

**Town of Waldoboro, Maine
Board of Selectmen Meeting Minutes
Municipal Building
1600 Atlantic Highway
Tuesday, September 26, 2006 6:00 p.m.**

1. Call to Order.

The Board of Selectmen met at the Municipal Building on Tuesday, September 26, 2006 at 6:00 p.m. to conduct town affairs. This meeting was called to order by Chairman Pro Tem Becky Maxwell, with a quorum present.

Members present were Ted Wooster, Delia Mohlie, and Chairman Pro Tem Rebecca Maxwell. Staff present was Town Manager Lee Smith, Public Works Director John Daigle, Solid Waste Operator Richard Moran, Code Enforcement Officer John Black, Animal Control Officer Billy Bragg, Recreation Director Kyle Santheson, and Administrative Assistant Mike Ducharme.

Residents present were Eva McLain and Ted Mohlie.

From the press were Lincoln County News Representative Michael Colbert, Charlotte Davenhill representing Lincoln County Television, and Courier Gazette Representative Art Mayers. Also present was Medomak Valley Community Foundation President John Blamey.

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

Cindy Sirois from Gardiner, Maine was present to discuss an animal control complaint on Controversy Ln.

3. Public Hearings. – None.

4. Approve Consent Calendar.

On the motion of Mohlie / Wooster, the Board **VOTED: To approve the consent calendar as follows (Vote 3-0).**

- A. Regular meeting minutes - September 12, 2006.**
- B. Warrants & Financial Reports:**
 - 1. General Fund Warrants 11 and 12.
 - 2. Payroll Warrants 11 and 12.
 - 3. Water Department Operating Warrant - #68.
- C. Departmental Reports.**
- D. Communications.**

5. Committee & Departmental Reports.

A. Medomak Valley Community Foundation re: Site Development Plan

The Town of Waldoboro and the Medomak Valley Community Foundation are in the final planning stages of Phase I of the Waldoboro Community Project. The Project is a comprehensive design, construction, and infrastructure plan to enhance recreation and community facilities in the Town of Waldoboro. The concept of the Project is the three phased development of a recreation complex and community center on town-owned land behind the Miller School in Waldoboro. The project is the result of eight-years of development work by a volunteer committee.

John Blamey and Kyle Santheson facilitated the presentation noting soon there will be groundbreaking for Phase 1 and they wanted to brief the Board before this happens. Phase 1 of the project includes construction of two new ball fields (Little League size and Babe Ruth size) with soccer field overlay, tennis courts, an outdoor basketball court, stadium and perimeter lighting, electrical and water service, a portable skating area and an access road and parking area.

Mohlie asked if there were still plans in place to connect the driveway to the Miller School driveway. Blamey responded this was still in the plans but not sure when it will come to fruition. School Administrative District #40 will need to be involved in this process. Mohlie also queried about lighting. Santheson responded stadium lighting is in the plan.

6. Convene Solid Waste Workshop.

A. The workshop is a continuation of the 9/12/06 workshop to revise the Solid Waste Fee Schedule and discuss future CDD disposal options.

The current solid waste fees have been in effect since 1991. It is recommended the fees be updated to better reflect the current costs for removal. Construction and demolition debris fees are in the forefront of this change due to only a couple years left before the Phase II CDD landfill site is filled and Phase III will have to be used or the CDD will have to be trucked off to a regional facility. Increased fees for this landfill could help the Town prepare financially for the change and deter illegal dumpers from surrounding towns.

The Town Manager provided a recommended set of fees which would place the Town's solid waste fees competitive to the regional average and capture more of the costs which are incurred at the transfer station. Including capital expenses the costs associated with disposing of this material is \$164,000.00 and the new fee schedule should raise around \$147,000.00, the remainder of which would be raised by real estate taxes.

7. Official Action.

A. Act on revised Land Use Fee Schedule and schedule public hearing.

Continued from the September 12, 2006 Selectmen’s meeting, a revised Land Use Fee Schedule has been prepared and unanimously approved by the Planning Board. This fee schedule would adjust the fees closer to the regional average. The current fees have been in place since 1987. The revised fee schedule is designed to increase the fees from approximately \$4,000.00 to \$18,000.00 annually.

On the motion of Mohlie / Wooster, the Board **VOTED: To accept the revised land use fee schedule and schedule a public hearing on 10/17/06 to hear public comment (Vote 3-0).**

B. Act on revised Solid Waste Fee Schedule and schedule public hearing.

On the motion of Wooster / Mohlie, the Board **VOTED: To accept the revised solid waste fee schedule and schedule a public hearing on 10/17/06 to hear public comment (Vote 3-0).**

C. Act on Solid Waste Study for future CDD disposal options.

Pine Tree Engineering, Inc. has submitted a quote in the amount of \$7,590.00 for the following basic services in regards to the Town’s future construction and demolition debris (CDD) disposal options at the transfer station:

Description	Fee
1. CDD Landfill Contour Update	\$ 1490.00
2. Volume Calculation	600.00
3. Phase 3 Landfill Cost Estimate	500.00
4. Phase 4 Landfill Layout and Cost Estimate	2,000.00
5. CDD Transfer Station Layout and Cost Estimate	2,500.00
6. Final Report with Conclusions (available December 2006)	500.00
TOTAL:	\$ 7,590.00

On the motion of Mohlie / Wooster, the Board **VOTED: To approve the Solid Waste Study for future CDD disposal options as submitted by Pine Tree Engineering, Inc. (Vote 3-0).**

D. Act on CATV Equipment purchase.

In an effort to improve sound and video quality for Board meetings, Lincoln County Television (LCTV) has coordinated the purchase of equipment to record these meetings. The equipment would be purchased as part of a group sale between the towns of Waldoboro, Wiscasset, and Damariscotta. The equipment would be permanently set up in the conference room to be used by the Town as needed for recording committee and board meetings.

The \$9,492.43 quote from Great Northern Video in Pembroke, New Hampshire includes 3 microphones for the Board members, a wireless microphone for the audience, a color video camera, a DVD / VHS recorder, installation, and other amenities. The package could be remotely controlled by LCTV as needed and broadcast live.

On the motion of Mohlie / Wooster, the Board **VOTED: To accept the \$9,492.43 quote from Great Northern Video in Pembroke, New Hampshire for the CATV equipment purchase (Vote 3-0).**

E. Act on Wastewater Disposal System Variance for Steve Powell.

Steve Powell has requested a permit for a residential septic system (3 bedroom maximum) on property located at 364 Feylers Cor, Tax Map R18 Lot 3C. After site evaluation by Charles B. Dolham, the proposed leach field required fill encroaches the Town's right-of-way of the road by 4 feet 6 inches. The property is currently being sold contingent on this variance for the proposed wastewater disposal system.

Code Enforcement Officer Black was present for comment. He noted this was a condensed system and the location was probably the only place for a septic due to the rest of the land is wetland. Road Commissioner Daigle added there is a beaver problem in that area and their dam could cause more wetland problems. He also stated his concerns in general for giving a variance to a Town right-of-way which could cause future problems with road maintenance.

On the motion of Mohlie / Wooster, the Board **VOTED: To deny the Wastewater Disposal System Variance for Steve Powell. (Vote 3-0).**

F. Act on Wastewater Disposal System Variance for Maine Modular & Manufactured Homes.

Scott Gove has requested a permit for a commercial holding tank on property located at 1301 Atlantic Hwy, Tax Map U12 Lot 2, because a suitable location for a traditional septic system could not be found on the site. Holding tanks are only allowed on commercial property in Waldoboro and a variance is required for the initial installation.

On the motion of Mohlie / Wooster, the Board **VOTED: To approve the Wastewater Disposal System Variance for Maine Modular & Manufactured Homes (Vote 3-0).**

G. Act on Special Town Meeting Warrant.

On the motion of Wooster / Mohlie, the Board **VOTED: To execute the Special Town Meeting Warrant as written (Vote 3-0).**

8. Executive Session(s).

On the motion of Wooster / Mohlie, the Board **VOTED: To convene in executive session at 7:50 p.m. (Vote 3-0).**

A. Convene as Philbrook Fund Trustees to act on:

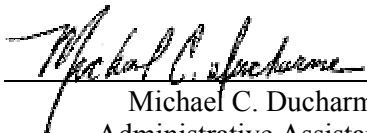
- 1. Philbrook Fund Application #06 - 11

On the motion of Mohlie / Wooster, the Board **VOTED: To reconvene as Selectmen at 7:55 p.m. (Vote 3-0).**

9. Adjourn.

On the motion of Mohlie / Wooster, the Board **VOTED: To adjourn at 7:55 p.m. (Vote 3-0).**

Respectfully submitted,



 Michael C. Ducharme
 Administrative Assistant

Absent

 Carleton E. Johnson
 Chairman

 Rebecca B. Maxwell
 Chairman Pro Tem

 Theodore M. Wooster

Absent

 Ellen A. Winchenbach

Board of Selectmen
 Waldoboro, Maine

 Delia W. Mohlie