

**Town of Waldoboro
Board of Selectmen's Meeting
Minutes
Tuesday, January 13, 2004**

I. Call to Order

The Board of Selectmen met at the Municipal Building on Tuesday, January 13, 2004 at 6:00 p.m. to conduct town affairs.

Members present were Kathleen Blodgett, Rebecca Maxwell, Theodore Wooster, Steve Cartwright, and Gordon Webster. Staff present were Town Manager Lee Smith and Administrative Assistant Rose Cutchens, Scribe. Others present were Sam Chapman, John Morris, George Seaver, and Ed Karkow. Media representatives present were Art Myers representing the *Courier-Gazette* and Michael Colbert representing the *Lincoln County News*.

II. Public Hearing(s) – None

III. Consent Calendar

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

- A. Minutes of the regular meeting of December 9, 2003**
- B. Financial Report for December.**
- C. General Fund Warrant 24, 25 25A, 26, Payroll Warrants 24, 25, 26, 27, and 28.**
- D. Water Department Warrant 36**
- E. Department Reports for December**

IV. Communications

On motion of Cartwright/Wooster, the Board **VOTED: To accept the meeting minutes of “Beginning with Habitat” from October 28, 2003. Vote 5-0.**

On motion of Cartwright/Maxwell, the Board **VOTED: To place on file MDOT request for projects for 2006-2007 Biennial Transportation Improvement Plan (BTIP). Lee suggested anyone with project suggestions could bring them at a later date. Vote 5-0.**

On motion of Wooster/Webster, the Board **VOTED: To accept letters of thanks from the following social service agencies Mid-Coast Mental Health, Miles Health Care, and American Red Cross.**

V. Committee and Department Reports—None.

VI. Official Action

A. Approval of Pine Tree Zone Application & Resolution.

Lee passed out a revised Pine Tree Zone Resolution. The PTZ program will provide businesses locating within designated parcels special tax advantages. In addition to existing incentive programs the state will offer to eligible new or expanding businesses:

1. 100% sales and use tax exemption for construction materials and equipment purchases beginning January 2005;
2. 80% Employee Tax Increment financing for ten years;
3. 100% refund of corporate income tax and insurance premium tax for five years and a 50% refund for the second five years; and

4. A local option Tax Increment Financing that will not be counted against a municipality's existing TIF are and value caps.

George Seaver expressed an interest in participating in the PTZ program. He said there are two basic questions to answer: 1) how much is it going to cost, and 2) does the town want more small business? He presented the board with a map outlining the property proposed with existing businesses highlighted. The property proposed has existing railroad frontage and three-phase power. Seaver feels the only benefit he will receive is the rental income from the land. This is an opportunity to expand the Waldoboro business district. The town must commit to marketing and administrative expenses to show seriousness. This would have to go before a town vote to be approved.

Sam Chapman is interested in including his property into the application. This would add more road frontage. George Seaver is willing to redo the plans to include Chapman's property. The only criteria Chapman and Seaver require is the businesses be environmentally friendly. Sam Chapman is looking to expand his businesses, which may fall under the criteria to be part of the PTZ program.

Cartwright felt that the PTZ program fit with the Town's vision. Kathleen Blodgett asked if this program would include a business that wanted to move. Lee stated that this program is only for new or expanding businesses. Although the rules are just being finalized so not all answers are available at this time. The Town must agree to develop one site interpretation designated pre-permitted before businesses are allowed to go in that area. They must still go before the Planning Board. The Midcoast PTZ will be required to have an administrative structure, a marketing program and budget, and a plan to assist interested firms to implement their expansions. This likely will require each participating community/business to fund the program. George Seaver suggests a town meeting article to appropriate \$1,000 for voter consideration. He has indicated a willingness to provide up to \$2,500 to support the program.

On motion of Cartwright/Webster, the Board **VOTED: To approve the application for the Pine Tree Zone application.**

On motion of Wooster/Maxwell, the Board **VOTED: to include Sam Chapman's property in the application.**

B. Approval of Adelpia Franchise Extension Agreement

Adelpia submitted a request to extend the cable television franchise agreement through June 30, 2004. Lee Smith commented that another extension might be required in June. The RFP has not been submitted by the cable consortium pending a decision by the town of Wiscasset to continue participation in the process. (Note the Town of Wiscasset voted to withdraw from the consortium at their meeting on January 21, 2004.)

On motion of Cartwright/Webster, the Board **Voted: To approve the signing of the Adelpia Franchise Extension Agreement.**

C. Approval of CED Lease Agreement for Friendship Street School

Coastal Economic Development submitted an addendum to the lease agreement for the Friendship Street School extending the contract from September 1, 2003 through August 1, 2004 under the same terms as the previous agreement. The payment plan is in the accordance with the approved municipal budget. Steve Cartwright thought that the town was actually coming out ahead on the lease amount but Lee stated that the town was breaking even after expenses.

On motion of Cartwright/Maxwell, the Board **VOTED: To approve the signing of the Friendship Street School Lease Agreement. Vote 5-0.**

D. Request for Old County Road Discontinuance.

This meeting continued the discussion on the request to discontinue a portion of the Old County Road presented by Ken Stewart. A map of the properties involved was supplied per Gordon Webster's request at the last meeting held on December 9, 2003.

Ken Stewart stated advantages to the discontinuation of the 2,000 ± feet of Old County road. These included cost savings to the town by not having to provide maintenance to that section of the road, reduced amounts of illegal trash dumping, and reduced damage to the road caused by ATV's and loggers. Ken is also concerned about salt and other road run off affecting his wells since they are so close to the road, one being 10 feet and the other 12 feet from the road.

Gordon Webster expressed concern about using Waldoboro funds to continue maintenance on the Nobleboro side of Old County Road when Waldoboro citizens must go through Nobleboro to access it. Kathleen recalled that the town denied the request in the past and that it will more than likely deny it again. Ken requested that the Selectmen approve it so it could move to a town vote.

On motion of Gordon/Maxwell, the Board **VOTED: To deny the request for Old County Road Discontinuance.**

E. Approval of Town Meeting Schedule

A draft schedule for the upcoming town meeting season was presented to the Board for consideration. Based on tradition, municipal elections would be held in conjunction with state elections on Tuesday, June 8, 2004. Town meeting would be held on Thursday evening, June 10, 2004 at Miller School beginning at 7:00 p.m.

On motion of Webster/Cartwright, the Board **VOTED: To approve the Town Meeting Schedule as presented.**

F. Land Use Ordinance Proposal Strategy

The Board accepted a petition at their last meeting requesting reconsideration of the proposed Land Use Ordinance. Discussion this evening focused on committee and administrative structure and strategy. Should the Board use the current committee or establish a new one? All Board members were comfortable with the existing members, but Committee member Ed Karkow felt that some members would not return due to their 3 ½ years of work being voted down the first time.

Selectman Gordon Webster felt with a new committee the ordinance could be looked at with a new perspective. The Board decided to ask current committees if they would like to return and too solicit new volunteer members. Lee recommended that key town officials such as town manager and code enforcement officer serve as staff to the committee with no voting privileges.

Time constraints are important. Committees will be unwilling to go for more than a couple months. Lee commented that it is difficult to get committees together in the summer months. Steve Cartwright wanted to know what in the Ordinance needs fixing that maybe it was possible to only bring those sections back to a town vote. Lee stated that the public would vote on the whole ordinance.

It was suggested by George Seaver to get those that were most opposed to join the committee. Public input is extremely important. Morris mentioned that significant changes were made due to public input, possibly needing to have "hot" areas printed in the newspapers in laymen terms to get more feed back from those that don't understand the ordinances. Seaver felt that the ordinances were voted down because people didn't understand what they were voting for.

The Board requested that Gordon Webster consider to serve as a member of the steering committee representing the Board of Selectmen. At first Gordon was reluctant about taking on this role because he has been opposed to the ordinance, but Maxwell recommended he take on the role to help with his reservations about the ordinances. He agreed to bring back a strategy and a list of potential committee members. Smith stated that County Planner Bob Faunce is willing to assist the Town with the process.

On motion of Maxwell/Wooster, the Board **VOTED: to appoint Gordon Webster to serve as representative to the Steering Committee to meet with the Committee co-chairs will recommend a strategy to address the petition and to present a list of potential committee names for consideration at the next meeting. Vote 5-0.**

G. Approval of Town Report Dedication

On the recommendation of Steve Cartwright, the 2003 Annual Report will be dedicated to Robert O'Brien - "Bob the Barber".

On motion of Webster/Wooster the Board, **VOTED: To approve the Annual Report Dedication to Robert O'Brien. Vote 5-0.**

H. Approve MDOT Rail Meeting

Steve Cartwright has been emailing with Tracy Perez at MDOT about the possibility of Waldoboro having a train stop. Steve feels that this train stop will be beneficial to the town by bringing people into town and another means of transportation for Bath Iron Works employees that reside in Waldoboro along with others that would utilize the train to travel to other parts of Maine and Massachusetts. The train stop would not be available until after 2007. There are causes for concern if the Town has to pay for construction of a station.

The Board agreed to approve a meeting with Tracy Perez at the February 24, 2004 Selectmen's meeting.

I. Approve Maine Safe Routes to School Program

A public hearing will be held January 14, 2004. CEI Housing has added the expense of a sidewalk to their plan. This amount can be used as the 40% in-kind support to receive funding from DOT to expand the sidewalk from CEI Housing project to Sylvania and possibly from Miller School to the trailer park. Applications must be in by the end of January.

On motion of Wooster/Maxwell, the Board **VOTED: To proceed with the application. Vote 5-0.**

J. Board of Appeals & LCTV Appointments

The town manager urged the Board to appoint someone to fill a vacancy on the Board of Appeals. This position has been open for six month. The nominating committee suggested contacting C. Russell Hansen, Jr. to see if he would be willing to serve. He had submitted his name for consideration back in May.

On motion of Cartwright/Gordon, the Board **VOTED: To request that C. Russel Hansen, Jr. be contacted to determine his interest in serving on the Board of Appeals and to approve the appointment contingent upon his acceptance.**

K. Water Enterprise Fund Reimbursements.

The town incurs certain costs as a result of the operation of the water enterprise fund. These costs include audit fees, insurance costs, legal costs, and administrative costs. The Selectmen approve annually the reimbursement due the general fund for the incurred costs. This year the total reimbursements were \$11,366.00

On motion of Wooster/Maxwell, the Board **VOTED: To authorize \$11,366.00 from the Water Department Enterprise Fund to the General Fund for costs incurred by the Town in the operation of the water fund. (Vote 5-0).**

VII. Executive Session(s)

On motion of Webster/Cartwright, the Board **VOTED: to convene in executive session at 8:18 p.m. to discuss an applicant for Philbrook Fund assistance. Vote 5-0.**

On motion of Cartwright/Wooster, the Board **VOTED: to reconvene in regular session at 8:20 p.m. Vote 5-0.**

VIII. Approval Preliminary 2005 Work Plan Workshop

On motion of Maxwell/Wooster, the Board **VOTED: To conduct a workshop on the preliminary 2005 Work Plan versus a regular meeting other than approval of minutes. Vote 5-0.**

IX. Adjourn

On motion of Maxwell/Cartwright, the Board **VOTED: To adjourn at 8:20 p.m. Vote 5-0.**

Kathleen M. Blodgett, Chairman

Steven Cartwright

Rebecca B. Maxwell

Prepared By:

Rose Cutchens
Administrative Assistant

Gordon E. Webster

Theodore M. Wooster

Board of Selectmen
Waldoboro, Maine