

**Town of Waldoboro, Maine**  
**Board of Selectmen Meeting Minutes**  
**Municipal Building**  
**1600 Atlantic Highway**  
**Tuesday, November 27, 2007 - 6:00 p.m.**

- 1. Call to Order** - The Board of Selectmen met at the Municipal Building on Tuesday, November 27, 2007 at 6:00 p.m. to conduct town affairs. This meeting was called to order by Chairman Clinton Collamore with a quorum present. Members present were Rebecca Maxwell, Delia Mohlie, Ted Wooster and Chairman Clinton Collamore. Staff present was Finance Director Eileen Dondlinger, Administrative Assistant Mike Ducharme, Assessors' Agent Darryl McKenney, and Code Enforcement Officer John Black.

Residents present were Marilyn Hillman, Elaine Abel, Frank Abel, Lillian Dolloff, Ronald E. Dolloff, Arthur Creamer, Judy Toth, Ronald L. Miller, William Branigan, Thomas Winchenbach, Jr., H. Louisa Winchenbach, Deborah A. Blackford, Robert L. Butler, Ilga Harrington, Rod Harrington, Connie Miller, Anne LaVergne, Melissa McEntire, and Craig Lewis. From the press was Aaron Miller representing the Courier Gazette, Mary Ellen Crowley representing Lincoln County Television, Mike Colbert representing the Lincoln County News, and Leanne Robicheau representing the Village Soup.

- 2. Citizen Comments** - Ron Miller asked if the discussion about the Town Manager Interview Committee would be open to public comment. Collamore responded the discussion would be about setting a date that the sign up list for resident participation on the Committee would be taken down. Miller also asked how the Board planned on paying for the new Town Manager since the funds are already spent on the previous Town Manager as dictated in his resignation agreement. Collamore noted Dondlinger was investigating if the funds might be appropriated from another account so as not to affect property taxes. She said she may have more information at the next meeting.

Bill Branigan read a one page letter addressed to the Board in reference to the building of a new apartment building at 37 Pleasant St. Fire destroyed the old building and the owner would like to replace the building. Branigan does not feel this should happen since the lot is a non-conforming residential lot.

Deborah Blackford pointed out that the 37 Pleasant St. building that was burnt down was being taxed as a single-family home. She said that she talked to Nelson Collins and he said there are State Life Safety Codes and every town of 2,000 or more residents should have a code officer who may or may not enforce the codes. She said that she heard from some of the residents that some of these codes were in violation. She is trying to reach the former tenants and see if they would like to file a law suit.

Marilyn Hillman asked where the authority came from for the Board to authorize the severance pay for the previous Town Manager and where are the funds coming from. Collamore advised the Town had a lawyer and so did the previous Town Manager and to his understanding, the resignation agreement was in the best interest of the Town.

- 3. Approve Consent Calendar** - On the motion of Maxwell / Wooster, the Board **VOTED: to approve the consent calendar as follows (Vote 4-0).**

- A. Regular meeting minutes - November 13 & 16, 2007.
- B. Warrants & Financial Reports:
  - 1. General Fund Warrants 20 and 21.
  - 2. Payroll Warrants 20 and 21.
- C. Departmental Reports - None.
- D. Communications:
  - 1. List of Final Land Use Ordinance Changes.
  - 2. Resignation from Fireman Keith Collamore.
  - 3. Resignation from Code Enforcement Officer John Black.

**4. Action Items.**

- A. Act on MRC Board of Directors Election Ballot - On the motion of Maxwell / Mohlie, the board VOTED: To cast a vote for Susan Lessard for the Municipal Review Committee Board of Directors (Vote 4-0).**

**5. Discussion Items.**

- A. Discuss Disposition of Tax Acquired Property - On the motion of Maxwell / Wooster, the Board VOTED: To approve the Quitclaim Deed for Matthew P. and Kathleen S. Dixon for payment of delinquent taxes (Vote 4-0).**

The Interim Administrator advised the Board the foreclosure notices on the 2006 properties will be mailed in December. Also there was a missed notice for the 2005 properties which should have been mailed in April or May giving the property owners the chance to buy back their land for payment of delinquent taxes. She recommends we wait until the foreclosure in February occurs, then in March or April we send final notice to property owners for both years. The Board agreed.

- B. Presentation of Web Based Assessing Data - I.T. Coordinator Mike Ducharme facilitated a presentation to the Board. He showed the Board what information was already available on the Town's website, what was being proposed for the website (tax cards), what some other towns sites look like, pictures that could be acquired through GOOGLE®, and the results of a brief survey of towns that already make the information available online. The surveyed Assessors' Agents agreed there were no problems or complaints and there is a savings of 95% to 98% of foot and phone traffic. Ducharme stated this time saved could be used to complete many other projects which need to be completed. Collamore added there will probably be a vote on this item at the next regular meeting.**

- C. Discuss Town Manager Interview Committee and Set Date for Committee to meet - Collamore advised there is a sign-up sheet for public participation on the Town Manager Interview Committee at the Town Office front desk. Next Monday will be the last date to put your name on the sheet. He stated Dondlinger has been added to the committee as the staff member and Bill Blodgett will be the County Commissioner member. The two community members and the two Selectmen members will be decided by the next meeting.**

Miller recommended 2 more residents be assigned to the Committee and the 2 Selectmen be taken off. Collamore explained the number of Committee

members was recommended by the Maine Municipal Association.

Mohlie mentioned she would like to have a workshop to discuss the details. The Board agreed and the workshop is scheduled for Tuesday, December 4, 2007 at 6:00 p.m.

6. **Adjourn** - On the motion of Mohlie / Wooster, the Board **VOTED: To adjourn at 7:10 p.m. (Vote 4-0).**

Board of Selectmen: \_\_\_\_\_  
Waldoboro, Maine Clinton E. Collamore, Chairman

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Rebecca B. Maxwell

Respectfully submitted,

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Theodore M. Wooster

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Michael C. Ducharme,  
Administrative Assistant

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Delia W. Mohlie