

## SELECTMEN'S MEETING MINUTES

February 28, 2006

**ATTENDING:** Douglas Foglio, Sr., Robert Fay, Cindy Moore, Jon Gale, Dwayne Woodsome, Nancy Brandt, and Pam Witman.

Also present: Ron Perro, Willis Lord, Don Day, Judy Carll, Patti Berry, Sue Dunlap, Roland Denby and residents impacted by zoning change..

Selectman Foglio called the Public Hearing for the extension of the Building Permit to order at 7:00 p.m. Purpose is to extend the expiration of a Building Permit from 6 months currently to 1 year. Planning Board agrees to this change. Hearing closed at 7:04 pm

Selectman Foglio called the Public Hearing to order at 7:04 pm regarding a change in the GP Zone to expand along the Route 5 corridor. Explained that this is a basically residential area and this will allow for business. Sue Dunlap, Planning Board Chairman explained that they are changing from where the GP Zone currently ends to extend just beyond the elementary school. Currently that area is A/R Zone which requires 80,000 sq. ft for a single family dwelling and the GP Zone is 40,000 sq. ft. Selectman Foglio listed what's permitted in the A/R Zone and what is permitted in the GP Zone. Explained that they will lose all but two (2) permitted uses except by site plan review and/or Conditional Use. Sue explained that the Planning Board felt that by expanding the GP Zone would give more control to make sure the residents have more say in what goes into that area, it was done as protection for those already there. Explained that existing businesses are not included and home occupations are exempt. Selectman Gale questioned if this should be handled by two (2) separate votes and Selectman Foglio noted that if the ordinance is split into two (2) separate votes will need to start the process all over again. Tom Seery stated that the original request to change three (3) lots to Village and if changing to GP would rather remain the same as they are currently. Sue explained that currently in that zone they would require site plan review at 1,000 sq. ft and if it changes the parking would also trigger site plan review. Stated that there are not a lot of restrictions on site plan review and she doesn't remember anyone ever being denied. Selectman Gale stated that based on the discussion this could not be explained on referendum. Judy Carll, Planning Board Member stated that per the Comprehensive Plan the citizens of this town want it to remain rural in character and this would aid in that goal. Public Hearing closed at 7:48 pm.

Selectman Foglio opened the regular Selectmen's Meeting at 7:48 pm

### **TOWN ADMINISTRATOR'S REPORT**

1. Reported that the draft audit report was received this afternoon. Selectmen can schedule to come in and review it. The auditor wants to set up a 2 hour workshop to review the budget. He is available the week of March 1<sup>st</sup> and March 20<sup>th</sup>. Agreed to schedule a workshop with the auditor on March 14<sup>th</sup> at 3 pm.
2. Reported that nomination papers are still available and due back on March 7<sup>th</sup>. No

one has taken out papers for school district.

3. Reported that there will be a Public Hearing next week on the Conservation Trust and Pay Per Bag.

### **NEW BUSINESS**

1. Motion by Selectman Woodsome and seconded by Selectman Fay to accept the Cardinal Printing bid for the Town Report to include pictures and not to exceed \$3,000. Voted. Passed.

2. Motion by Selectman Fay and seconded by Selectman Gale that \$10,000 for the Planning/Development and/or construction of a new Waterboro Library from taxation be voted by referendum. Voted. Passed. Motion by Selectman Fay and seconded by Selectman Woodsome that \$25,000 from excise tax for a command vehicle for the Waterboro Fire Dept. be voted by referendum. Vote 3-0-1 with Selectman Moore abstaining. Motion by Selectman Fay and seconded by Selectman Woodsome for the lease or purchase of a new tanker for \$250,000 with terms of a down payment of \$35,000 and the balance to be repaid over a period of no longer than 10 years and that it be voted by referendum. Motion by Selectman Fay and seconded by Selectman Gale that the Pay Per Bag be voted by referendum. Voted. Passed. Selectman Gale stated that he feels more preferred that the zoning be done in 2 parts. Motion by Selectman Gale and seconded by Selectman Fay to go to referendum in 2 parts. Motion retracted by Selectman Gale. Selectman Foglio stated that it can't go to referendum if splitting because with the change will need to hold another Public Hearing on the changes made this evening. Will schedule hearing for March 2<sup>nd</sup>.

3. Selectman Woodsome discussed the trees surrounding the parking lot concerning the accident of two weeks ago where the tree fell on an employees vehicle. Suggested that perhaps some grassed in area for 50-60 feet around the parking lot. Stated that they should do almost in a horseshoe with some shade trees. Discussed chipping or having the road commissioner take them down. Selectman Fay stated that they need to get prices. Also requested that the damaged vehicle be on the next agenda for public discussion. Selectman Woodsome will look into prices.

4. Discussed holding a workshop with Genest regarding the gravel pit. All Selectmen need to be fully informed prior to the workshop. Motion by Selectman Foglio and seconded by Selectman Fay to hold the workshop the second Tuesday in May and to have the attorney present. Voted. Passed.

5. Scheduled a workshop for next Tuesday at 6:15 pm to review properties to be available for the Conservation Trust. Will vote during the regular Selectmen's Meeting which properties to make available.

### **HEARING OF DELEGATION**

Brigit McCallum addressed the board regarding the burning in East Waterboro this week. Stated that she has been researching trash a lot and was very disturbed by the burning. Called DEP and was told that because the town has no ordinance regarding air quality that the permit they had was sufficient. Requested that the Selectmen look into this and develop an ordinance. Selectman Gale suggested getting sample ordinances from MMA then hold a Public Hearing.

**OTHER**

1. Motion by Selectman Woodsome and seconded by Selectman Moore to accept the minutes of 2/14/06 as written. Voted. Passed
2. Motion by Selectman Woodsome and seconded by Selectman Moore to accept the minutes of 2/21/06 as written. Voted. Passed.
3. Selectman Woodsome read the reminders.
4. Motion by Selectman Gale and seconded by Selectman Woodsome to go into Executive Session for a poverty abatement Per M.R.S.A. Title 1 §405 (F) at 8:35 pm. Will take a vote after and that will be all the business to be conducted. Voted. Passed. Will be on next weeks agenda to notify the people that the vote was held and whether they voted Yes or No.

**ADJOURNMENT**

Motion by Selectman Moore and seconded by Selectman Woodsome to adjourn at 9:00 pm. Vote unanimous.

**SIGNED:**

Warrants for bills and payroll

1. Minutes of 2/14/06 & 2/21/06
2. Appointment Papers
3. Concealed Weapon Application
4. Waiver Form

**APPROVED:**

**Date**