

3a

WISCASSET SELECT BOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 15, 2019

Preliminary Minutes

Present: Kim Andersson, Chair Judy Colby, Kathy Martin-Savage, Vice Chair Ben Rines, Jr., Jeff Slack and Town Manager John O'Connell

Chair Judy Colby called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

- a. **Kathy Martin-Savage moved to approve the payroll warrants of October 4, 2019 and October 11, 2019. Vote 5-0-0.**
- b. **Kathy Martin-Savage moved to approve the accounts payable warrants of October 8 and 15, 2019. Vote 5-0-0.**

3. Approval of Minutes

Ben Rines, Jr., moved to approve the minutes of October 1, 2019. Vote 5-0-0

4. Special Presentations or Awards – none

5. Committee Appointments - none

6. Public Hearings – none

7. Public Comment

Lucia Droby displayed a tapestry made of fabric, yarn, ribbon, and buttons during the 2019 season Art Walks by more than 100 participants from many states and several foreign countries. It will be on display at the Recreation Center, the First Congregational Church, the Wiscasset Library and the town office.

Richard Litz spoke on the educational opportunities and exhibits provided by the Maine Art Gallery, established in 1954 and staffed by volunteers who, he said, take stewardship seriously. He listed the cost of repairs and insurance that the volunteers had paid for and he urged the Select Board to extend the lease for five years.

Susan Blagden thanked the members of the Wiscasset Ambulance Service (Tristan, Kyle and Erin) for their speed and efficiency in transporting her recently to Midcoast Hospital.

Jorge Pena, a member of the Maine Art Gallery said 75 signatures had been collected in support of the Maine Art Gallery. He said the gallery exhibits high quality art and provides instruction. The gallery has

had 1,000 visitors, volunteers have donated 800 hours and the gallery has been supported by local merchants.

8. Department Head or Committee Chair

a. Historic Preservation Commission-Susan Blagden, Chairman: Blagden asked the board to look over the draft amendments to the Historic Preservation Ordinance and contact her with any questions or suggestions. The draft will be reviewed with the Ordinance Review Committee on October 28. She thanked Judy Flanagan and Peter Wells who had attended the October 3rd meeting for their helpful comments.

b. Department Head Monthly Reports: Ben Rines expressed support for the Maine Art Gallery lease which will be on the next agenda.

c. Town Clerk Linda Perry-Registrar's hours – **Ben Rines, Jr., moved to change the required hours of operation before Election Day for the registrar to be consistent with the normal hours of operation and not require the additional hours of 5 to 9 p.m. Vote 5-0-0.**

9. Unfinished Business

10. New Business

a. Christmas Tree Lighting: The Appearance of the Town Committee recommended that all lighting be "warm" white LED mini lights, lighted 36" wreaths (2) with red bows lashed together on each side of street lamps, garlands on Main Street bollard chains, and lighted branches on new lilac trees on the commons. Monique McRae asked that lighting be extended to the pier.

b. Daffodil Planting Request: Terry Heller said in honor of the 100th anniversary of the women's right to vote, the Garden Club, Appearance of the Town Committee and Friends of Wiscasset Village will be planting 1000 daffodil bulbs on November 5th and asked the board to authorize the Town Manager to supervise the planting. Planting will be coordinated with Ted Snowden, Public Works Director.

c. Halloween Street Closure: Police Chief Hesseltine said a section of Federal Street will be closed on Halloween for Nightmare on Federal Street.

d. CMP Pole Permit: **Kim Andersson moved to approve the CMP Pole Permit for Old Sheepscot Road. Vote 5-0-0.**

e. Monthly Financials

- Department monthly expense report: 25% of the year has passed and expenses are in line.
- H.M. Payson State of Account

f. Bid Review – Fire Department Flooring: The following three bids were received:

H.T. Winters Flooring: \$6,193.42

Mike's Flooring: \$7,340.50

C&S Flooring Inc.: \$13,209.00

John O'Connell said after consulting with Peter Rines and John Merry, the H. T. Winters Flooring bid was recommended. The board discussed the policy requiring sealed bids to be opened at board meetings and asked why the policy had not been followed. O'Connell said that because of time constraints, the bids had been opened before the meeting in order to review the bids and make a recommendation. Judy Colby said the board should follow the policy or get rid of the policy. **Ben Rines, Jr., moved to award the bid to H. T. Winters Flooring for \$6,193,42. Vote 5-0-0.**

g. Pier Policy Review: The policy was revised in February 2018. O'Connell said the policy should be reviewed as well as the structural survey which had revealed rotten planks and the need for other repairs. He said the repairs will be a multi-year project. Kim Andersson asked that rates not be increased after the bills are sent out. It will be necessary to determine if the structures will have to be removed in order to complete repairs. The board will meet at the site with the Waterfront Committee on Monday, October 21, at 4 p.m. Dick Forrest said Steve Durrell of Prock Marine had indicated that a structural integrity inspection will not require the buildings to be removed. Kim Dolce suggested that lessees be notified in November if they will not be welcome the following year.

h. CMP Street Light Proposal: John O'Connell presented CMP's proposal for conversion to CMP LED fixtures which would be leased from CMP with no installation costs. The current annual costs for street lighting is \$43,645.64; proposed cost of CMP-leased street lighting would be \$30,471.88. The proposal will be on the agenda for the next meeting. Pam Logan asked if the streetlight on High Street could be changed to a warm light; O'Connell will check.

i. New Business License-Sandra Miller, DBA Nonny's Nook, LLC.: **Jeff Slack moved to approve the Business License for Sandra Miller, DBA Nonny's Nook, LLC. Vote 5-0-0.**

11. Town Manager's Report

a. Request for Qualification – Wastewater Treatment Plant Engineering: Six proposals have been received.

b. Cenergy Update: A preliminary proposal for solar panels at the airport will be made to the Planning Board, permits are being obtained. There will be two 5-megawatt installations

c. Staffing Update-Parks & Recreation Director, Wastewater Treatment Supervisor: The positions have been advertised. Duane Goud has been appointed interim manager of Parks and Recreation until a suitable candidate is found. Rick Gaeth, who is retiring in January, will assist in interviewing candidates until the position is filled. Two applications have been received.

d. Ash Pond Cleanup- Public Meeting: Ransom Consulting advises that a meeting will be held in November or December.

e. FAA Airport inspection - October 17, 2019

f. Pier Structural Study

g. Pending Committee Appointments: Colleen Gilliam, Cooper-DiPerri Scholarship Committee; Betsy Kyle, Appearance of the Town Committee; and Peter Gagnon, Historic Preservation Commission. Interviews will be scheduled.

h. O'Connell has received an inquiry from a solar company interested in a possible site at the old dump. He suggested that an inventory of suitable sites be made.

i. Boothbay is planning a war memorial and has asked for information from Wiscasset's war memorial committee.

12. Other Board Business

a. Assessors' Business

- Abatements-Bryon M. Haley (Map R01, Lot 29A) for \$147.26; Maine Heritage Village (Personal Property), \$31.84; and Dennis Raleigh (Personal Property) for \$23.88. **Jeff Slack moved to approve the abatements for Bryon M. Haley (Map R01, Lot 29A) for \$147.26; Maine Heritage Village (Personal Property), \$31.84; and Dennis Raleigh (Personal Property) for \$23.88. Vote 5-0-0.**
- Supplemental-Ryan S. Chadwick (Map R02, Lot 57) for \$895.50. **Ben Rines, Jr., moved to approve the Supplemental for Ryan S. Chadwick (Map R02, Lot 57) for \$895.50. Vote 5-0-0.**

13. Adjournment

Kathy Martin-Savage moved to adjourn the meeting at 7:07 p.m. Vote 5-0-0.

Town of Wiscasset
Board/Committee Membership Application

Full Name: Colleen Gilliam

Street Address: 236 Gibbs Road

Mailing Address: _____ Home Phone: 462-8688

Town of Legal Residence: Wiscasset

Work Phone: _____ Cell Phone: _____ E-mail: _____

I wish to be considered for the appointment to the: Cooper DiPerri Scholarship committee

_____ Term Of Appointment _____

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board?

If yes, please state which Board or Committee/term exp. Public Safety Advisory Committee

List civic organizations to which you belong now: Wiscasset Boosters Club, WMHS Parent Advisi

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: LSW, non profit management

Signature: Colleen Gilliam Date: 9/29/19

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use:

Date received: 9/30/2019 Date Appointed: _____ Term: ending May 1, 2020

Oct 22 - 5pm

5b

Town of Wiscasset
Board/Committee Membership Application

Full Name: Betsy (Elizabeth) Kyle

Street Address: _____

Mailing Address: Wiscasset ME 04578 Home Phone: _____

Town of Legal Residence: Wiscasset

Work Phone: _____ Cell Phone: _____ E-mail: _____

I wish to be considered for the appointment to the: Appearance of the Town Comm.

Term Of Appointment: _____

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? no

If yes, please state which Board or Committee/term exp. _____

List civic organizations to which you belong now: Garden Club, Friends of Wiscasset,

Prior experience, knowledge, or abilities that you have which would contribute to Library board

the activities of the Board or Committee: shop owner (white Pine Home) & Interior Stylist

Signature: Elizabeth Kyle Date: 10/07/2019

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

I will attend the Board of Selectman's mtg Oct 15th @ 6:00 pm

For Office Use:

Date received: 10/7/19 Date Appointed: _____ Term: _____

Oct 22 5/5

50

Town of Wiscasset
Board/Committee Membership Application

Full Name: PETER HOGAN WELLS

Street Address: _____

Mailing Address: _____ Home Phone: _____

Town of Legal Residence: WISCASSET, ME

Work Phone: _____ Cell Phone: _____ E-mail: _____

I wish to be considered for the appointment to the: BUDGET COM.

Term Of Appointment 2019 - JUNE 2020

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? YES

If yes, please state which Board or Committee/term exp. FRIENDS OF WISCASSET

List civic organizations to which you belong now: _____

Prior experience, knowledge, or abilities that you have which would contribute to

the activities of the Board or Committee: PRESIDENT OF CIVIL ENGINEERING FIRM ^{OVER} →

Signature: P. Hogan Wells Date: 10/10/19

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use:

Date received: 10/15/2019 Date Appointed: _____ Term: _____

Oct 22 - 530 pm

→ FOR 35 YRS. MANAGING ALL THE FINANCIAL ASPECTS OF THE 20 PERSON COMPANY.
PRIOR TO MOVING TO WISCASSET IN 2013 I OWNED A HOME ON WESTPORT ISLAND
SINCE 1992.

Town of Wiscasset
Board/Committee Membership Application

Full Name: Peter Gagnon

Street Address: _____

Mailing Address: same Home Phone: _____

Town of Legal Residence: Wiscasset

Work Phone: _____ Cell Phone: _____ E-mail: _____

I wish to be considered for the appointment to the: Historic Preservation Commission Term Of Appointment _____

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? NO

If yes, please state which Board or Committee/term exp. _____

List civic organizations to which you belong now: EIKS, American Legion

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: Familiar with Architecture and history

Signature: Peter M Gagnon Date: 10-3-19

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use:

Date received: 10/8/19 Date Appointed: _____ Term: _____

Filed to Admin

Oct 22 - 545 pm

Town of Wiscasset Board/Committee Membership Application

Full Name: DAN WATTS

Street Address: 57 FEDERAL STREET

Mailing Address: WISCASSET ME. 04578 Home Phone: _____

Town of Legal Residence: WISCASSET

Work Phone: _____ Cell Phone _____ E-mail _____

I wish to be considered for the appointment to the: BUDGET COMMITTEE

Term Of Appointment UNTIL JUNE 2020

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? NO

If yes, please state which Board or Committee/term exp. _____

List civic organizations to which you belong now: LINCOLN COUNTY HISTORICAL ASSO. WISCASSET YACHT CLUB

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: 35 YEARS - BOARD OF ASSISTANT TOWN MANAGERS TOWN OF CHESTER, CT. - SEE REVERSE SIDE

Signature: [Signature] Date: 10/11/19

Additional comments can be made on the reverse side of this form.
Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use:
Date received: 10/15/19 Date Appointed: _____ Term: _____

No time confirmed

Additional Comments:

- FINANCE EDUCATION; 4 1/2 YRS EXPERIENCE
- CURRENTLY EMPLOYED AS DIRECTOR OF DEVELOPMENT FOR A HEALTHCARE COMPANY DEALING WITH MERGERS & ACQUISITIONS.

SF

**Town of Wiscasset
Board/Committee Membership Application**

Full Name: Sherri Dunbar

Street Address: _____

Mailing Address: Same as above Home Phone: _____

Town of Legal Residence: Wiscasset

Work Phone: _____ Cell Phone: _____ E-mail: _____

I wish to be considered for the appointment to the: Budget Committee
_____ Term Of Appointment _____

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? Yes around 2007

If yes, please state which Board or Committee/term exp. Budget Committee 4 yrs

List civic organizations to which you belong now: Chamber of Commerce BOD
MAY & LINCOLN COUNTY Board of Realtors

Prior experience, knowledge, or abilities that you have which would contribute to

the activities of the Board or Committee: Past Budget Committee - Treasurer for
Maine Ass. Realtor

Signature: [Signature] Date: 10/15/19 WACC - Finance Committee

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by
fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use: _____

Date received: 10/21/19 Date Appointed: _____ Term: _____

Prod to Kathy

Town of Wiscasset
Board/Committee Membership Application

COPY

Full Name: BRAD SEVALDSON

Street Address: 72 MAIN ST.

Mailing Address: PO BOX 315 Home Phone: _____

Town of Legal Residence: WISCASSET

Work Phone: 522-4045 Cell Phone: 501-542-9407 E-mail bjsevald@gmail.com

I wish to be considered for the appointment to the: Appearance Committee

Term Of Appointment _____

Full member: _____ Reappointment: X Alternate member: _____

Do you currently serve or have you ever served on any Town Board? Yes

If yes, please state which Board or Committee/term exp. Appearance Committee

List civic organizations to which you belong now: Chamber of Commerce Maine Art Gallery
Friends of Wiscasset Village LCHA

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: Director of Visual Merchandising

Signature: [Signature] Date: 10.15.19

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use:

Date received: 10/29/19 Date Appointed: _____ Term: _____

6a



Town of Wiscasset

TOWN OF WISCASSET PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, November 5, 2019 at 6:00 p.m. in the Municipal Building Hearing Room. The purpose of the hearing is as follows:

To act upon a request for an Annual License for the Sale of Consumer Fireworks from the following business:

- Big Al's Outlet, Inc. d.b.a, Big Al's Fireworks Outlet, 300 Bath Road, Wiscasset



**Town of Wiscasset
Sale of Consumer Fireworks
Annual License from the Board of Selectmen**

Please Note: The Board of Selectmen shall issue a license if they find the applicant: has not been convicted of a Class A, B or C crime; has not through the use of fireworks, Consumer Fireworks or in any other way, created a danger to the general public; and has complied with all federal, state and local laws, ordinances, rules and regulations (12.3.2.3).

Date: 8/30/19 Map: 411 Lot: 1D

Company Name: Big ALS Outlet Inc DBA Big ALS Fireworks Outlet

Address: 300 Bath Rd Wiscasset ME 04578

Mail
Town/City, State & Zip Code: P.O. Box 720 Boothby Harbor ME 04538

Phone Number: 882-6423 Fax Number: 882 5225

Name of Insurer: Scottsdale Ins Co. Policy #: CPS2850156

State License Number: CFS14 (Please include a copy of State License)

Property Owner's Name: Allen + Melisa Cohen

Property Owner's Address: P.O. Box 720

Property Owner's Town/City, State & Zip Code: Boothby Harbor ME 04538

Code Enforcement Officer: [Signature] BRUCE MULLINS 9-3-19
Signature Printed Name Date

To the best of my knowledge and belief, all information on this application, and submitted in support of/with the application, is true and correct and all proposed consumer sales of fireworks activities will conform with this application and the Town of Wiscasset's Ordinance, as applicable.

Company Signature: [Signature] Allen Cohen 8/30/19
Signature Printed Name Date

***The applicant shall be responsible for any costs associated with this application including any advertising requirements.**

Office Use Only

By vote of the Wiscasset Board of Selectmen: Date: _____

Chair Wiscasset Board of Selectmen: _____
Signature Printed Name Date

Approved Not Approved Needs additional information



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/11/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ryder Rosacker McCue & Huston (MGD by Hull & Compa
509 W Koenig St
Grand Island NE 68802

CONTACT NAME: Kristy Wolfe
PHONE (A/C, No, Ext): 3083822330 **FAX (A/C, No):**
E-MAIL ADDRESS: kwolfe@ryderinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : SCOTTSDALE INS CO	41297
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Big Al's Outlet Inc.
DBA Big Al's Fireworks Outlet
PO Box 720
Boothbay Harbor ME 04538

COVERAGES **CERTIFICATE NUMBER:** 130971308 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
		INSR	WVD					
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CPS2850158	9/15/2018	9/15/2019	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COM/POP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Waiver of Subrogation applies to the entities listed below per attached form CG 24 04 when required by written agreement.
Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

CERTIFICATE HOLDER	CANCELLATION
Maine State Fire Marshal Office 52 State House Station Licensing & Inspections Division Augusta ME 04333-0164	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jodi Sauls</i>

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STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

License for Consumer Fireworks Retail Store

License No. CFS14

In accordance with the provisions of M.R.S.A. Title 8, Chapter 223-A, permission is hereby granted to sell consumer fireworks as follows:

Expiration Date: 04/10/2020
Store: BIG AL'S FIREWORKS OUTLET
Location: 300 BATH RD, US ROUTE 1, WISCASSET, ME 04578
Owner: BIG AL'S OUTLET INC.
Owner Address: PO BOX 720, BOOTHBAY HARBOR, ME 04538-0720

A handwritten signature in black ink, consisting of stylized, cursive letters.

SIGNATURE OF LICENSEE

A handwritten signature in black ink, consisting of stylized, cursive letters.

COMMISSIONER OF PUBLIC SAFETY

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF ATF - Chief, FELC
Correspondence To 244 Needy Road
 Martinsburg, WV 25405-9431

License/Permit Number: **6-ME-015-53-1G-00165**

Chief, Federal Explosives Licensing Center (FELC)
Christopher R. Keever

Expiration Date: **July 1, 2021**

Name
BIG ALS FIREWORKS OUTLET

Premises Address (Changes? Notify the FELC at least 10 days before the move):
**298 BATH RD ROUTE 1
WISCASSET, ME 04578-**

Type of License or Permit
53-DEALER OF EXPLOSIVES

Purchasing Certification Statement
The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)
BIG ALS OUTLET INC
BIG ALS FIREWORKS OUTLET
PO BOX 720
BOOTHBAY HARBOR, ME 04538-

Licensee/Permittee Responsible Person Signature Position/Title

Printed Name Date

Previous Edition is Obsolete BIG ALS OUTLET INC 298 BATH RD ROUTE 1 WISCASSET ME 04578- ME-015-53-1G-00165 July 1, 2021-53-DEALER OF EXPLOSIVES ATF Form 5400.14/5400.1 Revised October 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC) Toll-free Telephone Number: (877) 283-3352 ATF Homepage: www.atf.gov
244 Needy Road Fax Number: (304) 616-4401
Martinsburg, WV 25405-9431 E-mail: FELC@atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location to the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive material business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse, child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for the benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the licensee or permittee for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **BIG ALS OUTLET INC**

Business Name: **BIG ALS FIREWORKS OUTLET**

License/Permit Number: **6-ME-015-53-1G-00165**

License/Permit Type: **53-DEALER OF EXPLOSIVES**

Expiration: **July 1, 2021**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.



Office of the Town Clerk

51 Bath Road
Wiscasset, ME 04578

Phone: (207) 882-8200

Fax: (207) 882-8228

E-mail: clerk@wiscasset.org

BUSINESS LICENSE APPLICATION

Every person, firm, corporation, LLC, professional association or partnership doing business within the Town of Wiscasset must complete this Application.

Name/Title of Business: BILALS outlet Inc DBA BILALS Fireworks Outlet

New Business Existing Business 6 years in operation Ownership/Location Change

Location of business: 300 Bath Rd RT1 Map/Lot 207 008A

Preferred mailing address: PO Box 720 Boothby HBR 04538

Business phone number: 882-8422

Description of Business: Retail - Consumer fireworks

Owner's name: Al Cohen Owner's phone: 462-0750

Owner's home address: 141 Cushman Point Rd Wiscasset

*Emergency contact person: Al Cohen

*Emergency phone numbers: home: 882-9400 cell: 462-0750

*This information will be shared with 911 so you can be contacted in case of after hour emergencies.

NEW BUSINESSES ONLY COMPLETE BELOW INFORMATION

Have you seen the Code Enforcement Officer and Town Planner for approval? _____

Will you need a sign permit? _____

Will this business be a home occupation? _____

This business will be a: Corporation or LLC _____ Partnership _____ Sole proprietor _____

Would you like a link to your business placed on the Town of Wiscasset Website? Yes No

Provide e-mail and/or web address: _____

Please be aware that State licenses and permits may be required. This application must be updated annually with the Town of Wiscasset.

I, Al Cohen, state that I am President of the above name firm or business, and make oath that the information stated above is true and I am aware that all applicable local, state and federal ordinances, laws, rules, and regulations must be complied with before this License can be issued.

Date: 12-29-2018 Signature: [Signature]

TOWN CLERK

DATE RECEIVED: _____ DATE APPROVED: _____ ASSESSING: _____ WEB/LIST: _____

Rec 12/31/18 nmr



Office of the Town Clerk

51 Bath Road
Wiscasset, ME 04578

Phone: (207) 882-8200
Fax: (207) 882-8228
E-mail: clerk@wiscasset.org

BUSINESS LICENSE APPLICATION

Every person, firm, corporation, LLC, professional association or partnership doing business within the Town of Wiscasset must complete this Application.

Name/Title of Business: BIG A'S Super Values - Big A's Self-Service Inc.
New Business Existing Business 3 years in operation Ownership/Location Change

Location of business: 298 Bath Rd. - Rt 1 Map/Lot R07 008

Preferred mailing address: P.O. Box 720 Boothby HBR 04538

Business phone number: 882-6423

Description of Business: Retail - General Merchandise

Owner's name: Allen Cohen Owner's phone: 462-0750

Owner's home address: 141 Cushman Point Road. Wiscasset

*Emergency contact person: Al Cohen

*Emergency phone numbers: home: 882-9900 cell: 462-0750

*This information will be shared with 911 so you can be contacted in case of after hour emergencies.

NEW BUSINESSES ONLY COMPLETE BELOW INFORMATION

Have you seen the Code Enforcement Officer and Town Planner for approval? _____

Will you need a sign permit? _____

Will this business be a home occupation? _____

This business will be a: Corporation or LLC _____ Partnership _____ Sole proprietor _____

Would you like a link to your business placed on the Town of Wiscasset Website? Yes No

Provide e-mail and/or web address: _____

Please be aware that State licenses and permits may be required. This application must be updated annually with the Town of Wiscasset.

I, Al Cohen, state that I am President of the above name firm or business, and make oath that the information stated above is true and I am aware that all applicable local, state and federal ordinances, laws, rules, and regulations must be complied with before this License can be issued.

Date: 12-29-2018

Signature: [Handwritten Signature]

TOWN CLERK

DATE RECEIVED: _____ DATE APPROVED: _____ ASSESSING: _____ WEB/LIST: _____

Rec 12/31/18 MAB

Excerpt from Town of Wiscasset Ordinances, Article X, Section 12 (Fireworks)

12.1 SALES

12.1.1 The sale of Fireworks is prohibited.

12.1.2 The sale of Consumer Fireworks is permitted in the Rural and Commercial Districts along Route 1 from the Wiscasset/Woolwich town line to the southerly end of Flood Avenue.

12.1.2.1 The sale of Consumer Fireworks shall occur only on a lot that is conforming as to lot size and on which retail sales are allowed under the Wiscasset Zoning Ordinance.

12.1.2.2 The sale of Consumer Fireworks shall comply with all federal state and local laws, ordinances, rules and regulations.

12.1.2.3 The sale of Consumer Fireworks requires a conditional use permit from the Wiscasset Planning Board under Article VIII, Site Plan Review; a business license from the Wiscasset Town Clerk under Article IX, Section 9, of the Ordinances of the Town of Wiscasset; and an annual license from the Board of Selectmen. The application for the annual license shall be on a form provided by the Town and require the payment of an application fee in an amount set by the Selectmen that will offset the Town's processing and inspection costs. A public hearing shall be held for the first annual application and may be held for renewal applications. The Board of Selectmen shall issue a license if they find the applicant:

12.1.2.3.1 has not been convicted of a Class A, B or C crime;

12.1.2.3.2 has not, through the use of Fireworks, Consumer Fireworks or in any other way, created a danger to the general public; and

12.1.2.3.3 has complied with all federal, state and local laws, ordinances, rules and regulations.



Office of Planning & Codes

IN THE MATTER OF:

- **Site Plan Review Application of Allen S. Cohen titled "New building addition for the sale of consumer fireworks"**
- **Decision of Wiscasset Planning Board**

Pursuant to the provisions of the Town of Wiscasset Site Plan Review Ordinance, the Wiscasset Planning Board has considered the application of Allen S. Cohen, including supportive data, public hearing testimony and related materials contained in the record. The Planning Board makes the following Findings of Fact and Conclusions of Law for the proposal of a new building addition for the sale of consumer fireworks.

Findings of Fact

The applicant proposes to develop a 1,680 square foot building on his property for the sale of consumer fireworks. The applicant is proposing new construction of nonresidential buildings which qualify for Site Plan Review Approval by the Wiscasset Planning Board under Article VIII, Site Plan Review, section 2- Applicability, of the Town of Wiscasset Ordinances.

The above-mentioned Site Plan Review development is located at 298 Bath Road, Municipal Tax Map U-11, Lot 1D. The proposed development is located in the Rural Zoning District as defined in the Town of Wiscasset Ordinances (Article VI Definition of Districts and Zoning Map JJ).

The applicant received approval of a site plan pre-application on March 26, 2012. The Planning Board members Peter McRae, Debra Pooler and Jackie Lowell conducted a site inspection on April 3, 2012. On April 9, 2012, the Board determined the Site Plan Review Application to be complete and set a public hearing date for April 23, 2012. The public hearing was held on April 23, 2012 as scheduled and published in the Lincoln County News as well as the Wiscasset Newspaper. Following the public hearing on April 23, 2012 the Board voted to approve the compliance with performance standards associated with the Wiscasset Site Plan Review Ordinance, Article VIII, Section 6 and approved Allen S. Cohen's proposal to build a new building for the sale of consumer fireworks Site Plan Review Application, contingent on approval of the required state and federal permits for the sale of consumer fireworks.

Conclusions of Law

In view of the above actions and supporting documentation and plans in the record, the Planning Board makes the following conclusions of law.

Town of Wiscasset Site Plan Review Ordinance: Performance Standards

- 6.1 **Preserve and Enhance the Landscape.** The site plan indicates the proposed building will be located in an existing parking area and will not disturb any current vegetation on the site.
- 6.2 **Filling and Excavation.**
- 6.2.1 The proposed development will be conducted on an asphalt area that currently exists.
- 6.2.2 The proposed development activity will not require the use of debris basins, sediment basins, silt traps or other acceptable methods to trap sediment from storm water runoff.
- 6.2.3 No fill materials will be placed within 20 feet of the banks of any stream or water bodies. No topsoil will be removed from any area, except for that removed from areas to be occupied by the proposed building.
- 6.3 **Air Quality.** The proposed development was not found to result in undue air pollution or odors.
- 6.4 **Water Supply.** The Wiscasset Water District will provide the water supply. The Water District has the capacity to serve the proposed development. Water from an existing water main will be used only to supply water to the required sprinkler system.
- 6.5 **Natural Beauty.** The proposed development was not found to have an adverse effect on scenic or natural beauty of the area. Existing vegetation and trees will not be disturbed on the site; the proposed location for development is on a paved parking lot within a commercially developed area.
- 6.6 **Relationship to Environmental and Neighboring Buildings.**
- 6.6.1 The proposed development was found to relate harmoniously with the terrain and to existing buildings in the vicinity which have a visual relationship to the proposed building and shall not interfere with the solar access of existing buildings on adjacent parcels.
The location, architecture and size of the proposed development are intended to enhance and compliment the neighboring commercial development.
- 6.6.2 The proposed development is within an existing commercially developed site. The parcels abutting the property are of similar use; therefore no vegetation shield will be required.
- 6.7 **Vehicular Access.** The proposed development is within an existing commercially developed site. The existing layout was found to provide for safe access to and egress from Bath Road. David Allen from the Maine Department of Transportation was contacted regarding the

proposed development. Because the proposed building will be part of the existing business no additional entrance permit will be required.

6.8 Parking and Circulation.

- 6.8.1 The existing layout and design of all means of vehicular and pedestrian circulation and parking areas will continue to provide for safe general circulation on the project site.
- 6.8.2 The existing parking area will remain unchanged from its existing layout. No alterations are being proposed for the remaining parking. Eight parking spaces will be lost from the building addition. Remaining parking will be sufficient for the business.
- 6.8.3 No hotel, motel or bed and breakfast is proposed as part of this development.
- 6.8.4 The proposed development is not within the village business zone.

6.9 **Surface Water Drainage.** The proposed development will be located in an existing parking area. Existing provision for surface drainage are adequate for the addition of the proposed building. No new drainage provisions are being required for this development.

6.10 Existing Utilities and Municipal Services.

6.10.1 and 6.10.2. The development is serviced by existing municipal infrastructure minimizing the need for public investment. All on-site construction will be financed and constructed by the applicant. The proposed development will not have an adverse impact on municipal services.

6.11 **Water Quality.** No activity or use will deposit wastewater on or into the ground or discharge into waters. Existing storm water management provisions on the site will accommodate the addition of the proposed building.

Therefore, the Planning Board hereby approves, with the attached conditions, the application of Allen S. Cohen to construct an additional building for the sale of consumer fireworks as described within the above Findings of Fact and Conclusions of Law and contingent on receipt of required state and federal permits for the sale of consumer fireworks.

Conditions of Approval

- a. The applicant shall secure applicable approvals from the Wiscasset Sewer and Water Departments and install these utilities before the buildings are occupied.
- b. The applicant shall secure the required state and federal permits for sale of consumer fireworks.
- c. The applicant shall obtain required building and sign permits from the Code Enforcement Officer as required by the Town of Wiscasset Ordinances.

Dated at Wiscasset the 14th day of May 2012.

WISCASSET PLANNING BOARD

By: 
Stephen House, Chairman

Kathleen Onorato

Ja

From: richard forrest <rcforrest@myfairpoint.net>
Sent: Tuesday, October 29, 2019 8:13 AM
To: admin@wiscasset.org
Subject: Fwd: Boat Slips

Begin forwarded message:

From: richard forrest <rcforrest@myfairpoint.net>
Subject: Re: Boat Slips
Date: October 25, 2019 at 9:21:12 AM EDT
To: Susan Robson <susanrobson1@gmail.com>

COPY

Hi Kathleen,

The Waterfront Committee has a concept for boat slips at the waterfront for the Selectboard to consider. The rudimentary drawing shows a conceptual presentation for slips for boats to use on a seasonal basis. The drawing shows spaces for 13 boats. The slips could be rented for \$500 to \$1000 for the season.

The committee would like to pursue funding for a marine engineering study. This study would take the slip idea from a concept to a couple of options that would be able to be constructed. We recognize that fund raising is typically a pursuit not normally conducted by committee members. It appears to be necessary because there is no staff presently available for this activity.

If this activity is approved for the Waterfront Committee by the Selectboard and a design for slips is then also approved, the Committee would then want to pursue funding for the construction and installation of the slips.

The Committee does not want to do any additional work on this project unless the Selectboard grants approval.

WWC
Respectfully submitted
Susan Robson

manager@wiscasset.org

9a

From: Pierce, Tamra L. <Tamra.Pierce@cmpco.com>
Sent: Wednesday, October 23, 2019 10:33 AM
To: manager@wiscasset.org; 'Ellin Jasmin'
Subject: RE: EXTERNAL: RE: CMP/LED Conversion in Wiscasset
Attachments: LED Cut Sheet.pdf

Hi John,

Sorry for the delay in getting back to you! We are still cleaning up from the storm.

I have attached a cut sheet so that you can see the design of the LED fixture. CMP went with 3,000 Kelvin, which is a warm white color. It is a little brighter than the sodium fixtures that we currently offer. The 3,000 Kelvin bulbs gives off a soft white glow, often yellow in appearance and has become the standard for outdoor lighting. Anything higher can create a harsh glare, making it difficult to see clearly at night.

If you have any other questions, please let me know.

Thanks,
Tammy

From: manager@wiscasset.org [mailto:manager@wiscasset.org]
Sent: Monday, October 21, 2019 10:08 AM
To: Pierce, Tamra L.; 'Ellin Jasmin'
Subject: RE: EXTERNAL: RE: CMP/LED Conversion in Wiscasset

Good Morning Tamra,

Thank you for the information you provided to Ellin about conversion to LED for our street lights.

I did get a question from a taxpayer about whether these LED's would be the "warm white" or the other type. My guess is that CMP would focus on the illumination and safety aspect (rain, fog, snow) and would likely go for the brightest illumination.

Could you give me the specifications and descriptions of the LED lights that you install? Or just refer me to the appropriate site (FAQ etc.) so that I can answer the question.

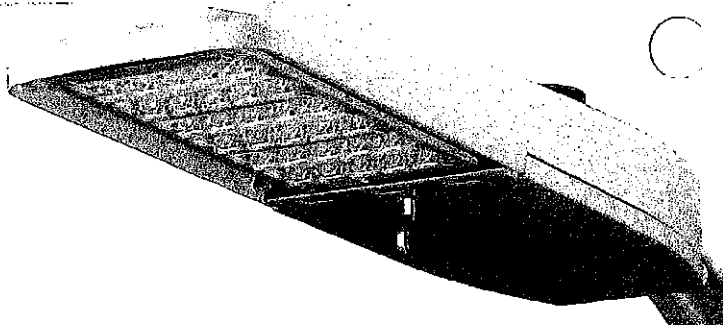
Thank you for your help.

John W. O'Connell
Wiscasset Town Manager
Email: manager@wiscasset.org
Phone: 207-882-8200 Ext. 108

From: Pierce, Tamra L. <Tamra.Pierce@cmpco.com>
Sent: Wednesday, October 2, 2019 3:31 PM
To: Ellin Jasmin <payables@wiscasset.org>
Cc: John O'Connell <manager@wiscasset.org>
Subject: RE: EXTERNAL: RE: CMP/LED Conversion

Autobahn Series ATB0

LED Roadway



ORDERING INFORMATION

Example: ATB0 20ALEDE70 MVOLT R2

Series	Performance Packages	Voltage	Optics
ATB0 Autobahn LED Roadway, Small	20ALEDE35 20A Chips, 350 mA Driver 20ALEDE53 20A Chips, 525 mA Driver 20ALEDE70 20A Chips, 700 mA Driver 20BLEDE53 20B Chips, 525 mA Driver 20BLEDE70 20B Chips, 700 mA Driver 20BLEDE10 20B Chips, 1000 mA Driver 30BLEDE53 30B Chips, 525 mA Driver 30BLEDE70 30B Chips, 700 mA Driver 30BLEDE10 30B Chips, 1000 mA Driver	120 120V MVOLT Multi-volt, 120-277V 347 347V 480 480V	R2 Roadway Type II R3 Roadway Type III R4 Roadway Type IIII R5 Roadway Type V

Options

Color Temperature (CCT)
 (blank) 4000K (standard)
 5K 5000K

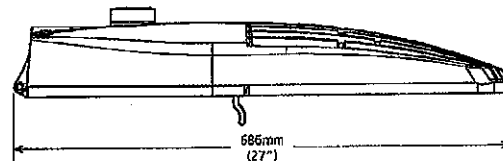
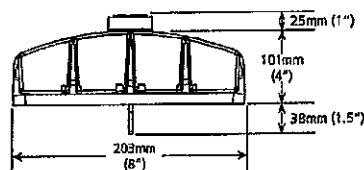
Mounting
 (blank) 2-bolt internal (standard)

Paint
 (blank) Gray (standard)
 G1 Graphite
 BK Black
 BZ Bronze
 DDB Dark Bronze
 WH White
 UP Unpainted

Terminal Block
 (blank) Terminal Block (standard)
 T2 Wired to L1 and L2 Position

Misc.
 HS House-Side Shield
 BL External Bubble Level
 CR Enhanced Corrosion Resistant Finish
 NL Nema Label
 XL Not CSA certified

Controls
 (blank) NEMA Photocontrol Receptacle (standard)
 NR No Photocontrol Receptacle
 PCSS Solid State Lighting Photocontrol (120-277V)
 SH Shorting Cap
 DE' ROAM CONCIERGE/ENTERPRISE Dimming Control (Not CSA certified at 347 and 480 volts)
 VE' ROAMVIEW Dimming Control (Not CSA certified at 347 and 480 volts)
 DM DM 0V-10V dimmable driver (controls provided by others)



Effective Projected Area (EPA)
 The EPA for the ATB0 is 0.76 sq. ft.,
 Approx. Wt. = 14 lbs. (6.35 kg)

U.S. Patent No. D663,462

Notes:

- 1 Specifies a ROAM dimming enabled fixture with a dimming control module factory installed. NEMA photocontrol receptacle required. Additional hardware and services required ROAM deployment must be purchased separately.



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction



Warranty Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Visit our web site at www.americanelectricleighting.com

Product specifications may change without notice. Please contact your sales representative for the latest product information.

10a

LEASE

This Lease is made this _____ day of _____, 20__.

The Inhabitants of the Municipality of Wiscasset, a body corporate and located in Wiscasset, Lincoln County, Maine, (Lessor), in consideration of rent to be paid and the covenants to be undertaken by the Lessee, does hereby lease, demise and let unto Maine Art Gallery, Inc., a Maine corporation with a principal place of business in Wiscasset, Lincoln County, Maine (Lessee) the following described property:

The building located on the northerly corner of Hodge and Warren Streets in Wiscasset, Maine, known as The Red Brick School and the Lessor's land contiguous thereto (excepting streets and ways).

It is mutually understood and agreed upon by the Lessor and the Lessee that:

1. This Lease shall run for a period of 5 (five) years from _____.
2. The Lessee shall pay rent of \$1.00 (one dollar) per year payable in advance upon the signing of this Lease.
3. This Lease includes the Lessor's personal property which is presently located in the leased premises. The Lessee shall be responsible for all repairs to these items of personal property required as a result of the negligence of the Lessee, its employees, invitees or guests.
4. The Lessee shall be responsible for paying for all utilities servicing the leased property.
5. The Lessee may make alterations to the leased premises, and install equipment and fixtures in the leased premises, at its own expense, only with the prior written approval of the Lessor.
6. The Lessee shall be responsible for all repairs to the leased premises required as a result of the negligence of the Lessee, its employees, invitees or guests and shall further be responsible for all repairs to the leased premises which would be considered normal maintenance.
7. The Lessee shall be responsible for the maintenance of the yard around the leased premises and for the proper disposition of its rubbish.
8. The Lessee shall keep the premises clean and in a safe condition and shall operate its business in conformance with all applicable laws, ordinances and regulations. The Lessor shall have the right to inspect the leased premises at all reasonable times and shall be allowed to enter the leased premises at reasonable times for purposes of doing work, if necessary, on the leased premises.
9. The Lessee shall be responsible for all costs involved in operating its business and shall hold the Lessor harmless from all claims of whatever nature for damage to persons or property in or on the leased premises. Further, the Lessee shall reimburse the Lessor for premiums which the Lessor pays for insurance on the premises. The Lessee shall be responsible for insuring its own property located in and around the leased premises.

10. The Lessee shall not assign or underlet the leased premises without the written consent of the Lessor.

11. Failure on the part of the Lessor to complain of any action or non-action on the part of the Lessee shall not be deemed to be a waiver by the Lessor of any rights under this Lease.

12. The Lessee may not commit waste of the leased premises or use the leased premises for any purpose usually denominated extra hazardous as to fire by insurance companies..

13. The Lessor may enter to view and make improvements and to expel the Lessee if it makes or suffers any strip or waste of the premises, or if it fails to quit or surrender the premises to the Lessor at the end of the term, or if it violates any of the covenants of this Lease, or if it shall be adjudicated a bankrupt or insolvent, or if any assignment shall be made of the Lessee's property for the benefit of creditors.

14. The Lessee shall quit and deliver up the leased premises to the Lessor or its attorney, peaceably and quietly, at the end of the term, in as good order and condition as the same are, or may be put into by the Lessor. Also, at the termination of this Lease the Lessee shall return to the Lessor any keys to the leased premises which the Lessee might possess. Should the Lessee continue to possess the premises after the term of this Lease and without a new Lease having been executed, the terms of the present Lease, so far as are applicable, shall continue to apply to the Lessee's tenancy.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this Lease in duplicate.

Signed, Sealed and Delivered
in the Presence of:

Maine Art Gallery, Inc. (Lessee)
By:

Its _____

10a

Kathleen Onorato

From: James Kochan <james.kochan58@outlook.com>
Sent: Wednesday, October 9, 2019 8:30 AM
To: selectmancolby@wiscasset.org; selectmanmartinsavage@wiscasset.org; selectmanandersson@wiscasset.org; selectmanslack@wiscasset.org; manager@wiscasset.org
Cc: Kathleen Onorato; susan@wiscasset.net; relitz@ufl.edu; Linda Pope
Subject: RE: Corrected copy attached--Request for Board Meeting and Public Discussion re: Revised Lease Terms, Old Academy Building
Attachments: Old Academy Lease Position Paper rev_1.pdf
Importance: High

An error was noted on page 2 of memo relating to operating season, which should have read 5 months, as opposed to 4. This has been corrected and the entire packet resubmitted. Please note that I have also copied known board members of the Maine Art Gallery for their own advance review, as I do not wish to blindsides them and want them fully apprised of the issues at hand. I want to make it clear that there is no agenda on my part, other than ensuring that a new lease address issues not fully taken into account in previous lease renewals, such as ensuring that use of the building by the Maine Art Gallery or any other lessee will remove all burden of maintenance or repairs costs as *quid pro quo*, should the Academy continue under lease; to protect the town (and the Maine Art Gallery) from litigation, should accident or injury occur at the Academy, or damage occur to the structure, and finally, to ensure that any repair or restoration work undertaken on the Academy building be governed by the Secretary of the Interior's standards under Section 106, as this property is on the National Register of Historic Places. Sincerely, James Kochan

From: James Kochan
Sent: Tuesday, October 8, 2019 3:52 PM
To: selectmancolby@wiscasset.org; selectmanmartinsavage@wiscasset.org; selectmanandersson@wiscasset.org; selectmanslack@wiscasset.org; manager@wiscasset.org
Cc: Kathleen Onorato <admin@wiscasset.org>; Susan Blagden <susan@wiscasset.net>
Subject: Request for Board Meeting and Public Discussion re: Revised Lease Terms, Old Academy Building
Importance: High

On July 8th of this year, I submitted an earlier draft of this Issue or Position Paper to the Town Manager for consideration, which addresses legal and financial pitfalls that the Town faces should the Old Academy Building be leased without new safeguards and policies being instituted prior to entering into such a lease. I do not know if this draft was ever forwarded to the Select Board for consideration and discussion previously. I have attached this position paper, only slightly modified since that date, for your consideration and action in public session, before the Town enters into any renewal or new lease of said Town asset. It might be advisable to consult with the Maine Municipal Association or the Town Lawyer, prior to engaging in such lease agreements. I am happy to provide you with examples of successful historic lease programs undertaken by many other communities in the USA. Sincerely, James L. Kochan

PS. Please forward a hard copy to Selectman Rines, as he does not have an email account. Thank you. JK

SUBJECT: Lease of Old Academy Building, 15 Warren Street
TO: Board of Selectmen, Town of Wiscasset
FROM: James L. Kochan, resident and President, The Mars & Neptune Trust
DATE: October 8, 2019

Action Requested: Discussion/Resolution of Potential Issues/Liabilities and Costs/Benefits of Leasing the Town's Old Academy Building Prior to Proposed Renewal of the Lease with the Maine Art Gallery, Inc. (current 5-year lease expiring in November 2019)

Background: In November 2019, the Town of Wiscasset's 5-year lease agreement with the Maine Art Gallery, Inc. expires. Before the Board of Selectmen vote on whether to renew said lease, there are number of issues that should be discussed and resolved. Such issues include cost-value inequities in said relationship that appear potentially disadvantageous to the Town, both from a financial and legal /liability standpoint. The current lease agreement document in place since at least 2009 (per attachment 1) appears to lack key elements to safeguard the town's interests and to clarify the relational roles and responsibilities between Town and the Maine Art Gallery, Inc. or any other potential lessee.

Discussion:

Historic leasing agreements with between governmental bodies and non-profits are becoming more common and have proven to be effective partnerships when the parameters and expectations between both parties are well defined and managed. Such agreements are designed to be mutually beneficial: the nonprofit benefits in acquires an appropriate facility in which to conduct its business at reduced or no rent in return for accepting the responsibility for assuming the financial burden of maintenance and facility improvements. Currently, the Town of Wiscasset receives no income from the Maine Art Gallery outside of the nominal \$1 per year rent, yet seemingly bears full responsibility and financial costs for structural repairs and exterior maintenance of this valuable historic structure (which has serious issues at present due to longstanding deferred maintenance and other neglect). Moreover, the terms of the Gallery's present lease agreement with the Town for occupation and use of the historic Old Academy Building do not provide for several key terms or delineated responsibilities that are usually reflected in such lease agreements between municipalities and nonprofits, which are outlined below:

1) **PRESERVATION STANDARDS.** Due to the historic nature of the Old Academy Building, which is a listed classified structure on the National Register of Historic Places and also a key contributing structure within the Wiscasset Historic District, the Town needs to retain overall authority with regard to all maintenance and alterations to both the exterior and interior fabric and structural components of the building. Any replacements and changes should follow the Secretary of the Interior guidelines and standards under Section 106 of the NHPA and the Wiscasset Historic Preservation Ordinance, including COA approval by the Wiscasset Historic

Preservation Commission. This needs to be specifically reflected in an expanded and amended text within articles 5-7 of the lease agreement.

2) **INADEQUATE LIABILITY:** In article 8 of the current lease agreement between the Town and Maine Art Gallery, the latter or "lessee" is only required to "hold the Lessor harmless from all claims of whatever nature for damage to persons or property in [sic—or] on the leased premises." However, any lessee of a town building or facility, should be required to carry a business liability policy; for example, Creamery Pier vendors are required to have such a liability policy for at least one million dollars and this should also be the case with any lessee of The Old Academy or other Town properties/assets, whether a nonprofit or commercial entity and allowing occupation and operational use of the Academy by The Maine Art Gallery without such insurance in place could put the Town in a precarious situation should anyone be injured while on the premises and a lawsuit or other damage filings result.

3) **INADEQUATE INSURANCE OF TOWN ASSETS:** In article 8 of the current lease, the "Lessor shall be responsible for providing its own insurance for the content and property of its business." It is not clear if this was a typographic error and the agreement should have read "Lessee", but even if that were the case, that only makes MAGI as Lessee responsible for insuring its own property. In fact, as written and signed, MAGI is not currently responsible for holding any insurance for either liability or property damage whatsoever, while leaving the Town unprotected should it lose its property, eg, The Old Academy Building or portions thereto, without any recovery of costs via insurance. Any lessee of a Town-owned building, especially one as valuable as The Old Academy, should be required to maintain insurance at full replacement value of the structure, should loss or damage occur.

4) **INADEQUATE INSURANCE OF OTHERS' ASSETS:** In the same article 8 of the current lease, there is no protection against loss or damage to the contents or properties of others within the structure. Maine Art Gallery operates part of its business by exhibiting the works of independent artists for sale, in return for a "commission" or fixed percentage of cost of such a sale, said to be 30%. Many of the works of art on exhibit currently at The Old Academy on consignment for exhibition and sale through the Gallery have list prices in excess of \$10-15,000, yet it is currently unknown whether the Gallery has a fine arts insurance policy that covers such or whether the artists waive all insurance responsibilities (or are required by the Gallery to demonstrate that they have provided for self-coverage by a rider, should any damage or loss occur). This may leave the Town in a nebulous responsibility or liability position should any damage or loss occur, as third parties are not expressly covered in any part of liability or insurance within this agreement.

5) **MAINTENANCE COSTS AND STRUCTURAL REPAIRS.** Within the terms of the lease, the respective responsibilities of both Town and the Maine Art Gallery in terms of maintenance and upkeep are not defined. There seems to be an assumption or expectation on the part of the Maine Art Gallery that Old Academy structure and exterior maintenance responsibilities and costs are to be covered by the Town. However, in return for the nominal yearly rent of \$1, the Town should be relieved of all expenses for maintenance and building improvements, which should be assumed by the lessee, the Maine Art Gallery. Considering that the Maine Art Gallery operates the gallery on a seasonal basis at present and assigning a discounted rent value of say,

\$1000 per month for a 5-month season or \$5000, the Town should either require an annual rent of \$5000 or an expectation that the Maine Art Gallery will undertake all maintenance and preservation costs and building improvements for both interior and exterior to at least the \$5000 level per year; if costs exceed that number on an annual basis, the additional costs could either be credited against future years of the 5-year agreement or the Town and the Maine Art Gallery could develop a plan to jointly cover the costs of additional maintenance/improvements, including cash and in-kind donations (including sweat equity), as well as grants from other sources.

6) **PROOF OF NON-PROFIT STATUS AND LEGAL AND FINANCIAL ABILITY FOR BUILDING STEWARDSHIP.** Each year, a nonprofit 501c(3) such as The Maine Art Gallery, Inc. or The Mars & Neptune Trust, is required to file an annual tax return with the state of Maine and the Internal Revenue Service, in order to keep its tax-exempt status (for example, in 2014, the Maine Art Gallery was administratively dissolved as a nonprofit corporation by the state of Maine for failure to file, yet its lease was renewed by the Town in December 2014 while it was unaware of such status; the state later reinstated the Maine Art Gallery in 2016). Proof of compliance/legal status should be provided to the Town by the Maine Art Gallery or any other lessee NLT 1 June of each year, in order to confirm its compliant legal status with the Town. Moreover, on an annual basis, the Town should also receive the Annual Report and Financial Statement or Treasurer's Report of the Maine Art Gallery or any other nonprofit lessee and a copy of their current Constitutions and By-laws, plus list of current officers and trustees.

On August 16, 2016, this party came before the Board of Selectmen on behalf of another Maine nonprofit, The Mars & Neptune Trust, with an offer to purchase the Old Academy Building at fair market value or to enter into a lease arrangement with the Town in which the Trust paid the town a fair market rent for use of the facilities (attachment 2), or barring that, provided in-kind maintenance and repairs equivalent to such rent. At that time, the Maine Art Gallery had been administratively dissolved as a nonprofit corporation by the state of Maine. To its credit, the Maine Art Gallery under new leadership, has reorganized itself and undertaken an active program of activities during the summer-early fall seasons over the past two years. However, the Old Academy Building is a valuable asset that could be sold or leased for profit by the town and, if special consideration is given to the Maine Art Gallery or any other nonprofit to continue in a long-term lease, then the Town (through its tax-paying support base), should be relieved of all maintenance, utilities, repair, or service costs, unless a market value rent is imposed along the lines as that outlined in section 5 above. Moreover, the Town needs to ensure that it is protected from any lawsuits or other legal actions pursuant to the use of said structure by a lessee (sections 2-4 above), that all repairs or improvements are in compliance with Section 106 requirements (Section 1) and that annually, the Town receive from any nonprofit lessee the current annual report, Treasurer's report and list of current officers, as well as current legal status as a 501(c)(3) corporation.

AAacht #1

LEASE

This lease is made this 4th day of August, 2009.

The Inhabitants of the Municipality of Wiscasset, a body corporate and located in Wiscasset, Lincoln County, Maine, (Lessor), in consideration of rent to be paid and the covenants to be undertaken by the Lessee, does hereby lease, demise and let unto Maine Art Gallery, Inc. a Maine corporation with status 501c(3) with a principal place of business in Wiscasset, Lincoln County, Maine, the building located on the northerly corner of Hodge and Warren Streets in Wiscasset, Maine, known as the Old Academy Building and the Lessor's land contiguous thereto (excepting streets and ways).

It is mutually understood and agreed upon by the Lessor and the Lessee that:

1. This Lease shall run for a period of 5 (five) years from August 4, 2009.
2. The Lessee shall pay rent of \$1.00 (one dollar) per year payable in advance upon the signing of this Lease.
3. This Lease includes the Lessor's personal property which is presently located in the leased premises. The Lessee shall be responsible for all repairs of these items of personal property required as a result of the negligence of the Lessee, its employees, invitees or guests.
4. The Lessee shall be responsible for paying for all utilities servicing the leased property.
5. The Lessee may make alterations to the leased premises, and install equipment and fixtures in the leased premises, at its own expense, only with the prior written approval of the Lessor.
6. The Lessee shall be responsible for all interior repairs to the leased premises required as a result of the negligence of the Lessee, its employees, invitees or guests.
7. The Lessee shall keep the premises clean and in a safe condition and shall operate its business in conformance with all applicable laws, ordinances and regulations. The Lessor shall have the right to inspect the leased premises at all reasonable times and shall be allowed to enter the leased premises at reasonable times for the purpose of doing work, if necessary, on the leased premises.
8. The Lessee shall be responsible for all costs involved in operating its business and shall hold the Lessor harmless from all claims of whatever nature for damage to persons or property in on the leased premises. The Lessor shall be responsible for providing its own insurance for the content and property of its business.

9. The Lessee shall not assign or underlet the leased premises without the written consent of the Lessor.

10. Failure on the part of the Lessor to complain of any action or non-action on the part of the Lessee shall not be deemed to be a waiver by the Lessor of any rights under this lease.

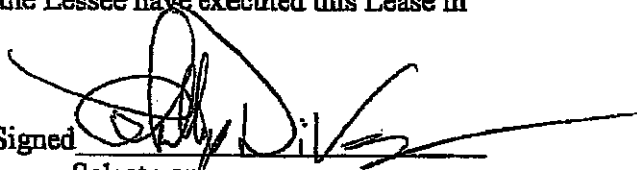
11. The Lessee may not commit waste of the leased premises or use the leased premises for any other purpose usually denominated extra hazardous as to fire by insurance companies.

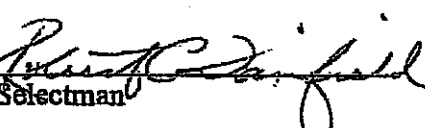
12. The Lessor may enter to view and make improvements and to expel the Lessee if it makes or suffers any strip or waste of the premises, or if it fails to quit or surrender the premises to the Lessor at the end of the term, or if it violates any of the covenants of the Lease, or if it shall be adjudicated a bankrupt or insolvent, or if any assignment shall be made of the Lessor's property for the benefit of its creditors.

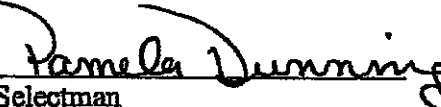
12. The Lessee shall quit and deliver up the leased premises to the Lessor or its attorney, peaceably and quietly, at the end of the term, in as good order and condition as the same are, or may be put into by the Lessor. Also, at the termination of this Lease the Lessee shall return to the Lessor any keys to the leased premises which the Lessee might possess. Should the Lessee continue to possess the premises after the term of this lease and without having a new Lease having been executed, the terms of the present Lease, so far as are applicable, shall continue to apply to the Lessee's tenancy.

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this Lease in duplicate.


Signed 
Selectman

Signed 
Selectman

Signed 
Selectman

Signed 
Selectman

Signed 
Selectman

Signed 
For the Board of Maine Art Gallery

MARS & NEPTUNE TRUST

P.O. Box 31

Wiscasset, Maine 04578

www.marsandneptune.org

(304) 279-7714

16 August 2016

To: The Board of Selectmen, Town of Wiscasset, Maine

From: James L. Kochan, President, Mars & Neptune Trust

Proposal: Purchase or Lease of the Wiscasset Academy (1807) Building by the Mars & Neptune Trust, a nonprofit educational, benevolent and charitable organization.

Background: Since 1957, the town of Wiscasset has allowed The Maine Art Gallery, Inc. (hereafter MAGI) to use the Wiscasset Academy Building as its exhibition and office space, an arrangement more recently formalized by renewable five-year leases at a cost of \$1 per year. On 4 August 2009, the town leased the Academy Building for a five-year period at \$1 per year, said lease expiring on 4 August 2014. At the 2 December 2014 meeting of the Board of Selectmen, it was proposed that the lease be renewed with no changes, which was voted in the affirmative, 4-0-0, after which the four selectmen present affixed their signatures to the new lease, which was apparently never ratified by signature or payment of lease by representatives of MAGI. In the interim, MAGI had been administratively dissolved as a nonprofit corporation by the State of Maine effective 18 August 2014, MAGI being so informed by a letter of that date sent by the Secretary of State's Bureau of Corporation, Elections & Commissions. The last time that the Academy was open for any exhibition or programs by MAGI or other entities was during summer 2015, although one member of the now-defunct organization continues to utilize studio space on the 2nd floor; the MAGI website and email address no longer exist.

Intent: The Mars & Neptune Trust (hereafter MNT) would like to propose the acquisition of the Wiscasset Academy Building (1807) by purchase from the Town of Wiscasset; or, barring that, enter into a long-term leasing arrangement with the Town of Wiscasset along a similar, but more financially beneficial arrangement, than that previously arranged between the Town and MAGI. Whether purchased or leased, the MNT would use the Academy as its national headquarters and visitor center. Initial concept would be that offices and research library would be located on the 2nd floor, while the 1st floor would be used for meeting/workshop/exhibition space. Whether owned or leased, MNT is strongly supportive of the local community and would be open to use of the 1st floor space for public exhibitions or programs by other nonprofits or governmental entities, including the Lincoln County Historical Association, the Town of Wiscasset, MAGI (should they reconstitute themselves in future) and others, when not conflicting with scheduled exhibitions or programs/workshops or meetings of MNT.

Cost/Benefits: The Town of Wiscasset would significantly increase its cash assets by sale of the Academy Building, a structure that the Town itself has held as surplus property since 1923, although still bearing the ongoing costs of maintenance on the building and grounds, the indirect and direct costs of which could be reallocated in the town's budget and planning in future. The latter would also be realized if leased to MNT long-term, while the town would benefit further from yearly or monthly rental income on a more substantial level than previously arranged with MAGI. Moreover, the town citizenry and local populace, as well as existing nonprofit organizations, would still have access to the 1st floor space for both MNT sponsored exhibitions and programs, as well as those hosted by other entities by arrangement; interested parties would also have access, on an appointment basis, to the substantial historical, archaeological and material culture literature in the MNT Library holdings.

11a

American Legion Flag Program

Bradford Sortwell Wright American Legion Post 54

The Post is looking for donations to support our flags on the pole program. The program cost the Post about \$2000.00 a year to maintain.

The Post would like to thank the Selectman and Budget committee for appropriating \$600.00 in support of this program and also to the towns people that voted in favor of it.

Sincerely,

William J. Cossette Jr.

Commander Post 54

WISCASSET SCHOOL DEPARTMENT

225 Gardiner Road Wiscasset, ME 04578 (207) 882-4104

DR. TERRY L. WOOD, SUPERINTENDENT
twood@wiscassetschools.org

Sunday, October 27, 2019

Dear Parents/Guardians,

I am writing to you today regarding the incident that the district was involved with this week. I would like to personally thank the Wiscasset Police Department as well as the administrative team members who were involved with the quick resolution to the situation. The incident involved the safety of our students and staff with a potential threat that was found written on the bathroom walls of the Wiscasset Middle High School.

As your superintendent, it is my responsibility to ensure the safety of your children as well as the staff of the Wiscasset School Department. After I was notified of the situation, I worked with the school board chair and vice chair, Wiscasset Police Department, the principal and assistant principal in the investigation surrounding finding the person(s) responsible for the threat. A decision was made to have a two-hour delay to provide additional time to continue the investigation. Realizing we needed more time to complete the investigation, a decision was made to cancel school. After several hours of video watching, a determination was made to interview potential suspects. During the interview at a student's home, a confession was made from the student. With this information, I felt it was safe to reopen school on Friday, October 25.

I also would like to thank the Wiscasset School Department staff who took steps to provide extra supports for students who may have needed them. This is a very caring and empathetic school district that focuses on our students. Due to confidentiality, I cannot provide more details but wanted to reassure you that all steps were taken for the safety and protection of your children and our staff. If you have any further questions that can be answered, please feel free to contact me at the above email address.

Sincerely,



Dr. Terry L. Wood
Superintendent of Schools

OFFICE OF
LINCOLN COUNTY COMMISSIONERS

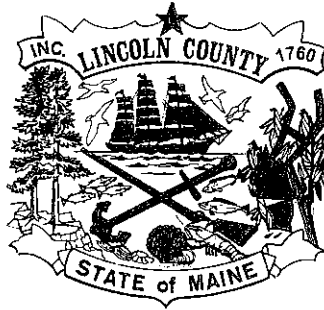
11 C

32 HIGH STREET • P.O. BOX 249
WISCASSET, MAINE 04578

INCORPORATED 1760

COMMISSIONERS OFFICE (207) 882-6311
FAX (207) 882-4320

WWW.LINCOLNCOUNTYMAINE.ME



DISTRICT ONE
HAMILTON W. MESERVE
SOUTHPORT, MAINE

DISTRICT TWO
WILLIAM B. BLOTT
WALDOBORO, MAINE

DISTRICT THREE
MARY R. TRESKOT
DAMARISCOTTA, MAINE

October 22, 2019

Family Holiday Wishes Committee
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578

Re: 2019 Spirit of America Award

Congratulations! You and other Lincoln County winners of the 2019 Spirit of America Foundation Tribute for outstanding community service will be honored at a ceremony hosted by county officials on Thursday, November 7, 2019 at 4:00 p.m. in the conference room of the Lincoln County Communications/911 Building, located at 34 Bath Road, Wiscasset.

Your town officials have probably presented the award to you and the Lincoln County Commissioners would like to personally congratulate you for your accomplishments. Please feel free to bring guests to help celebrate the moment.

Spirit of America Foundation is a 501 (c) (3) public charity that was established in Maine to encourage volunteerism. The first Spirit of America Foundation award was presented to Alma Jones by Augusta Mayor William Burney in 1991.

We look forward to honoring you on November 7, 2019 at 4:00 p.m.

Sincerely,

Carrie Kipfer
County Administrator

CC: Selectboard, Town of Wiscasset



COPY

11d

<i>MaineDOT Use Only</i>	
TEDOCS #:	_____
CT#:	<u>DOT0318-38742</u>
CSN#:	<u>38742</u>
Program:	<u>Highway Program</u>

MODIFICATION #1 TO UTILITY AGREEMENT

MaineDOT Program/Division/Office: Highway Program
MaineDOT Contact Person: Mike Barden

<i>(MaineDOT Use Only)</i>	
Project Location: <u>Wiscasset, Rte. 1</u>	Original Agreement Amount: \$ <u>33,175.00</u>
State WIN #: <u>021843.00</u>	Modified Agreement Amount: \$ <u>N/A</u>
Federal Aid Project #: <u>N/A</u>	Vendor Customer #: <u>17A12900</u>

This Modification hereby amends a Utility Agreement that was executed by the Department on 03/02/2018 with the Town of Wiscasset for proposed adjustments to Sewer Manholes for the above referenced project as follows:

1. The Forecasted Agreement End Date has changed from June 30, 2019, to July 15, 2020.

All other terms and conditions of the original Agreement shall remain in effect. The Department and the Town of Wiscasset, by their duly authorized representatives, have executed this modification to said original Agreement on the date last signed below.

TOWN OF WISCASSET

**MAINE DEPARTMENT OF
TRANSPORTATION**

By: J. W. O'Connell
John W. O'Connell, Town Manager

By: _____
Ernie Martin, Senior Project Manager
Highway Program

October 29, 2019
Date

Date

11F

TREE LIGHTS & GARLANDS

LIGHTS

36 8' chains
6 street lamps
Trees downtown—7" circumference, 55" tall trunk
Trees on Commons (unmeasured)
Pier (unmeasured)

288x2 linear feet for wrapping garlands between bollards

78x2 linear feet for wrapping garlands on street lights

500 linear feet for pier bannisters

600 linear feet for wrapping 6 trees (trunks + some branches) on commons

Approximately 88 25ft strings of "warm" white lights @7.99 = \$703.12

+ colored lights for big tree = general est. 100 lights per vertical foot on a normal Christmas tree...this doesn't work for the big tree, but guessing 40+ 25' strings @ 7.99 = [\$319.60]

GARLANDS & WREATHS

Todd McPhee
371 Monstweag Road
Woolwich 04579

8' per chain
36 chains
+ 1 8 -12' garland for town sign (unmeasured)
+ 6 street lamps@ 13ft garland per lamp
+12 30"wreaths
@1.25 per linear foot

Approx 378 linear feet of garland = \$472.50

+ 12 wreaths = est. \$20 per = [\$240]

RED OUTDOOR BOWS (set of 12 bows= \$45.88, Amazon, 4 boxes) = \$183.52

Total estimate \$1359.14 + [est.\$599.60] = \$1,958.74

12a

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2019

Vincent J. & Mary V. Covello
77 Cushman Point Road
Wiscasset, ME 04578

PROPERTY REVIEWED
Map R07 Lot 20-5-A RE Acct # 2258

CURRENT ASSESSED VALUE

Homestead Exemption Value: \$ 0
FINDINGS

After careful review of the assessments of your property, the following determination/ findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

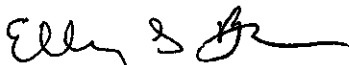
 X An adjustment will be made. The following assessments now apply.

Homestead Exemption Value : \$ 20,000

 X Abatement will be recommended for : **\$ 398.00**

Remarks: Upon further review, homestead exemption was omitted in error. Abatement is recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely;



Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

Da

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/19

Ronald E. Titcomb & Shirley Helms(Trustees)
Ronald E. Titcomb Living Trust
612 Mountain Road
Woolwich, ME 04579

PROPERTY REVIEWED
Map R01 Lot 25 RE Acct # 92

CURRENT ASSESSED VALUE

Land Value: \$ 1,200 Building Value: \$ 0

FINDINGS

After careful review of the assessments of your property, the following determination/
findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

X An adjustment will be made. The following assessments now apply.

Land Value: \$ 0 Building Value: \$ 0

X Abatement will be recommended for : **\$ 23.88**

Remarks: Upon further review this was a deleted lot in the Trio real estate system and was reactivated in error. Delete account and Abatement is recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely;



Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset