

Town of Waldoboro, Maine
Board of Selectmen Meeting Minutes
Municipal Building
1600 Atlantic Highway
Tuesday, December 19, 2006 6:00 p.m.

1. Call to Order.

The Board of Selectmen met at the Municipal Building on Tuesday, December 19, 2006 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, Ellen Winchenbach, Delia Mohlie, and Chairman Carleton Johnson. Rebecca Maxwell was absent.

Staff present was Town Manager Lee Smith, Code Enforcement Officer John Black, EMS Director Scott Lash, Deputy EMS Director Dan Moran, EMS Quality Assurance Coordinator Jeff Grant, and Town Clerk Linda Perry.

Residents present were Ronald L. Miller and Thomas Winchenbach Jr. Budget Committee members present were Norman Golden, Bill Blodgett, Dr. Ted Mohlie, Jane Biscoe, Paul Smeltzer, Valdemar Skov, and Steve Cartwright. Also present was Jennifer Merritt representing the Waldoboro Business Association, Bo Yerxa representing the Planning Board, and Rudi Graf representing the Science Source.

From the press was Mary Ellen Crowley representing Lincoln County Television, Michael Colbert representing the Lincoln County News, and Art Mayers representing the Courier Gazette.

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

3. Public Hearings.

A. Pine Tree Zone Application

1. Rudi Graf, d/b/a The Science Source

Rudi Graf was present for comment. He stated the manufacturing business has been located there since 1986 and develops and manufactures apparatus used in teaching science. The business is looking at acquiring a similar business which specializes in product aimed at the college level. This acquisition would expand their manufacturing and distribution capabilities. They would need to increase the building size on the property by at least 2,000 square feet and create around 5 new jobs to handle the increased production.

Waldoboro Business Association President Jennifer Merritt feels the business adds a lot to the community. She added the business turns out a good product, is well run, and the employees all seem happy.

There were no other comments for, against, or in neutrality about the Pine Tree Zone application for Rudi Graf d/b/a The Science Source.

Chairman Johnson officially closed the public hearing at 6:10 p.m.

On the motion of Wooster / Winchenbach, the Board **VOTED: To approve Rudi Graf's application and resolution for the Pine Tree Zone as submitted (Vote 4-0).**

4. Approve Consent Calendar.

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

- A. Regular meeting minutes - November 28, 2006.**
- B. Warrants & Financial Reports:**
 - 1. General Fund Warrants 22, 23 and 24.
 - 2. Payroll Warrants 22, 23 and 24.
 - 3. Water Department Operating Warrant - #71
- C. Departmental Reports.**
 - 1. General Assistance – November 2006.
 - 2. Solid Waste – November 2006.
 - 3. Financial Statement – November 2006.
- D. Communications.**
 - 1. DEP re: Landfill Monitoring Report .
 - 2. Rodney Harrington re: Referendum Style Town Meeting.
 - 3. Coastal Trans re: Letter of Thanks for the Town's Financial Contribution.

5. Committee & Departmental Reports.

A. Affordable Housing Committee Report (Bo Yerxa)

Planning Board Chairman William "Bo" Yerxa was present for comment. He stated that Waldoboro has relatively affordable housing as compared to surrounding towns but we have some substandard housing which is a problem. Much of this is inhabited by long term residents who could use some help.

The Town Manager noted by mid January we would need to identify those who might qualify for a low interest loan for replacement of the substandard homes. He said tonight we are looking to see if the Board might be interested in moving forward with a three town application to the community development program funding for about \$250,000 which they could then use to leverage another \$750,000. This would help fund the home replacement.

6. Convene with Budget Committee.

7. Action Items.

A. Act on Public Hearing Notice and Warrant for Special Town Meeting

On the motion of Wooster / Mohlie, the Board **VOTED: To approve the Public Hearing Notice and Warrant for Special Town Meeting as proposed with the addition of a sentence stating that the article is revenue neutral (Vote 4-0).**

B. Act on Referendum Implementation Committee

The Town Manager has produced an initial list of items which would need to be considered for the transition from traditional town meeting to referendum style town meeting.

He suggests the creation of a five member Referendum Implementation Committee to explore these and other details and return to the Board with their recommendations. He feels the Committee should be comprised of a Selectman, a Budget Committee member, the Town Clerk, a representative of the petition group, and one other citizen. Some of the items the Committee should explore should be the format of the warrant (consolidated, existing, or expanded warrant style), Budget Committee selection procedure, polling place location, budget needs for implementation (ex. lease, purchase, or rent optical readers, additional voting booths, rental costs for alternative voting location if needed, and funding for printing and mailing budget documentation), any additional capital or operating expenses, any additional absentee voting procedures, additional staffing to assist with absentee voting, procedure for re-voting on defeated articles, and procedures for the potential override of LD1.

On the motion of Wooster / Winchenbach, the Board **VOTED: To create a Referendum Style Town Meeting Implementation Committee with the charge of exploring the implementation of referendum style town meeting and appoint the Town Manager as an ex-officio member, Bill Blodgett, Linda Perry, Ronald Miller, Becky Maxwell, and Norman Golden as members and to report back their findings to the Board by February 15, 2007 (Vote 4-0).**

C. Act on Affordable Housing Project

On the motion of Mohlie / Wooster, the Board **VOTED: To appoint Ellie Simons, Russell Anderson, and Bo Yerxa to the Affordable Housing Implementation Committee and to approve the application for community development funding (Vote 4-0).**

On the motion of Winchenbach / Mohlie, the Board **VOTED: To adjourn at 8:03 p.m. (Vote 4-0).**

On the motion of Mohlie / Wooster, the Board **VOTED: To reconvene the meeting at 8:04 p.m. (Vote 4-0).**

8. Act on Appointment of Mike Roberts as Economic Development Consultant.

On the motion of Mohlie / Wooster, the Board **VOTED: To appoint Mike Roberts as Economic Development Consultant on an hourly basis (Vote 4-0).**

9. Adjourn.

On the motion of Mohlie / Wooster, the Board **VOTED: To adjourn at 8:05 p.m. (Vote 4-0).**

10. Workshop.

A. 2008 Management Plan

The Board met in workshop until 9:20 p.m.

Respectfully submitted,

Michael C. Ducharme
Administrative Assistant

Carleton E. Johnson
Chairman

Absent _____
Rebecca B. Maxwell

Theodore M. Wooster

Ellen A. Winchenbach

Board of Selectmen
Waldoboro, Maine

Delia W. Mohlie