

**Town of Buxton**  
**Minutes for November 30, 2016 Selectmen's Meeting**

Prepared by: Beverly Gammon

**Members Present:** Clifford L. Emery, Jean C. Harmon, Dennis P. Santolucito, Chad E. Poitras, Mark J. Blier

**Others Present:** Kevin Fallen, Nathan Schools, Jeremy Redlon, Nicole Redlon, Ellen DeCotiis, Scott Warchol

**Public Hearing – 7:00 PM**

*Application for Liquor License renewal and Special Amusement Permit for Kevin & Sundae Fallen, d/b/a Personal Touch Catering, 62 Chicopee Road*

*Selectman Emery read the Public Hearing Notice, and the Board voted 5-0 to open the Public Hearing at 7:07 PM.*

*The Police Department, Fire-Rescue Chief, and our Code Enforcement Officer reported that they have had no issues or concerns with this establishment.*

*There were no other comments or questions.*

*The Board voted 5-0 to close the Public Hearing at 7:09 PM.*

***Selectmen's Meeting Agenda***

***1. Call to Order***

*Selectman Emery called the meeting to order at 7:09 PM.*

***2. Pledge of Allegiance***

*The Board recited the Pledge.*

### **3. Approval of Prior Meeting Minutes**

*Selectmen Meeting Minutes November 16, 2016  
Approved 4-0-1*

### **4. Discussion held between 4:00 & 7:00 p.m.**

*Around 4:30 Chief Schools came in and talked with the Board about the findings from his recent inspection at Personal Touch Catering. They also discussed the new program that happened on Sunday called "Touch A Truck." Selectman Emery said it was a fantastic program, he had a lot of fun and said everyone was pleasantly surprised at the turnout. He said there must have been between 200 and 300 people there and everyone who participated in it should be very proud. Selectman Emery said it was very well organized and everyone seemed to enjoy themselves. He said he does not expect that it will be limited to one year; Santa came from the North Pole to join in, the kids had a great time, and he said it was very well done and the Board is very proud of everyone who participated.*

*The Selectmen also talked with Nate Schools about some furnace bills and the program he has in place that seems to be working well.*

*The Recreation Director met with the Board to go over winter programs she has in place. They also talked about the new minimum wage law, the impact it will have on the recreation programs, and how it may affect the cost of some of the programs. Selectman Harmon said the wage increase may have a trickle down affect and may have to be passed down in the fees for some things like field trips they have had in the past. The Board plans to keep a close eye on that.*

*The Selectman then talked about the heating system at the Transfer Station. Selectman Emery and Selectman Blier are meeting tomorrow morning with Chet Ouellette and Greg Heffernan at the Transfer Station to see what is going on with the almost twenty year old waste oil furnace that has started acting up, and what options there are going forward.*

*Jeremiah Ross, Chairman of the Planning Board, stopped in as the Board was talking about the ordinance change for cluster housing subdivisions and what impact that will have. They also talked briefly about the Public Hearing they will have on December 12.*

## **5. Review of Correspondence**

- *Email from SAD #6 Business Office – Re: BAC Agenda*
- *Email from Dave Francoeur, Deputy Director, York County EMA – Re: Recent Passing of Retired Director, Robert C. Bohlmann*

*Selectman Emery said he has known Bob Bohlmann for over 23 years and he was an excellent person, very approachable, very knowledgeable and very helpful to all the communities in York County for a long period of time and he will be missed.*

- *Email from DrummondWoodsum Attorneys At Law – Re: New Fair Labor Standards Act Overtime Rules Blocked by Federal Judge*

*Selectman Emery talked about the new rules and said the only person it would have affected would have been our Recreation Director but she just went above the limit.*

- *Email from John Duncan, Director, Portland Area Comprehensive Transportation System – Re: Transportation News*
- *Information from Nicole Welch, Buxton Recreation Director – Re: Smitty's Discount Tickets*

## **6. Review of Projects and Issues**

*Selectman Blier reported that he has been away for the last two weeks. He has been in every day this past week and has been dealing with the furnace at the Transfer Station. He said he spent some time with Chet Ouellette and Greg Heffernan trying to figure out what was going on with that. He (Selectman Blier) and Selectman Emery are going to meet over there in the morning to decide what they should be doing.*

*Selectman Poitras reported that he was at the "Touch A Truck" event Sunday night. He said it was awesome and when he saw the parking lot full, he was pleased. He said his family had a very good time and it was well done. He checked in at the Transfer Station and said everything seemed to be going well there. He has been in Town Hall several times since the last meeting to see what's going on.*

*Selectman Poitras mentioned that Dana Ryder who is on the Ancient Cemeteries Committee sent him some emails showing some work being done. Because of the work he has done with the Cub Scouts and Girl Scouts he was able to get those children to do a lot of community service work. Selectman Poitras said some of those cemeteries have been neglected and they did a great job with them.*

*Selectman Poitras stated that Monday night he was at the Planning Board Meeting and got to hear some of the issues that are going through that process. Selectman Poitras went on to thank the Public Works crew for sanding the roads the last couple days. He said the roads got a little greasy and they got out and took care of it in a short amount of time.*

*Selectman Santolucito reported that he was in last Monday, Tuesday and Wednesday working on a couple of things. He said his primary project right now is the upgrade of the core equipment at Town Hall that connects to the servers and PCs that includes three wireless access points in the building. That upgrade is going to take place Friday and should be done by the end of the day. He reported that there will be a brief network outage late morning. That project is going to be followed up with the upgrade to all the equipment that is here, the SRCTV equipment, and the projector screen with Headlight. Due to scheduling issues, it will most likely be late January before they can get it in.*

*Selectman Harmon reported that she went to the Planning Board Meeting Monday night and they had an applicant that is looking to buy a home and use it to cultivate medical marijuana. She wanted to listen to that and hear how the Planning Board is approaching it. Selectman Harmon stated that she has talked to the Treasurer a few times on some payroll issues we have been encountering and trying to simplify that process so it is clear for the payroll clerk and people who are filling out their time sheets.*

*Selectman Harmon stated that she has had a couple conversations with a few residents. Also, we have had a couple email messages that she will be addressing.*

*Selectman Emery reported that he has been in the office working on various things. He mentioned again the "Touch A Truck" event Sunday and talked about how much fun it was to watch the kids having such a good time.*

*Selectman Emery stated that he has been working with the Town's attorney on a warrant article that will be put before the people at a Special Town Meeting on December 14. He will talk more about that later in this meeting. He also mentioned attending the last MSAD #6 meeting with the School Board.*

*Selectman Emery said he talked with Greg Heffernan and Chet Ouellette about the furnace at the Transfer Station that he and Selectman Blier are looking at.*

*Selectman Emery talked about the Planning Board Meeting he and Selectman Harmon attended and said they were interested to see the first marijuana type issue that came up in the Town of Buxton. Two of the Town's attorneys are coming in on December 19 to meet with the Board of Selectmen, Planning Board, Appeals Board, Code Enforcement Officer and any other Department Head who wants to listen to the attorneys tell them exactly what is going on, what our options are, how they recommend the Town handle it and if it fits within the zoning in a particular area.*

**7. Old Business**

*Davis Road*

*Selectman Emery said this is going to be a warrant article for the Special Town Meeting on December 14.*

*Boston Post Cane*

*Selectman Emery said the Board will probably put this off until right after the New Year.*

**8. New Business**

*Selectman Emery read and explained the articles that will be dealt with at the Special Town Meeting on December 14. He also mentioned that there are two more articles that will be handled after the first of the year.*

*Selectman Emery spent time explaining in detail Article 5 that deals with a Moratorium Ordinance Regarding Retail Business Establishments in the Village (V) District that will take effect November 30, 2016 in the village zone through May 29, 2017. The Board plans to invite the people who live in that zone to public meetings. The present zoning was put into place about forty years ago and right now we have five or six business in that zone and the rest is residential. The Board feels it owes it to the people who live in the village zones to share their ideas about what they would like to see in their area of the community. Selectman Emery talked about the Comprehensive Plan Committee and said they can look at other areas of the Town but they feel this is a good time for this to happen. He said the Board is going to be business friendly but wants to plan how it develops that area that consists of a majority of residential homes. Selectman Emery said the Board feel it is time to allow a younger generation of Buxton residents to have a say in what it is going to look like as they grow older.*

*Selectman Emery noted that there will be another Special Town Meeting to deal with two zoning changes sometime around the first of January.*

**9. Executive Orders**

*None*

**10. Executive Orders by Initiative**

*E.O. 161711022 – An order to approve an Application for a Liquor License renewal and Special Amusement Permit for Kevin & Sundae Fallen, d/b/a Personal Touch Catering  
Approved 5-0*

**11. Accounts Payable and Payroll Warrants**

*E.O. 161711020 – An order approving expenditures as documented in the Accounts Payable Warrant #044  
Approved 5-0  
The amount was \$26,338.10*

*E.O. 161711021 – An order approving expenditures as documented in Payroll Warrant #043  
Approved 5-0  
The amount was \$53,421.15*

**12. Next Meeting of the Board**

*SAD #6 Budget Advisory Committee Meeting Thursday, December 1 at 6:00 PM at Central Office*

*Board of Selectmen Meeting Wednesday, December 7 at 7 PM*

*There will be a 12 Town Group Meeting with newly elected officials Monday, December 12 at 6:30 PM, at the Waterboro Town Hall*

*Comprehensive Plan Committee Meeting Monday, December 5 at 6:30 PM in the small meeting room*

*The Planning Board & Board of Selectmen will be Meeting for a Public Hearing on Monday, December 12 at 7:00 PM to review proposed amendment to the Buxton Zoning Ordinance*

### **13. Other Business**

*Buxton Toy Box applications and guidelines are available at Town Hall. We will be taking applications Friday, December 2, from 9:00 AM – 1:00 PM. This is the final day and no applications will be taken after 1:00 PM on Friday.*

*There will be a Rabies Vaccination Clinic Saturday, December 3 from 1:00 PM to 3:00 PM at Buxton Public Works Garage. Cost is \$8 per vaccination. Cash Only. All dogs must be on a leash and all cats must be in carriers. For faster service, please bring the previous rabies vaccination certificate.*

### **14. Public Comments and Questions**

*Scott Warchol went to the podium and introduced himself. He asked if the Board is just looking at Village zoning with the changes they are looking at.*

*Selectman Emery explained that we will be voting in January to bring forth the Business Commercial Design Standards to the Village and Light Commercial zones.*

*Mr. Warchol shared information and ideas he found while looking at wording of village zones in some other towns. He shared other suggestions such as breaking out a more historical zone, limiting the square footage of buildings in certain zones, and stating what cannot go there. Mr. Warshol asked the Board who they are going to invite to those meetings mentioned earlier.*

*Selectman Emery said the Board is going to work on that right after the first of the year. He said he does not expect massive changes but there will be “tweaks”. He talked more about how small the village zone is and how much of that is made up of residential homes noting that to put any large building there would be very disruptive to what is there now.*

*Mr. Warchol talked about commercial business that could go into rural zones and Selectman Emery said there is one now; Stone Coast Countertops wants to move into the corner lot at the end of Dunnell Road across from Tyler Sheet Metal. Selectman Emery said he thinks the Board should approach them with our Business Commercial Design Standard and encourage them to incorporate that into their building.*

*Scott Warchol spoke about losing the rural character and suggested it be made to look like a barn. Selectman Emery said right now the Board cannot make them do that so he thinks what he explained earlier is the best way to approach that.*

*There were no more comments or questions.*

***15. Executive Session***

*None*

***16. Adjournment***

*Motion made and seconded to adjourn the meeting at 7:48 PM*

*Approved 5-0*