

**Town of Waldoboro, Maine  
Board of Selectmen Meeting Minutes  
Municipal Building  
1600 Atlantic Highway  
Tuesday, September 13, 2005 6:00 p.m.**

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**1. Call to Order.**

The Board of Selectmen met at the Municipal Building on Tuesday, September 13, 2005 at 6:00 p.m. to conduct town affairs. The meeting was called to order by Chairman Carleton Johnson, with a quorum present.

Members present were Ted Wooster, Ellen Winchenbach, Delia Mohlie, and Chairman Carleton Johnson. Absent was Rebecca Maxwell.

Staff present was Town Manager Lee Smith, Recreation Director Kyle Santheson, and Administrative Assistant Michael Ducharme.

Others present were Jennifer Merritt representing the Waldoboro Business Association, Liz Petruska representing the Medomak Valley Land Trust, and residents Charlotte Davenhill and Russell Anderson.

From the press was Michael Colbert from the Lincoln County News.

**2. Citizen Comments.** (for items not on the agenda).

*None.*

**3. Public Hearing(s).**

*None.*

**4. Approve Consent Calendar.**

On the motion of Wooster / Mohlie, the Board **VOTED: To approve the consent calendar as follows (Vote 4-0):**

**A. Regular meeting minutes - August 23, 2005.**

**B. Warrants & Financial Reports:**

1. General Fund Warrants 8 and 9.
2. Payroll Warrants 8, 9, and 10.

**C. Departmental Reports.**

**5. Communications.**

**A. Planning Board re: Nathan Nicholl's Zone Change Request.**

Nathan Nichols has recently requested his home and property located at 483 Bremen Rd. Map R5 Lot 20 be moved from the Residential District to the Rural District due to the Land Use Ordinance which was adopted by Town Meeting in June 2005. The Selectmen gave the request to the Planning Board for consideration.

At this point the Planning Board sees no grounds for grandfathering inasmuch as Nicholls did not previously obtain a permit under the old town planning requirements and either district would have the same requirements in applying for a permit for a home occupation.

On the motion of Winchenbach / Mohlie, the Board **VOTED: To place this communication on file (Vote 4-0).**

**B. MMA Risk Pool Dividend Announcement.**

The Maine Municipal Association has announced that the Town of Waldoboro has received a \$4,937.00 dividend check due to it's good loss experience over the past year.

On the motion of Winchenbach / Wooster, the Board **VOTED: To place this communication on file (Vote 4-0).**

**C. MDEP re: Approval of Land Use Ordinance.**

The Maine DEP has reviewed the Land Use Ordinance approved at the June 2005 Town Meeting and finds it meets the minimum requirements of the Mandatory Shoreland Zoning Act and have found it consistent with the *State of Maine Guidelines for Municipal Shoreland Zoning Ordinances*.

On the motion of Wooster / Mohlie, the Board **VOTED: To place this communication on file (Vote 4-0).**

**6. Committee & Departmental Reports.**

*None.*

**7. Official Action.**

**A. Act on Investment Banking Services**

First Advisors (The First), Acadia Trust (Camden National Bank), and Union Trust were represented during the interview process. The evaluation criteria for the interviews was broken into 4 major sections:

1. Demonstrated corporate capacity including the value of their current portfolio, number of accounts, and number of years in business,
2. Investment manager qualifications,
3. General approach and response to request for proposal, and
4. Fee structure.

The Investment Committee and the Town Manager feel that all of the representing banks had good proposals and presentations. The Committee has unanimously recommended the Selectmen award the bid to First Advisors (First National Bank of Damariscotta) for the following reasons:

1. Fee structure – The First was charging ½ % whereas the other banks were charging upwards to .8 and 1% fee,
2. The proximity and closeness – The First is much closer to Waldoboro, and
3. The interest yield on non-invested money was 50 to 100 basis points higher than the competition interviewed.

On the motion of Mohlie / Wooster, the Board **VOTED: To award financial directorship of the Trust and Perpetual Care Funds to First Advisors (Vote 4-0).**

**B. Act on board & commission appointments (see list attached)**

1. Quarry Easement Project Committee

Delia Mohlie stated that last June at Town Meeting a warrant article passed to charge the Selectmen to pursue an easement on the so-called Quarry Hill property that was acquired by the Town when the Waldoboro Water Company was purchased. She proposes the Selectmen appoint a committee to carry out this task.

On the motion of Mohlie / Johnson, the Board **VOTED: To establish an ad-hoc Quarry Hill Easement Committee with the following charge: To draft a conservation easement on the Quarry Hill Property, so-called, that will protect it forever as undeveloped open space for the use and enjoyment of the residents of Waldoboro; said easement to conform to the legal opinion currently on file and the Committee be five in number (Vote 4-0).**

On the motion of Johnson / Wooster, the Board **VOTED: To appoint Delia Mohlie as Chairman and Ted Wooster, Kyle Santheson, Steve Cartwright, and Fred Libby as members (Vote 4-0).**

2. Shellfish Committee (interviews)

*Postponed until executive session.*

3. Gateway One - Chuck Flint

Planning Board Member Chuck Flint has expressed interest in membership of the Gateway One Response Panel.

On the motion of Johnson / Winchenbach, the Board **VOTED: To appoint Chuck Flint to the Gateway One Response Panel (Vote 4-0).**

**C. Act on Paine Residence Well Replacement (SRF Program).**

Aqua Maine recommends the Town replace the Paine Residence Well (966 Winslows Mls Map U14 Lot 6) due to the lowering of the groundwater level in the well caused by withdrawals at the Town supply.

On the motion of Mohlie / Winchenbach, the Board **VOTED: To accept the proposal to install a new well at the Paine residence using the cost parameters as established by a quote from Hatch Well Drillers, Inc. (Vote 4-0).**

**D. Act on MaineDOT Construction Overlimit Permit for Jefferson Street Project.**

MaineDOT would like a signed Construction Overlimit Permit for Jefferson Street Project. This would allow the transportation of construction equipment such as backhoes and bulldozers that exceed legal weight limits to traverse on municipal roads.

On the motion of Johnson / Mohlie, the Board **VOTED: To grant the construction overload permit to the MaineDOT contractor (Vote 4-0).**

**E. Review of Progress for Five Town Committee and Act on Approval of the Special Legislation Title.**

Approval is needed for the title of a ballot question which would enable the voters of MSAD #40 to change the cost sharing formula as they deem necessary pursuant to 20-A MRSA sec. 1301(3). If approved, the ballot question title would read as follows: "An Act to Restore the Cost Sharing Agreement Established by the Voters of School Administrative District No. 40".

On the motion of Mohlie / Wooster, the Board **VOTED: To accept the title "An Act to Restore the Cost Sharing Agreement Established by the Voters of School Administrative District No. 40" for the ballot question (Vote 4-0).**

**8. Executive Session(s).**

On the motion of Mohlie / Wooster, the Board **VOTED: To convene in executive session at 6:55 for the purpose of interviewing a candidate for the Shellfish Conservation Committee and review a Philbrook Fund Application (Vote 4-0).**

On the motion of Wooster / Mohlie, the Board **VOTED: To reconvene as the Board of Selectmen at 7:30 p.m. (Vote 4-0).**

On the motion of Mohlie / Wooster, the Board **VOTED: To appoint Russell Anderson for a three (3) year term expiring June 2008 to the Shellfish Conservation Committee Vote (4-0).**

**9. Adjourn.**

On the motion of Wooster / Johnson, the Board **VOTED: To adjourn at 7:40 p.m. (Vote 4-0).**

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Mike Ducharme  
Administrative Assistant

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Carleton E. Johnson, Chairman

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Rebecca B. Maxwell

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Theodore M. Wooster

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Ellen A. Winchenbach

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Delia W. Mohlie

Board of Selectmen  
Waldoboro, Maine