

**BOARD OF SELECTMEN
MINUTES OF MEETING
AUGUST 30, 2010**

Selectmen present: Rosendel Gerry, Chairman, Stacey Parra, H. Bob Plausse, Cathy Hardy, and Jason Trundy

The meeting was called to order by Chairman Gerry at 7 p.m.

- 1) **Waldo County Budget Committee Ballot:**
Motion by Parra, second by Hardy, to cast the Waldo County Budget Committee ballot for Roger Lee and Nakomis Nelson. Vote 5-0.

Parra requested that the Board discuss at their next meeting the possibility of having the Town Administrator cast future ballots on the Board's behalf.

2. **Joint Meeting with Land Use Committee:**

a. "Complete" Structure

LUC Chairman Winslow outlined several different options that the LUC has been exploring concerning the definition of "complete". Suggestions included:

- i) Lengthening start time to 2 years, substantial start of \$10,000 in cash or work; if after two years project was substantially started then the permit would not lapse; this was viewed as a stop gap measure
- ii) Moratorium of the definition
- iii) Frank Therio's suggestion to be just State mandated items plumbing and electrical

Winslow stated that the International Building Code contains no definition of "complete"

Parra questioned if the Town lost enforcement capability if a moratorium were to be adopted.

Hardy asked if the LUC had a preference. Hollingsworth stated not a moratorium.

Trundy stated that this is a fine line. He believes that people should be able to build but he would like for the Town not to have every other house wrapped in Tyvar or similar material.

Plausse stated that whatever we do the CEO needs to be consistent.

Gerry stated that Maine Uniform Building and Energy Code might go the way of the auto emission testing program so we might not want to hang our hat on that aspect of complete.

Winslow stated that the LUC will generate several options for the Board's consideration.

b. Changes to Mandatory Shoreland Zoning

Town Administrator Kinney distributed Town Attorney Calderwood's July 29, 2010 letter concerning the Land Use Amendments of June 10, 2008 and suggested corrective measures.

It is not recommended to try to “revert” to the ordinance that had been in place prior to June 2008.

The LUC did not believe that it was appropriate put all of the MDEP suggested areas into the Resource Protection District. Examples included the subdivision adjacent to the Wentworth Road and Minnow Brook. The restrictions of the Resource Conservation District should be sufficient for this area.

By consensus the Board of Selectmen agreed that any way the LUC/Town could satisfactorily address the MDEP areas of concern as expressed in their February 2010 letter should be okay with the Board.

The LUC brought up the threshold for requiring a building permit. After some discussion it was agreed that as the item wasn’t on the agenda that this could be a discussion for another time.

Chairman Gerry stated that he thought this type of meeting was productive and expressed the Board’s thanks to the LUC members.

3. **Adjourn:**
Motion by Plausse, second by Hardy, to adjourn the meeting. Vote 5-0.

Respectfully submitted,

David Kinney
Town Clerk