

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

1. Call to Order.

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

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

Staff present was Town Manager Lee Smith, Assessors Agent Darryl L. McKenney, Code Enforcement Officer John Black, Recreation Director Kyle Santheson, and Administrative Assistant Mike Ducharme.

Others present were Jennifer Merritt representing the Waldoboro Business Association, Business Manager of MSAD #40 Scott Vaitones, Steve Cartwright and Claire Bowley representing the Quarry Hill Easement Committee, Liz Petruska representing the Medomak Valley Land Trust, and resident Darrell F. Goldrup.

From the press was Michael Colbert representing the Lincoln County News and Mary Ellen Crowley representing Lincoln County Television.

2. Citizen Comments. (for items not on the agenda). - **None.**

3. Public Hearing(s). - **None.**

4. Approve Consent Calendar.

On the motion of Maxwell / Wooster, the Board **VOTED: To approve the consent calendar as follows (Vote 5-0):**

- A. Regular meeting minutes - November 29, 2005.
- B. Warrants & Financial Reports:
 - 1. General Fund Warrants 22 and 23.
 - 2. Payroll Warrants 22 and 23.
 - 3. Water Department Operating Warrant - #59.
 - 4. Water Department Capital Warrant - #5.
- C. Departmental Reports. - None.

5. Communications. - None.

6. Committee & Departmental Reports.

A. Quarry Hill Easement Committee.

Liz Petruska introduced a Draft Conservation Plan for the Quarry Hill Property. Petruska stressed the Conservation Plan is a draft and control and management of the land will remain with the town. Mohlie added skiing, hiking, agricultural, blueberry cultivating, snowmobiling, and hunting are some of the activities that will be permitted on the property. There will also be many activities that are not permitted but for the most part those activities which are allowed there currently will still be allowed after the conservation easement is enacted. The Medomak Valley Land Trust will be in charge of supervising the land to make sure un-permitted activities do not take place. Mohlie indicated that starting in January the Committee would like to start holding informational meetings with the public to solicit their ideas.

Winchenbach expressed her concern allowing hunting in the recreational area. Cartwright, the original petitioner for this easement, mentioned that although he doesn't hunt he added hunting for the many people that do and that hunting is the way those people get out and enjoy nature.

The Town Manager asked if the Committee had discussed saving part of the land to be used for other purposes. Mohlie answered this idea had been discussed and the group decided to start with a conservation plan that followed the warrant to the letter but they are not ruling out having an alternate plan which may include some kind of zoning.

The Town Manager then added this property came into the possession of the land as part of a purchase of the Water Company assets and the rate payers are paying debt service on it over a period of 25 years.

7. **Official Action.**

A. Act on school board appointment to replace Richard Pelky.

Three people have expressed in becoming a member of the School Board to replace Richard Pelky's position.

On the motion of Johnson / Maxwell, the Board **VOTED: To interview the School Board candidates December 20, 2005 at 6:00 p.m. (Vote 5-0).** *Note: The schedule has been changed to December 27, 2005 starting at 6:00 p.m.*

B. Award fire equipment bid.

The United States Department of Homeland Security has awarded the Waldoboro Fire Department a grant to be used for the purchase 20 replacement helmets, 18 narrow-band handheld transmitters, and 23 narrow-band pagers. The total project cost is \$24,470 with the federal share being \$23,247 and the 5% Town share is \$1,223. The reason for the grant application is the current helmets are old and hard to find parts for and Lincoln County is moving to narrow-band as opposed to wide band.

On the motion of Maxwell / Wooster, the Board **VOTED: To accept the U. S. Department of Homeland Security grant in it’s entirety and to move forward with soliciting for bids and quotes for the equipment to fulfill the grant (Vote 5-0).**

The low quote for the replacement helmets came from Cove Brook at a total of \$4,250 for 20 helmets including shipping. The other quote was from Admiral Fire & Safety with a quote of \$5,073 for 20 helmets not including shipping.

On the motion of Maxwell / Wooster, the Board **VOTED: To approve the purchase of 20 replacement helmets from the low bidder Cove Brook for the price of \$4,250 (Vote 5-0).**

C. Act on WUD Board of Trustees compensation request.

The Waldoboro Utility District Board of Trustees is asking for an increase in their yearly compensation. For the last 15 years the Trustees have been compensated \$300 per year and the Treasurer has been compensated \$600 per year. They have recommended changing the compensation to \$450 for the trustees with an additional \$300 for the Treasurer. They typically hold 12 – 15 meetings per year lasting upwards to 2 hrs.

On the motion of Johnson / Wooster, the Board **VOTED: To approve the increase of the Waldoboro Utility District Board of Trustees annual compensation to \$450 for the Trustees with an additional \$300 for the Treasurer (Vote 5-0).**

D. Act on Planning Board recommendations.
Re: Land Use Ordinance Amendment for Middle School Project.

The Planning Board has recommended amending the “Town of Waldoboro Land Use Ordinance” to allow the proposed “Middle School” to be constructed and operated at the “Medomak Valley High School” site. The change would affect Article 3 section F, Schedule of Uses, and would be amended as follows:

	Rural District	Residential District	Rural Village Business District	Village District	Historic Village District	Downtown Business District	Route 1 Commercial A	Route 1 Commercial B	Industrial District	Wellhead Protection District
<u>Hospitals, Public and Private Schools</u>	PB			PB	PB	PB ¹	PB	PB		
<u>Hospitals, Nursing and Convalescent Homes, and Commercial Schools</u>				PB	PB	PB ¹	PB	PB		

John Black stated the new Land Use Ordinance does not allow a school in a rural district. If commercial schools were to be added to a district all the residents of the district would have to be notified. The proposed amendment would allow only public and private schools (not commercial schools) in the rural district.

Johnson has heard comments about allowing churches in rural districts and asked if churches could be added to this change. The Town Manager suggested the Town just deal with just this amendment now so we can go on with the construction of the middle school.

Mohlie asked why they wouldn't the middle school be grandfathered due to the decision to build the school being made before the Ordinance was enacted. The Town Manager replied if they had site plan completed they would have been grandfathered.

Winchenbach felt we shouldn't be opening up the rural areas to all public and private schools. She suggested a new district be created just for that area to allow the school to be built. The Town Manager stated the issue could be dealt with at the June town meeting, or the amendment could be changed back at June town meeting once the site plan review was done.

Jennifer Merritt asked for the definition of commercial school. Vaitones replied examples of a commercial school would be a truck driving school or a school of massage where the profits benefit an individual.

Johnson asked Steve Cartwright (a previous member of the Land Use Committee) why the schools were originally omitted from the rural district. Cartwright responded, as far as he could remember, a couple of major item were schools should be on town sewer and water and to help keep the Town from sprawling and to keep the village setting.

Johnson then asked Scott Vaitones what was invested in this project to date. Vaitones replied about \$1 million has been spent. If the project goes forward the State will pay 91% of all expenses and if not the taxpayers will be responsible for the entire amount. They are currently in the final design phase and they have submitted their application to the Department of Environmental Protection. He also noted the timeline is starting to get tight. Vaitones continued by stating the sewer department had given an estimate on running lines out to the new school but it was too expensive so they will build a septic system.

On the motion of Johnson / Mohlie, the Board **VOTED: To hold a public hearing on January 10, 2005 and a Special Town Meeting on January 24, 2005 for the proposed Ordinance amendment as written (Vote 5-0).**

E. Act on street name request for Backmeadow Road.

A subdivision located on the westerly side of Union Rd. one mile north of Atlantic Hwy. owned by John Black on Map 15 Lot 6 containing 12 building lots is in the review process by the Planning Board. The subdivision has been named Backmeadow and the property owner would like to have the same name for the new road which will lead into the subdivision. 9-1-1 Addressing Officer Darryl McKenney did not recommend as this road name might result in confusion with Back Cv. There is also a Moose Meadow and Indian Meadows.

Black has checked with the Director of EMS and Fire Chief and they felt there was no problem.

On the motion of Mohlie / Winchenbach, the Board **VOTED: To approve the name Backmeadow Rd for the new road (Vote 4-0-1 Maxwell absent).**

F. Act on Quit Claim Deed

This quit claim deed is in reference to property owned by Sheldon Sanborn, 450 Gross Nk, Map R2 Lot 47B for payment of delinquent property taxes.

On the motion of Johnson / Wooster, the Board **VOTED: To approve the quit claim deed for Sheldon Sanborn (Vote 4-0-1 Maxwell Absent).**

8. **Executive Session(s).** - None.

9. **Adjourn.**

On the motion of Wooster / Mohlie, the Board **VOTED: To adjourn as the Board of Selectmen and convene as the Board of Assessors at 7:10 (Vote 4-0-1 Maxwell Absent)**

Michael C. Ducharme
Administrative Assistant

Carleton E. Johnson
Chairman

Rebecca B. Maxwell

Theodore M. Wooster

Ellen A. Winchenbach

Board of Selectmen
Waldoboro, Maine

Delia W. Mohlie