anonymous tip regarding signs and the information has been turned over to the Sheriff.
2. Doug reported someone off Blueberry Road dumping animal carcasses to feed coyotes. Stated that the odor is getting very strong.
3. Discussed the problem at the Transfer Station with Stevens employees not taking direction from the Selectmen or their assistant. Will be meeting with Mrs. Stevens on Dec. 12th with the Transfer Station Committee.

Motion by Willis to accept the minutes of 11/20/01 as written and seconded by Doug. Vote 3-0-0.

ADJOURNMENT

Motion by Doug and seconded by Willis to adjourn at 8:55 p.m. Vote 3-0-0

SIGNED:

Warrant for Bills and Payroll

1. Minutes of 11/20/01
2. Abatements
3. Revised Agenda Policy

APPROVED

Date: 11-4-2001

Willis E. Lord
Douglas C. Taylor