

WISCASSET SELECT BOARD,
ASSESSORS AND OVERSEERS OF THE POOR
MINUTES, OCTOBER 3, 2017

Preliminary Minutes

Tape recorded meeting

Present: Bob Blagden, Chair Judy Colby, Kathy Martin-Savage, Vice Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

The chair 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 September 22 and 29, 2017. Vote 5-0-0.

b. Kathy Martin-Savage moved to approve the accounts payable warrants of September 26 and October 3, 2017. Vote 5-0-0.

3. Approval of Minutes

a. Ben Rines, Jr., moved to approve the minutes of September 19, 2017. Vote 5-0-0.

4. Special Presentations or Awards – none

5. Committee Appointments

a. Jeff Slack moved to appoint Preston Dunning to the Budget Committee. Vote 5-0-0.

b. Ben Rines, Jr., moved to appoint Marian Anderson as Deputy Code Enforcement Officer and Alternate Plumbing Inspector. Vote 5-0-0.

6. Public Hearings

a. First Public Hearing for Repeal of Historic Preservation Ordinance: Ben Rines, Jr., moved to open the public hearing for the repeal of the Historic Preservation Ordinance. Vote 5-0-0.

John Reinhardt, chair of the Historic Preservation Commission, read a letter previously submitted to the Select Board and spoke in opposition to the repeal of the ordinance. He referred to the comprehensive plan, which has as its primary goal to preserve the historic heritage of the town. He said historic preservation is a powerful tool in sustaining local economy-creating jobs and generating capital. He asked for support for retaining and supporting the Wiscasset Historic Preservation Commission.

Ann Leslie said historic preservation is a cultural benefit and economic strategy, attracting people to Wiscasset. She asked for support for the Historic Preservation Ordinance and the commission.

Judy Flanagan said she would not vote to keep this ordinance but was not opposed to preserving history and recommended starting over with a new ordinance.

Brad Sevald said he had mixed feelings after hearing about bad experiences but felt an ordinance was important to offer more advice and encouragement to current property owners.

Susan Blagden said the most distressing thing during her service on the Historic Preservation Commission was that the select board said everybody didn't like the commission, everyone was complaining, but no one had come to the commission with the complaints. She agreed that amendments were needed, and they had been submitted to the ORC but were dismissed by the select board.

In response to Susan Powers' question about the reason for getting rid of the Historic Preservation Ordinance, Town Manager Marian Anderson said that because of the opposition to and support for the ordinance, putting the repeal on the warrant would bring the question back to the voters to determine if they wanted or did not want the ordinance.

Albert Konrath, Historic Preservation Commission member, said that Wiscasset was on the national registry of historic places and the commission was devised to protect that standing. He said that had there been a Historic Preservation Commission in the past overseeing the renovations of Haggett's Garage, the travesty of its being demolished by the MDOC would not occur.

Kim Dolce, who had applied to the HPC for a certificate of appropriateness said that the commission had bent over backwards to be accommodating. She said residents outside of the historic district should be as concerned as those living within the district because of the people in the historic district are paying an inordinate amount of taxes. She explained that the 253 taxpayers in the historic district represent 11.2% of all properties but pay 30.8% of the taxes. If the value of the properties in the historic district decreases, the rest of the tax payers will pick up the loss. The Historic Preservation Commission's purpose is to help buoy tax values.

In response to Ann Leslie's question why the ordinance could not be revised rather than repealed, the Town Manager said that the ordinance could be amended, but the board's decision was to place it on the warrant. Judy Colby said people had complained about the treatment they received from the Historic Preservation Commission, and the Town's attorney had recommended repealing the ordinance and starting over, reducing the size of the historic district and making it more user-friendly involving the Ordinance Review Committee, Planning Board and the Code Enforcement Officer.

Cordelia Oehmig, representing Historic New England, expressed support for the ordinance and the historic district. She added that the commission needed more time with the new ordinance, and she offered to help develop a package for new residents.

James Kochan said the Historic Preservation Commission, the Ordinance Review Committee and the Planning Board had recommended keeping the ordinance, which is a working document. If the ordinance is repealed, nothing will keep irreparable harm from being done to the district. The HPC was charged with revising the ordinance and changes were made, reviewed by the Ordinance Review Committee and submitted to the board where they were dismissed.

Kathy Martin-Savage, who was not on the board when the decision was made to place the repeal on the warrant, said there was no reason to think that the current ordinance could not be used to create a new one.

Several other speakers voiced opposition to repealing the ordinance, citing the ten years spent creating the ordinance, the lack of eligibility for federal grant money if repealed, the possibility of tax credits and the opportunity of delaying taxes on improvements for ten years. It was also suggested that if the ordinance were repealed, homeowners in the historic district could make changes to their properties which are not now allowed under the Historic Preservation ordinance, before a new ordinance is passed.

Kathy Martin-Savage moved to close the public hearing at 7:06 p.m.

b. Application for Special Amusement Permit-Wiscasset Speedway – Vanessa and Richard Jordan, owners: Ben Rines, Jr., moved to open the public hearing for a Special Amusement Permit. Vote 5-0-0. Vanessa Jordan expressed appreciation for the town's support. In response to a question about operating after 10 p.m., Jordan said that they try to end at 9:30 but they run past that hour only when delayed by bad weather. **Kathy Martin-Savage moved to come out of the public hearing. Vote 5-0-0. Jeff Slack moved to approve the application. Vote 5-0-0.**

7. Public Comment on Non-Agenda Items

Seaver Leslie, Public Advisory Downtown Committee and Citizens for Sensible Solutions, asked that DOT Commissioner Bernhardt and/or Governor LePage be invited to discuss a plan that will not destroy the economic validity of Wiscasset. He said removing storefront parking will have a severe negative impact on small businesses and the MDOT is aware of that. Dana Dow and Jeff Hamlin, advocates for Maine's small businesses, have introduced a bill to instruct Commissioner Bernhardt to cease moving ahead with Option 2 and seek a lower cost solution to Wiscasset's traffic problems. He said there was no need to eliminate parking and demolish Haggett's Garage.

Marian Anderson explained that the warrant article voted on by the town was worded by the petitioners to see if the voters would stop the changes to Option 2, not the project.

Erica Soule, owner of Rock Paper Scissors, said if the storefront parking is removed, her business could not survive and she encouraged the board to listen to the merchants, not the DOT who admitted that the plan would be detrimental to Wiscasset businesses.

Keith Oehmig, Wiscasset Bay Gallery, asked the board to stand with the businesses and said that he would have to consider moving if there was no parking within 200 yards of his business.

Bruce Marcus asked if the board had gone back to the DOT with the vote against the changes to Option 2 which would include the removal of federal funding. Anderson said the results of the vote were shared with MDOT. Marcus said he has been offered the right of first refusal to purchase the building housing his business, but he will not be able to exercise that if parking on Water Street is removed.

Kathy Martin-Savage said the MDOT's purpose is to move traffic and Wiscasset's is to take care of its citizens; it would be a travesty to take away parking when 50% of the merchants are thinking of relocating if there is no parking. She encouraged the public to attend the meeting with the DOT on Thursday, October 5.

Cordelia Oehmig, Wiscasset Bay Gallery; Bill Sutter; and Jenny Spaur also spoke in favor of retaining the parking.

Ben Rines, Jr., moved that the board does not support removing any downtown parking as it now exists. Jeff Slack said that in light of the motion, he would like to step down from the advisory committee. Bob Blagden said he never supported the project and removing the parking and demolishing Haggett's garage was wrong. Judy Colby said she supports the project and thinks the MDOT will not listen to the community, although she wishes they would. Kathy Martin-Savage said that everyone should write letters and call their representative and senator as parking elimination is not conceivable. **Vote 3-2-0** (Colby and Slack opposed). Kathy Martin-Savage volunteered to be on the advisory committee. **Ben Rines, Jr., moved to see if the Commissioner or Governor would be willing to meet with us to discuss the issue. Vote 5-0-0.** The chair thanked Jeff Slack for his work on the committee.

9. Unfinished Business

a. Pier Sculpture Removal: Judy Colby said the Hesper sculpture at the pier was to be removed by October 1 but is still in place. Kathy Martin-Savage will take care of the issue.

b. Town Clock Update: Anderson said that the volunteer caretaker of the clock had provided photos of the condition of the building housing the clock and she has contacted engineering firms for an opinion on the structural soundness and cost to repair. Information and photos on the clock are on display in the meeting room. She expects a report from the engineer in time for the next meeting. In response to Bob Blagden's question, Anderson said the steeple belongs to the town. Arrangements will be made for Blagden to look at the clock.

10. New Business – none

11. Town Manager's Report

Anderson said the board had received correspondence from the following downtown businesses: Blythe House Antiques, Sylvan Gallery, Wiscasset Bay Gallery, Bruce Marcus, David Stetson, Michael Dunn Antiques, Debra Elizabeth, Matthew Robinson, James Beougher and Ted Talbert.

Anderson encouraged attendance at the MDOT meeting on Thursday.

Ordinance changes approved in June will be included in an updated ordinance book which will be available probably next week. Susan Blagden said the Historic Preservation Ordinance should be included in the book under Miscellaneous Ordinances.

Absentee ballots are available.

12 Adjournment

Ben Rines, Jr., moved to adjourn the meeting at 8:03 p.m. Vote 5-0-0.



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**NOTICE
TOWN OF WISCASSET
OFFICIAL PUBLIC HEARING**

The Wiscasset Board of Selectmen will hold an official public hearing on October 17, 2017, at the Wiscasset Town Office Meeting Room beginning at 6:00 p.m. The purpose of the hearing is to discuss and hear public comment on all the **Town Meeting** warrant articles to be voted by secret ballot on November 7, 2017 at the Wiscasset Community Center from 8 a.m. to 8 p.m. This provides the public an opportunity to clarify any questions they may have regarding the ballot but no further changes can be made to the articles.

WISCASSET TOWN WARRANT
STATE OF MAINE

COPY

To Jeffrey Lange, Chief Constable, of the Town of Wiscasset in the County of Lincoln.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wiscasset, in said County and State, qualified by law, to vote in Town affairs to meet at the Wiscasset Community Center on Tuesday, the 7th day of November, 2017 from 8:00 A.M. until 8:00 P.M., then and there to act on the following articles:

Article 1. To elect a moderator to preside at said meeting.

And to vote by secret ballot on the following articles:

Article 2. To see if the Town will vote to transfer up to \$ 96,690.75 from the Capital Equipment Reserve Account for the purpose of purchasing a 2013 Ford Ambulance. If approved, the 2018-2019 Capital Reserve Account withdrawal will be reduced by the above amount.

Board of Selectmen recommendation: 5-Favor 0-Opposed
Budget Committee recommendation: 4 -Favor 0- Opposed

Article 3. Shall the following amendment to the Shellfish Conservation Ordinance (Article X, Section 6.5.3) be enacted?

6.5.3 ~~Fees: The fees for the licenses are as stated below and must accompany in full the application for the respective license. The Town Clerk shall pay all fees received to the Town Treasurer except for \$1.00 each license which will be retained by the clerk as payment for issuing the license. Fees received for shellfish licensing shall be used by the town for shellfish management, conservation and enforcement. [9-99, 3-00]~~

~~Resident Commercial: _____ \$150.00
Nonresident Commercial: _____ \$300.00
Resident Recreational: _____ \$ 15.00
Nonresident Recreational: _____ \$ 30.00~~

6.5.3 Fees: The fees for the licenses shall be set by the Board of Selectmen and must accompany in full the application for the respective license. The Town Clerk shall pay all fees received to the Town Treasurer except for \$1.00 each license which will be retained by the clerk as payment for issuing the license. Fees received for shellfish licensing shall be used by the town for shellfish management, conservation and enforcement. [9-99, 3-00]

Board of Selectmen recommendation: 5-Favor 0-Opposed

A copy of the proposed amendment to the Shellfish Conservation Ordinance is on file with the Town Clerk

Article 4. Shall the Town enact an ordinance entitled "An Ordinance Repealing Section 10, the Historic Preservation Ordinance and the Historic Overlay Map, of the Town of Wiscasset's Zoning Ordinance" thereby ratifying the procedures used for such repeal?

Board of Selectmen recommendation: 3-Favor 2-Opposed

A copy of the Historic Preservation Ordinance is on file with the town clerk.

Article 5. *Inserted by Petition:*
We ask the voters of the Town of Wiscasset to vote by Referendum Ballot, to transfer the remaining balance of the Municipal Planning Account, as of November 30, 2017 into the Fund Balance (surplus) for the purpose of reducing the 2018 tax commitment.

Board of Selectmen recommendation: 5-Favor 0-Opposed

Town of Wiscasset
September 2017
Monthly Reports





Town of Wiscasset

AIRPORT REPORT

To: Marian L. Anderson, Town Manager
From: Richard Tetrev, Interim Airport Manager
Re: Airport Monthly Report
Date: October 8, 2017

Activity for the month of September remained solid with operations, as reported by the G.A.R.D. system (Airport Invisible Intelligence System), of 599 aircraft operations. This is an increase from September 2016 which had 502 recorded aircraft operations. This increase is in spite of hurricanes Irma, Jose, and Maria's significant impact on aviation activity across the entire Atlantic seaboard. We were fortunate not to have been in the path of the hurricanes.

In September there were no fuel deliveries, in large part due to deliveries in August of both Jet-A and 100LL Aviation Fuel. Sales were brisk with 4,858 gallons of 100LL selling for \$22,105.08. There was no Jet-A sold. A delivery of 10011 will be made in early October.

As of September 30, 2017 the reduced expense budget of \$205,230.03 had cumulative debits from the first two months of the fiscal year of \$90,885.88. This represents 44.29% of the expense budget for Fiscal Year 2017/2018.

The revenue for this period was \$91,093.96 representing 40.72% of the budgeted revenue of \$223,725.00.

Transient aircraft for the month of September that remained for one night to thirty days were 28. Those aircraft purchased \$3,933.31 worth of fuel and paid \$322.50 in tie down and hanger fees.

The transition from Frank Costa to me happened on September 6th. I attended my first Maine Aeronautical Advisory Board Meeting in Augusta, which was very informative and an opportunity to meet the operators of the other airports within the state, Maine Department of Transportation Aviation personnel, and FAA representatives assigned to Maine.

September was the last month for the 2017 summer season where the FBO administrative office is open to the public seven days a week. The seven days a week season will begin again on June 1, 2018. The pilots always have access to the building and our self-service fueling ability insures 24 hours a day availability of Jet-A and 100LL Aviation Gas.

Respectfully submitted,
Rick Tetrev

September 2017 Monthly Report



Town of Wiscasset

TOWN CLERK REPORT

To: Marian L. Anderson, Town Manager
From: Linda Perry, Town Clerk
Re: Monthly Report
Date: October 10, 2017

Elections:

The Clerk's office continues to prepare for the November 7, 2017, Referendum Election. The Election will be held at the Wiscasset Community Center and the polls will be open from 8:00 am to 8:00 p.m. The town ballot for the November Referendum has been ordered. Absentee ballots will be available on October 6, 2017. The last day to request an absentee ballot will be November 2, 2017.

Clerk:

Dog licenses will be available beginning on October 16, 2017, for the 2018 calendar year. Dog licensing can be done at the town office and also using the on line system at www.maine.gov. Proof of current rabies vaccination will be required.

Education:

The Town Clerk/Registrar of Voters will be attended the following education classes and meetings in October:

- Title 21-A State Election Law
- Voter Registration for the Registrar of Voters

Financials:

	Auto Excise	Boat Excise	Agent Fees	Vital Fees
Monthly Revenues	\$64,762.32	\$24.06	\$1,156.75	\$536.20
Year to date	\$193,528.59	\$1,455.65	\$3,973.75	\$1,452.40
Met yearly revenue projection by:	33.95%	24.06%	25.23%	48.41%



Town of Wiscasset

CODE ENFORCEMENT REPORT

To: Marian L. Anderson, Town Manager
From: Stan Waltz, Code Enforcement Officer
Re: Monthly Report
Date: October 6, 2017

September was a busy month for codes. I issued 16 building and plumbing permits. I performed numerous inspections and answered many phone calls. The two properties that were sent letters to clean up their yards have made great progress toward that goal and I am happy to report both are looking much better.

I have been working with Milk Street Capitol and the changes they want to make at the Clark's Point Development property. I will be working with them and Sherri Dunbar as this progresses to the Planning Board.

Chewonki has a five and ten year master plan that they are working on and part of that is clearing five acres for a field for agricultural use. I will be working with Megan Phillips and Willard Morgan on future projects there.

I also have been working with Kelly who works for Bruce Benner. Bruce bought one of the CEI buildings on Water Street and is turning it into apartments. They have to go to the Historical Committee and Planning Board.

I will be out of the office from October 12th until the end of the month due to medical. The Town Manager will take care of any permits that need to be issued during this time.

Stan Waltz
Code Enforcement Officer
Wiscasset, ME



Town of Wiscasset

EMS/EMA REPORT

To: Marian L. Anderson, Town Manager
From: Toby Martin, EMS/EMA Director
Re: Monthly Report
Date: October 11, 2017

1. Run Volume for September

City	# of Runs	% of Runs
Damariscotta	9	11.25%
Dresden	5	6.25%
Edgecomb	9	11.25%
Southport	1	1.25%
Westport (Town of)	2	2.50%
Wiscasset	51	63.75%
Woolwich	3	3.75%
Total	80	100%

Updates:

1. CPR for admin complete
2. School Department- Starting CPR in November
3. AED battery replacement month for October
4. NIMS Training still needs to be done by departments or no grants can be applied for.
5. Still having a loaner in October to replace 87.
6. Sign will be placed for fund raiser in the next two weeks.

Respectfully Submitted,
Toby Martin- EMS Director



Town of Wiscasset

FIRE DEPARTMENT REPORT

To: Marian L. Anderson, Town Manager
From: T.J. Merry, Fire Chief
Re: Monthly Report
Date: October 11, 2017

In the month of September the Wiscasset Fire Dept. responded to 12 calls for service.

- 2 MVA
- 2 Station Coverage
- 1 Fire Alarm
- 2 Structure Fires
- 5 Assist to WEMS

For training in the month of September we tested all of our hose lengths, this is an annual mandatory. Me Yankee came to the station to do their annual power point for their own compliancy. Last we had an extrication class at our training site.

There are currently 21 members on our active roster, with 8 on our lifetime membership roster, 1 member on the waiting list.

Respectfully Submitted,
TJ Merry, Fire Chief



Town of Wiscasset

Wiscasset Police Department

To: Marian L. Anderson, Town Manager
From: Jeffrey Lange, Wiscasset Police Chief
RE: Monthly Report
Date: Oct. 10, 2017

Significant Events and Issues

1. Sgt. Willy Simmons retired from the Department after 34 years of services.
2. Craig Worster has been promoted to the rank of Sergeant and will be fulfilling both his role as the SRO and SGT until a suitable SRO is found.
3. The following Reserve Officers were asked to resign due to their non-compliance of minimum mandatory hours worked per month (1 shift a month) for the department;
 - a. James Miller (Reserve Officer and Shellfish Warden)
 - b. Michael Elwell
 - c. Stephen Smith
4. Reserve Officer James Read is now the Shellfish Warden. Read is a Maine certified Shellfish Warden and currently does this for other areas in Lincoln County.
5. The Department purchased 4 new rifle sights for the new rifles that Maine Yankee purchased for us. The sights were paid by the 2017 Byrne Jag Grant fund that the Department was granted.
6. The Department purchased a new LIDAR handheld radar gun. This purchase will be reimbursed by the Bureau of Highway Safety for conducting and completing the 2017 Speed Grant in the Town of Wiscasset. Reimbursement cost was \$2000.00.
7. Reimbursements for the OUI and Speed grant were sent into the Bureau of Highway Safety for the Overtime money used for these grants. OUI reimbursement equaled \$9,947.52 and Speed equaled \$2562.24.



Town of Wiscasset

8. All Bureau of Highway safety grants are complete for 2017. The total in reimbursement from Speed, Seatbelt and OUI equaled \$13,909.76 plus an additional \$2000.00 in equipment reimbursement.
9. The Department responded to 552 calls for service in the month of September. See below for the breakdown of the types of calls for service.

Harbormaster-

1. There are 8 moorings that are derelict and 3 individuals have requested and are interested in purchasing the moorings where they stand. Harbormaster needs to know what the town's intentions are. In the past the moorings have been taken out brought to the transfer station for 60 or 90 days and it will go to the highest bidder. Levon Travis will bring this up in the next select board meeting. Taking the moorings out is a cost to the Town of Wiscasset.
2. No Wake buoys will be scheduled to come out of the water soon.



Town of Wiscasset

September Stats for Police Department

Types of Calls for Service	Amounts of Calls for Service
9V2001	1
ABANDONED MV	2
Administrative	3
ALARM BURGLAR	15
ANIMAL COMPLAINT	6
ASSIST CITIZEN	20
ASSIST OTHER AGENCY	13
ATTEMPT TO LOCATE	4
CIVIL COMPLAINT	1
COMMUNITY POLICING	2
COMPLIANCE CHECK ON INMATE	1
Concealed Weapons Permit	8
CRIMINAL MISCHIEF	2
DISABLED MV	4
DOMESTIC DISTURBANCE	1
DRUG INVESTIGATION	1
ERRATIC OPERATIONS	29
ESCORT/TRANSPORT	2
FIGHTING (NON-DOMESTIC)	1
FIREWORKS	1
FOUND/LOST PROPERTY	2
HARASSMENT	9
JUVENILE PROBLEM	14
Littering	1
LOUD NOISE	3
MEDICAL EMERGENCY	18
MENTAL SUBJECT	1
MISSING PERSON	1
MOTOR VEHICLE ACCIDENT	12
MOTOR VEHICLE STOP	101
PARKING PROBLEM	3
PEDESTRIAN CHECK	2
POLICE INFORMATION	10
PROPERTY CHECK	143
SERVICE	5
Sex Offender Registration	1
SPECIAL DETAIL	20
Suicide/Suicidal	2
SUSPICIOUS ACTIVITY	13
THEFT / FORGERY / FRAUD	9
THREATENING	3
TRAFFIC CONTROL	40
TRAFFIC HAZARD	8
TRESPASSING	3
UNWANTED SUBJECT	3
RELATION OF PROTECTION ORDER	1
WARRANT ARREST	2
WELFARE CHECK	5
Total Calls for Service	552



Town of Wiscasset

PARKS AND RECREATION DEPARTMENT

To: Marian L. Anderson, Town Manager
From: Todd Souza, Parks & Recreation Director
Re: Monthly Report
Date: October 5, 2017

Community Events

- Assisted with the creation of and attended Town Proclamation for Red's Eats with the Chamber group September 30th
- Hosted a Family Bike Open House with the Mid Coast Conservancy, which was attended by about 20 people

Coordination Meetings

- Bi- Weekly Team meetings with core Department staff continue
- Continued bi-weekly meetings with Mandy Lewis to discuss collaboration of services between school and Community Center to benefit WHMS Students
- New England Park Association Conference attended by Bob MacDonald and myself to Sept. 13-15
- Marketing meeting with Katrina Wiley to plan and brainstorm more community partnerships with Dresden and Edgecomb
- Met with Senior Center Trustees to hear their concerns and ideas for fundraising and membership building.
- October Event planning continued with meetings with Chamber groups and WCC staff.
- Facilitated Chamber Business After Hours committee meeting
- Attended Wiscasset Area Chamber Board of Directors meeting.

Programs & Misc.

- Held first of 4 senior lunch programs to network and brainstorm with Seniors on future senior programming
- Set up timeline and dates for next Program Brochure to be produced (Winter/ Spring , 2018)
- Held first "Lunch with Lisa" senior program- had 5 in attendance.



Town of Wiscasset

TRANSFER STATION

To: Marian L. Anderson, Town Manager
From: Ron Lear, Transfer Station Superintendent
Re: Monthly Report
Date: October 6, 2017

Below are the materials processed thru our facility during the Month.

Type of Material	Tons	Cost/Ton
Municipal Solid Waste (Trash)	145.49	-\$67
Demo	38.71	-\$63
Single Stream	28.67	-\$5
Metal	21.9	+\$130
Computers / TV	0 lbs.	+\$.15/lbs
Brush/Lumber	35	-\$35
Organics for Compost	2,100 lbs.	0
Mixed Copper/Alum/Lead	220 lbs.	+\$.35/lbs.
Shingles	22.17	-\$48
	0	-\$0
Cardboard	22.7	+\$170

We also recycled 17 bales of cardboard.

Below are the details of our revenue collections for the month.

Types	Revenues:
User Fees	\$3,393.42
MRC Dividend	\$ 0
Metal (Light iron, batteries, mixed copper)	\$ 0
Cardboard	\$3,895.89
Computers	\$ 80.02

Operations:

The 14th we shipped 40 lbs. of rechargeable batteries. The 22nd Lincoln County Recycling picked up 70 yards of leaf & grass clippings. The 29th we shipped 22.7 tons of cardboard.

Expenses & Revenues:

Expenses are at 21% and the Revenues are at 21%



Town of Wiscasset

WASTE WATER TREATMENT PLANT

To: Marian L. Anderson, Town Manager
From: William Rines, Waste Water Treatment Plant Superintendent
Re: Monthly Report
Date: October 10, 2017

For the month of September our average flows were 174,000 gallons per day putting us at 28 % of our licensed flow. We recorded 1.7 inches of rain for the month. Our licensed flow is 620,000 gallons per day.

Operations:

We received the results of the study from Wright-Pierce that DEP had requested. We have made most of the recommended changes and are working to make more adjustments in the future. The chlorine monitor system that was recommended has been partly installed and is being adjusted. We have been continuing to work with MDOT to aid in the downtown project. There are 13 manholes in the construction area that will need to be adjusted to grade during the project.

Training:

We are scheduled for CPR and Trenching training in October. Ray is scheduled to take the waste water exam on October 18th to become a licensed operator.

Financials:

We received \$39,273.21 in user fees for the month. This puts us at 28% of our anticipated revenues. Our expenses are at 18% and we are 25% thru the year

William Rines



TOWN OF WISCASSET

Memo

To: Wiscasset Board of Selectmen
From: Linda E. Perry, Town Clerk
CC: Marian Anderson
Date: 10/11/2017
Re: Registrar's Hours

The Registrar of Voters in municipalities with populations of more than 2,500 must be open on the last 5 business days that the clerk's office is open before Election Day, during the same hours that the clerk's office is open and for 2 hours between 5-9 pm on at least 1 of these days. The municipal officers may change the schedule set in this section of the law according to the needs of the municipality.

I am requesting that the Board change the hours for the registrar to be consistent with the normal hours of operation on those 5 days and not require the additional hours between 5-9 pm.

Thank you,
Linda Perry, Town Clerk

From the June 13th, 2017 Town Meeting Warrant

Article 67: Shall an Ordinance entitled “Ordinance Establishing a Moratorium on Retail Marijuana Establishments and Retail Marijuana Social Clubs” be enacted?

A copy of the proposed Ordinance Establishing a Moratorium on Retail Marijuana Establishments and Retail Marijuana Social Clubs is on file with the Town Clerk.

Yes-402

No-308

The Pandora's pot of Maine's marijuana legalization

Dear Editor,

I am writing as one of the 375,668 "No" voters, asking our legislators, the 17 members of the Joint Select Committee on Medical Marijuana Legalization Implementation and fellow citizens to reflect upon the Pandora's box that commercialized pot will open in our beautiful state. I've been a property owner in Maine since 1988 and year-round resident since 2011.

Since 2002 I've suffered from severe migraines, and in 2014 began using medical marijuana as part of my treatment, alternating with Zomig. Maine has had a medical marijuana program since 1999 and allowed dispensaries starting in 2011. For \$149 per year, I got an initial evaluation, a certification card and follow-up calls or visits at no charge. This has been very helpful to me. However I must point out that when I use medical marijuana to control pain, I am housebound for six hours or more due to side effects including dizziness, slurred speech, and a sense of loss of control. I have trouble navigating stairs.

Contrary to propaganda in November 2016, Maine has not criminalized pot use or possession of less than 2.5 ounces since 1976. The referendum question had 46 words, but how many people read the 15,000-word document explaining all the details of this law and its implications? Of the eight states with legalized marijuana, none allow Social Clubs. Why are we inviting marijuana tourism?

"A roadside study of reckless drivers who were not impaired by alcohol, showed that 45% of these drivers tested positive for marijuana," (Brookoff, New England Journal of Medicine). How can Maine control road safety when the legislature has not set an OUI limit for THC in the bloodstream? The bill to do so was rejected by the Maine House in April 2016, although 17 states have such laws.

We could have millions of visitors coming to Social Clubs and marijuana retail stores for one purpose - to get high, with no way for the police to prove impaired driving. Google "Maine Marijuana Tours" - they are ready to go in February 2018! We are not ready for them. The only purpose of Marijuana Social Clubs is to get "stoned," "wasted," "high," to try all the different strains to see which has the greatest effect. Marijuana is vastly different from alcohol. Alcohol has one ingredient - ethanol. Marijuana contains over 400 known chemicals, 66 of which are unique to cannabis. Three subclasses of these cannabinoids - THC, CBN and CBDL are known to be psychoactive. The body metabolizes alcohol in a few hours, whereas cannabinoids can take days or weeks to leave the system. THC, the principal psychoactive component of Cannabis plants, can vary in strength from a modest 1-5%, to an average 17% or a Bruce Banner or King Tut strain which advertise a 30% hit! How high can you get - "Blissful Wizard offers 28-34% THC!" Growers have created over 700 strains to maximize THC and psychoactive effects.

Edible marijuana products are digested and processed by the liver, which produces a longer-lasting, more psychoactive high. A marijuana brownie, cookie or candy out of its wrapper looks like any other treat, and can be easily consumed while driving. How are all our new tourists going to get safely home? Are we going to be safe sharing the roads with them? And we haven't even discussed the accessibility of these edibles for teens and young children.

OVER

Printed in the Machias Valley News Observer Sept. 13, 2017

My true story

It was June 2015, and I was in Colorado, a legal marijuana state, for my son's wedding. The day before I was supposed to go home my migraines flared, so I tried to buy some medical marijuana using my Maine card. Colorado would not honor the card, so I made the decision to try recreational marijuana, asking myself "how much different could it be?" There were 100 retail marijuana stores in the Denver area alone. My wife warned me, "don't take that Colorado pot." Ignoring her advice, I purchased a small container of edible hard candies, cinnamon flavor, got home and took two at 10 p.m., then lay down to sleep. Two hours later I didn't feel the effects much and the migraine was still there. I took two more of the hard candies and went back to sleep. When I woke in the morning it was time to drive to the airport for my flight home. Feeling dizzy, I held tightly to the railing coming down the stairs. The B&B owners offered me a cup of tea. Then next thing I knew, there were three EMTs at my side. I was lying on the floor, unable to move or get up. They placed me on a gurney and transported me to the local ER.

At the hospital, after checking my vital signs and watching me for a couple hours, they released me. It was noon, 14 hours since taking the first candies, 14 hours to return to feeling "normal." The discharge papers said nothing about accidental marijuana overdose, but that's what it was. The hospital bill was \$5,000.

This event has had a profound influence on me. With three years experience using medical marijuana, I was not prepared for the high THC levels in recreational marijuana. What could happen to the average person first trying to use recreational marijuana? What might have happened if I'd gotten into a car that evening and passed out while driving?

The Pandora's Pot

Six flowering plants per person doesn't sound like much, so let's do the math. One outdoor plant can yield 500 grams of marijuana. Estimates of grams of marijuana per joint vary from .32 to .75 grams. Using one half gram per joint, 500 grams yields 1000 joints, and six plants yields 6000 joints per year, per person over 21 in Maine, 16 joints per day. Is this PERSONAL USE?

Maine has 450,000 people over 21. If the half that voted yes (225,000), raises the allowable amount, they could produce 1,350,000 pounds of pot per year, enough to make 1.2 billion joints per year in a state with 1.35 million population, 920 joints for every man, woman and child in the state, two and a half per day (two per day qualifies as "heavy use?"). Everybody gets stoned!

Not only that, but we've got huge incentive for non-residents to lease land to grow marijuana and drive it out of state. There are no checkpoints, legal operations will flourish. Is that what we want? Now let's look at commercial growers, who started out with a statewide cultivation cap of 800,000 square feet, which was eliminated in July. Everything they grow must legally be used within state borders. A square foot can produce 200 grams per year in a greenhouse. For one million square feet, the production could equal 416,666 pounds per year. If five million square feet are developed, production could equal 2,083,330 pounds per year.

Who needs this much marijuana? Residents of Maine face a major turning point. Will we continue down the wrong path with retail marijuana stores and social clubs encouraging new marijuana users? With small, out-of-state freelance growers engaging in illegal activities, as reported by other states who've legalized? Our great Maine outdoors - hunting, fishing, skiing, hiking, kayaking - brings in \$8.2 billion a year in a \$50 billion state economy. (Outdoor Industry Association, BDN, John Holyoke). Let's continue to develop that healthy slice of life instead of sliding into a smoky pot morass just to net a few million in tax revenue.

If you are concerned about this issue, please contact your local selectman, state senators/representatives and Governor LePage.

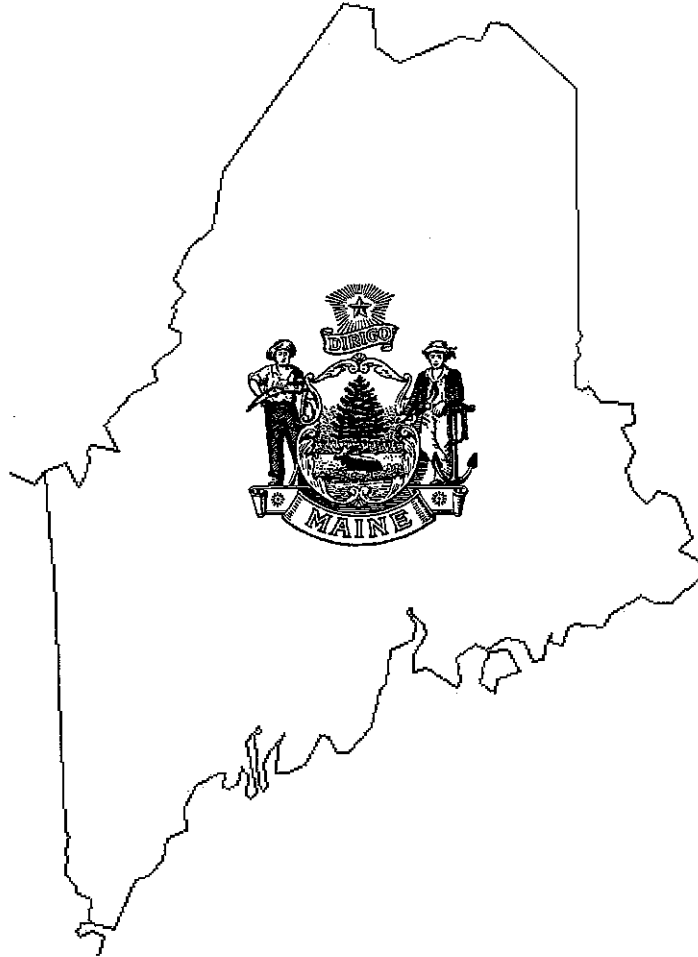
Joe Merkel
Gouldsboro

Dept	Account	2017-2018 Approved Budget	YTD as of 08/31/17 (25% of budget year)	Balance w/ carry forward	% spent of budget
25-01	ADMINISTRATION	\$ 193,564	\$ 46,311	\$ 147,253	23.9%
72-01	AIRPORT	\$ 254,697	\$ 90,886	\$ 163,811	35.7%
27-09	ANIMAL CONTROL	\$ 11,487	\$ 3,732	\$ 7,755	32.5%
25-05	ASSESSING	\$ 6,097	\$ 190	\$ 5,907	3.1%
25-32	BOARDS & COMMITTEES	\$ 1,361	\$ 334	\$ 1,027	24.5%
53-14	CAPITAL IMPROVEMENT (approved \$42,702 carry forward)	\$ 460,463	\$ 293,145	\$ 210,020	63.7%
25-31	CELEBRATIONS	\$ 12,000	\$ 8,000	\$ 4,000	66.7%
31-11	CEMETERIES	\$ 58,663	\$ 9,569	\$ 49,094	16.3%
25-33	CODE ENFORCEMENT	\$ 50,485	\$ 11,759	\$ 38,726	23.3%
45-15	COMMUNITY ORG/WP LIBRARY	\$ 67,800	\$ 5,300	\$ 62,500	7.8%
25-11	CONTINGENCY	\$ 20,000	\$ -	\$ 20,000	0.0%
25-30	CONTRACTUAL SERVICES	\$ 116,000	\$ 29,038	\$ 86,962	25.0%
14-99	COUNTY TAX	\$ 594,745	\$ -	\$ 594,745	0.0%
25-08	ELECTIONS	\$ 21,226	\$ 268	\$ 20,958	1.3%
78-01	EMS	\$ 544,250	\$ 121,095	\$ 423,155	22.2%
25-06	FINANCE	\$ 226,198	\$ 55,131	\$ 171,067	24.4%
27-02	FIRE	\$ 137,616	\$ 26,937	\$ 110,679	19.6%
25-34	GENERAL ASSISTANCE	\$ 25,076	\$ 2,691	\$ 22,385	10.7%
25-12	MUNICIPAL BUILDING	\$ 68,152	\$ 13,752	\$ 54,400	20.2%
25-35	MUNICIPAL INS./UNEMPLOY	\$ 42,381	\$ 11,158	\$ 31,223	26.3%
25-02	OFFICE OF SELECTION BOARD	\$ 27,247	\$ 4,460	\$ 22,787	16.4%
79-01	PARKS & RECREATION	\$ 648,222	\$ 130,328	\$ 517,894	20.1%
80-01	PARKS & RECREATION (Special Revolving)	\$ 175,307	\$ 42,635	\$ 132,672	24.3%
25-17	PLANNING	\$ 66,764	\$ 11	\$ 66,753	0.0%
27-01	POLICE	\$ 446,992	\$ 114,873	\$ 332,119	25.7%
25-37	PUBLIC UTILITIES	\$ 220,800	\$ 39,570	\$ 181,230	17.9%
31-03	PUBLIC WORKS	\$ 665,997	\$ 134,176	\$ 531,821	20.1%
240-35	RETIREE HEALTH INSURANCE	\$34,559	\$ 10,292	\$ 24,267	29.8%
77-01	SENIOR CENTER	\$ 11,482	\$ 1,820	\$ 9,662	15.9%
45-04	SHELLFISH (approved \$740 carry forward)	\$ 8,605	\$ 3,258	\$ 6,087	37.9%
25-36	TAN INTEREST/School withdrawal BAN interest	\$ 61,459	\$ -	\$ 61,459	0.0%
25-07	TOWN CLERK	\$ 83,902	\$ 19,026	\$ 64,876	22.7%
76-01	TRANSFER STATION	\$ 555,873	\$ 117,755	\$ 438,118	21.2%
74-01	WASTEWATER (carry forward \$123,043.00)	\$ 451,831	\$ 102,991	\$ 471,883	22.8%
73-01	WATERFRONT (approved \$1,191 carry forward)	\$ 39,555	\$ 11,665	\$ 29,081	29.5%
	Totals	\$ 6,410,856	\$ 1,462,157	\$ 5,116,375	22.8%

10c

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2017 Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2017 (or within 30 days of commitment, whichever is later)

*Mail the signed original to Maine Revenue Services, Property Tax Division,
PO Box 9106, Augusta, ME 04332-9106 and affix copy to front cover of Municipal Valuation book.*

For help in filling out this return, please see the Municipal Valuation Return Guidance Document at
www.maine.gov/revenue/forms/property/appsformspubs.htm

MAINE REVENUE SERVICES - 2017 MUNICIPAL VALUATION RETURN

(36 M.R.S. § 383)

DUE DATE - NOVEMBER 1, 2017 (or within 30 days of commitment, whichever is later)

WISCASSET
Municipality

1. County: **LINCOLN**

Commitment Date: **9/19/2017**
mm/dd/yyyy

2. Municipality **WISCASSET**

3. 2017 Certified Ratio (Percentage of current just value upon which assessments are based.) 3 **100.00%**
Homestead, veterans, blind, and BETE Exemptions, Tree Growth and Farmland values must be adjusted by this percentage

TAXABLE VALUATION OF REAL ESTATE
(Exclude exempt valuation of all categories)

4. Land (include value of transmission, distribution lines & substations, dams and power houses) 4 **201,076,500**

5. Buildings 5 **251,866,200**

6. Total **taxable** valuation of real estate (sum of lines 4 & 5 above) 6 **452,942,700**
(See Municipal Tax Rate Calculation Standard Form page 10, line 1)

TAXABLE VALUATION OF PERSONAL PROPERTY
(Exclude exempt valuation of all categories)

7. Production machinery and equipment 7 **2,842,600**

8. Business equipment (furniture, furnishings and fixtures) 8 **2,057,300**

9. All other personal property 9 **336,600**

10. Total **taxable** valuation of personal property (sum of lines 7 through 9 above) 10 **5,236,500**
(See Municipal Tax Rate Calculation Standard Form page 10, line 2)

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OTHER TAX INFORMATION

11. Total taxable valuation of real estate and personal property (sum of lines 6 & 10 above) 11 **458,179,200**
(See Municipal Tax Rate Calculation Standard Form page 10, line 3)

12. 2017 Property Tax Rate (example .01520) 12 **0.018760**

13. 2017 Property Tax Levy (includes overlay and any fractional gains from rounding) 13 **\$8,595,441.79**
Note: This is the exact amount of 2017 tax actually committed to the collector
(See Municipal Tax Rate Calculation Standard Form page 10, line 19)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM

Homestead exemptions must be adjusted by the municipality's certified ratio

14. a. Total number of \$20,000 homestead exemptions granted 14a **919**

b. Total exempt value for all \$20,000 homestead exemptions granted (Line 14a x \$20,000) 14b **18,349,000**

c. Total number of properties fully exempted (valued less than \$20,000) by homestead exemptions granted 14c **3**

d. Total exempt value for all properties fully exempted (valued less than \$20,000) by homestead exemptions granted 14d **17,300**

e. Total number of homestead exemptions granted (sum of 14a & 14c) 14e **922**

f. Total exempt value for all homestead exemptions granted (sum of 14b & 14d) 14f **18,366,300**
(Must be the same as Municipal Tax Rate Calculation Standard Form page 10, line 4a)

g. Total **assessed** value of all homestead qualified property (land & buildings) 14g **176,456,000**

MAINE REVENUE SERVICES - 2017 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

BUSINESS EQUIPMENT TAX EXEMPTION (BETE) REIMBURSEMENT CLAIM

15. a. Number of BETE applications processed for tax year 2017.	15a	<input type="text" value="21"/>
b. Number of BETE applications approved	15b	<input type="text" value="21"/>
c. Total exempt value of all BETE qualified property <i>(Must be the same as Municipal Tax Rate Calculation Standard Form page 10, line 5a)</i>	15c	<input type="text" value="3,432,900"/>
d. Total exempt value of BETE property located in a municipal retention TIF district.	15d	<input type="text" value="1,719,185"/>

TAX INCREMENT FINANCING (TIF)

16. a. Total amount of increased taxable valuation above Original Assessed Value within TIF Districts.	16a	<input type="text" value="10,496,600"/>
b. Amount of Captured Assessed Value within TIF Districts.	16b	<input type="text" value="9,881,771"/>
c. Property tax revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account.	16c	<input type="text" value="217,634"/>
d. BETE reimbursement revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account. <i>(Lines 16c and 16d combined must be the same as Municipal Tax Rate Calculation Standard Form page 10, line 9)</i>	16d	<input type="text" value="\$32,251.99"/>

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EXCISE TAX

17. a. Excise taxes collected during a recently completed twelve month period. Enter either calendar or fiscal .	17a	<input type="text" value="FISCAL"/>
b. Motor vehicle excise tax collected.	17b	<input type="text" value="\$669,083.03"/>
c. Watercraft excise tax collected.	17c	<input type="text" value="\$6,294.30"/>

ELECTRICAL GENERATION AND DISTRIBUTION PROPERTY

18. Total valuation of distribution and transmission lines owned by electric utility companies.	18	<input type="text" value="\$42,867,400"/>
19. Total valuation of all electrical generation facilities.	19	<input type="text" value="\$0"/>

FOREST LAND CLASSIFIED UNDER THE TREE GROWTH TAX LAW

(36 M.R.S. §§ 571 - 584-A)

20. Average per acre unit value used for undeveloped acreage (land not classified).	20	<input type="text" value="\$1,200"/>
21. Classified forest land. (Do Not include land classified in Farmland as woodland).		
a. Number of parcels classified as of April 1, 2017	21a	<input type="text" value="20"/>
b. Softwood acreage	21b	<input type="text" value="320.50"/>
c. Mixed wood acreage	21c	<input type="text" value="401.50"/>
d. Hardwood acreage	21d	<input type="text" value="223.25"/>
e. Total number of acres of forest land only (sum of lines 21 b, c, & d above).	21e	<input type="text" value="945.25"/>
22. Total assessed valuation of all classified forest land for tax year 2017.	22	<input type="text" value="328,008"/>
a. Per acre values used to assess Tree Growth classified forest land value:		
Softwood	22a(1)	<input type="text" value="339.00"/>
Mixed Wood	22a(2)	<input type="text" value="404.00"/>
Hardwood	22a(3)	<input type="text" value="256.00"/>

MAINE REVENUE SERVICES - 2017 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

TREE GROWTH TAX LAW CONTINUED

- | | | |
|---|------|--|
| 23. Number of forest acres first classified for tax year 2017. | 23 | <input type="text" value="46.00"/> |
| 24. Land withdrawn from Tree Growth classification. (36 M.R.S. § 581) | | |
| a. Total number of parcels withdrawn from 4/2/16 through 4/1/17. | 24a | <input type="text" value="0"/> |
| b. Total number of acres withdrawn from 4/2/16 through 4/1/17. | 24b | <input type="text" value="0.00"/> |
| c. Total value of penalties assessed by the municipality due to withdrawal of classified Tree Growth land from 4/2/16 through 4/1/17. | 24c | <input type="text" value="\$0.00"/> |
| d. Total number of \$500 penalties assessed for non-compliance | 24d | <input type="text" value="0"/> |
| 24-1 Since April 1, 2016, have any Tree Growth acres been transferred to Farmland? | 24-1 | <input type="text" value="NO"/> Yes/No |

LAND CLASSIFIED UNDER THE FARM AND OPEN SPACE TAX LAW
(36 M.R.S. §§ 1101 to 1121)

FARM LAND:

- | | | |
|---|--------|-------------------------------------|
| 25. Number of parcels classified as Farmland as of April 1, 2017. | 25 | <input type="text" value="6"/> |
| 26. Number of acres first classified as Farmland for tax year 2017. | 26 | <input type="text" value="101.53"/> |
| 27. a. Total number of acres of all land now classified as Farmland (Do not include Farm woodland) | 27a | <input type="text" value="211.99"/> |
| b. Total valuation of all land now classified as Farmland (Do not include Farm woodland) | 27b | <input type="text" value="68,897"/> |
| 28. a. Number of <u>Farm</u> woodland acres: | | |
| 28a(1) Softwood acreage | 28a(1) | <input type="text" value="0.00"/> |
| 28a(2) Mixed wood acreage | 28a(2) | <input type="text" value="26.00"/> |
| 28a(3) Hardwood acreage | 28a(3) | <input type="text" value="0.00"/> |
| b. Total number of acres of all land now classified as <u>Farm</u> woodland. | 28b | <input type="text" value="26.00"/> |
| c. Total valuation of all land now classified as <u>Farm</u> woodland. | 28c | <input type="text" value="10,504"/> |
| d. Per acre rates used for <u>Farm</u> woodland: | | |
| Soft wood | 28d(1) | <input type="text" value="339.00"/> |
| Mixed wood | 28d(2) | <input type="text" value="404.00"/> |
| Hard wood | 28d(3) | <input type="text" value="256.00"/> |
| 29. Land withdrawn from Farmland classification. (36 M.R.S. § 1112) | | |
| a. Total number of parcels withdrawn from 4/2/16 through 4/1/17. | 29a | <input type="text" value="0"/> |
| b. Total number of acres withdrawn from 4/2/16 through 4/1/17. | 29b | <input type="text" value="0.00"/> |
| c. Total value of penalties assessed by the municipality due to the withdrawal of classified Farmland from 4/2/16 through 4/1/17. | 29c | <input type="text" value="\$0.00"/> |
| OPEN SPACE: | | |
| 30. Number of parcels classified as Open Space as of April 1, 2017. | 30 | <input type="text" value="2"/> |
| 31. Number of acres first classified as Open Space for tax year 2017. | 31 | <input type="text" value="15.47"/> |
| 32. Total number of acres of land now classified as Open Space. | 32 | <input type="text" value="15.47"/> |
| 33. Total valuation of all land now classified as Open Space. | 33 | <input type="text" value="14,000"/> |

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MAINE REVENUE SERVICES - 2017 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

OPEN SPACE TAX LAW CONTINUED

34. Land withdrawn from Open Space classification. (36 M.R.S. § 1112)
- a. Total number of parcels withdrawn from 4/2/16 through 4/1/17. 34a
 - b. Total number of acres withdrawn from 4/2/16 through 4/1/17. 34b
 - c. Total value of penalties assessed by the municipality due to the withdrawal of classified Open Space land from 4/2/16 through 4/1/17. 34c

LAND CLASSIFIED UNDER THE WORKING WATERFRONT TAX LAW

(36 M.R.S., §§ 1131 - 1140-B)

35. Number of parcels classified as Working Waterfront as of April 1, 2017. 35
36. Number of acres first classified as Working Waterfront for tax year 2017. 36
37. Total acreage of all land now classified as Working Waterfront. 37
38. Total valuation of all land now classified as Working Waterfront. 38
39. Classified Working Waterfront withdrawn. (36 M.R.S. § 1138)
- a. Total number of parcels withdrawn from 4/2/16 through 4/1/17. 39a
 - b. Total number of acres withdrawn from 4/2/16 through 4/1/17. 39b
 - c. Total value of penalties assessed by the municipality due to the withdrawal of classified Working Waterfront land from 4/2/16 through 4/1/17. 39c

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EXEMPT PROPERTY

(36 M.R.S. §§ 651, 652, 653, 654-A, 656)

40. Enter the **exempt value** of all the following classes of property which are exempt from property taxation by law.
- a. Public Property (§ 651(1)(A) and (B)).
 - (1) United States 40a(1)
 - (2) State of Maine (excluding roads) 40a(2)
 - TOTAL VALUE [40a (1) + (2)] 40a
 - b. Real estate owned by the Water Resources Board of the State of New Hampshire located within this state. (§ 651(1)(B-1)) 40b
 - c. Property of any public municipal corporation of this state (including county property) appropriated to public uses. (§ 651(1)(D)) (County, Municipal, Quasi-Municipal owned property) 40c
 - d. Pipes, fixtures, hydrants, conduits, gatehouses, pumping stations, reservoirs and dams of a public municipal corporation supplying water, power or light if located outside the limits of the municipality. (§ 651(1)(E)). 40d
 - e. Airport or landing field of a public municipal corporation used for airport or aeronautical purposes. (§ 651(1)(F)) 40e
 - f. Landing area of a privately owned airport when owner grants free use of that landing area to the public. (§ 656(1)(C)) 40f
 - g. Pipes, fixtures, conduits, buildings, pumping stations, and other facilities of a public municipal corporation used for sewerage disposal if located outside the limits of the municipality. (§ 651(1)(G)) 40g

Municipality: WISCASSET

EXEMPT PROPERTY CONTINUED

40. h. Property of benevolent and charitable institutions. (§ 652(1)(A))	40h	6,274,800
i. Property of literary and scientific institutions. (§ 652(1)(B))	40i	10,546,100
j. Property of the American Legion, Veterans of Foreign Wars, American Veterans, Sons of Union Veterans of the Civil War, Disabled American Veterans and Navy Clubs of the USA. (§ 652(1)(E))		
1) Total exempt value of veterans organizations.	40 j(1)	212,400
2) Exempt value attributable to purposes other than meetings, ceremonials, or instruction facilities (reimbursable exemption).	40 j(2)	0
k. Property of chambers of commerce or boards of trade. (§ 652(1)(F))	40k	0
l. Property of houses of religious worship and parsonages. (§ 652(1)(G))		
1) Number of parsonages within this municipality.	40 l(1)	2
2) Indicate the total exempt value of those parsonages.	40 l(2)	40,000
3) Indicate the total taxable value of those parsonages.	40 l(3)	331,300
4) Indicate the total exempt value of all houses of religious worship.	40 l(4)	5,241,800
TOTAL EXEMPT VALUE OF ALL HOUSES OF RELIGIOUS WORSHIP AND PARSONAGES	[Sum of 40 l(2) and 40 l(4)] 40l	5,281,800
m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities). (§ 652(1)(H))	40m	455,100
n. Personal property leased by a benevolent and charitable organization exempt from taxation under § 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Dept. of Health and Human Services, health maintenance organization or blood bank. (§ 652(1)(K)) <small>(Value of property <u>owned</u> by a hospital should be reported on line 40h)</small>	40n	0
o. Exempt value of real property of all persons determined to be legally blind. (§ 654-A) (\$4,000 adjusted by certified ratio)	40o	12,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water. (§ 656(1)(A))	40p	650,900
q. Animal waste storage facilities constructed after April 1, 1999 and certified as exempt by the Commissioner of Agriculture, Conservation and Forestry. (§ 656(1)(J)) (reimbursable exemption)	40q	0
r. Pollution control facilities that are certified as such by the Commissioner of Environmental Protection. (§ 656(1)(E))	40r	0
s. Snowmobile trail grooming equipment registered under 12 M.R.S. § 13113. (§ 655(1)(T)) (reimbursable exemption)	40s	0

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MAINE REVENUE SERVICES - 2017 MUNICIPAL VALUATION RETURN

Municipality: _____

WISCASSET

40t. VETERANS EXEMPTIONS - The following information is necessary in order to calculate reimbursement. (Section 653)

SECTION 1: The section is <i>only</i> for those veterans who served <u>during a federally recognized war period</u>		
	NUMBER OF EXEMPTIONS	EXEMPT VALUE
Widower:		
1. Living male spouse or male parent of a deceased Veteran. \$6,000 adjusted by the certified ratio. [Section 653(1)(D)]	40t(1)A <input type="text" value="0"/>	40t(1)B <input type="text" value="0"/>
Revocable Living Trusts:		
2. Paraplegic veteran (or their widow) who is the beneficiary of a revocable living trust. \$50,000 adjusted by the certified ratio. [Section 653(1)(D-1)]	40t(2)A <input type="text" value="0"/>	40t(2)B <input type="text" value="0"/>
3. All other veterans (or their widows) who are the beneficiaries of revocable living trusts. \$6,000 adjusted by the certified ratio. [Section 653(1)(C) or (D)]	40t(3)A <input type="text" value="4"/>	40t(3)B <input type="text" value="24,000"/>
WW I Veterans:		
4. WW I veteran (or their widow) enlisted as Maine resident. \$7,000 adjusted by the certified ratio. [Section 653(1)(C-1) or (D-2)]	40t(4)A <input type="text" value="0"/>	40t(4)B <input type="text" value="0"/>
5. WW I veteran (or their widow) enlisted as non-Maine resident. \$7,000 adjusted by the certified ratio. [Section 653(1)(C-1) or (D-2)]	40t(5)A <input type="text" value="0"/>	40t(5)B <input type="text" value="0"/>
Paraplegic Veterans:		
6. Paraplegic status veteran or their unremarried widow. \$50,000 adjusted by the certified ratio. [Section 653(1)(D-1)]	40t(6)A <input type="text" value="0"/>	40t(6)B <input type="text" value="0"/>
Cooperative Housing Corporation Veterans:		
7. Qualifying Shareholder of Cooperative Housing Corporation \$6,000 adjusted by the certified ratio. [Section 653(2)]	40t(7)A <input type="text" value="0"/>	40t(7)B <input type="text" value="0"/>
All Other Veterans:		
8. All other veterans (or their widows) enlisted as Maine residents. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1)]	40t(8)A <input type="text" value="82"/>	40t(8)B <input type="text" value="492,000"/>
9. All other veterans (or their widows) enlisted as non-Maine residents. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1)]	40t(9)A <input type="text" value="49"/>	40t(9)B <input type="text" value="294,000"/>
SECTION 2: This section is <i>only</i> for those veterans who <u>did not serve during a federally recognized war period</u>		
	NUMBER OF EXEMPTIONS	EXEMPT VALUE
10. Veteran (or their widow) disabled in the line of duty. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(2) or (D)]	40t(10)A <input type="text" value="0"/>	40t(10)B <input type="text" value="0"/>
11. Veteran (or their widow) who served during the periods from August 24, 1982 to July 31, 1984 and December 20, 1989 to January 31, 1990. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1) or (D)]	40t(11)A <input type="text" value="0"/>	40t(11)B <input type="text" value="0"/>
12. Veteran (or their widow) who served during the period from February 27, 1961 and August 5, 1964, but did not serve prior to February 1, 1955 or after August 4, 1964. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1) or (D)]	40t(12)A <input type="text" value="4"/>	40t(12)B <input type="text" value="24,000"/>

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Total number of ALL veteran exemptions granted in 2017 40t(A)

Total exempt value of ALL veteran exemptions granted in tax year 2017 40t(B)

Municipality: WISCASSET

EXEMPT PROPERTY CONTINUED

40. u. **Other.** The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities districts and trust commissions. These exemptions will not be found in Title 36.

Examples: Section 5114 of Title 30-A provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See also 30-A M.R.S., § 5413, Revenue Producing Municipal Facilities Act.)

Please list the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption and the estimated full value of real property.

NAME OF ORGANIZATION	PROVISION OF LAW	EXEMPT VALUE
N/A		
N/A		
N/A		
N/A		
TOTAL		40u 0
40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW		40 89,764,700 (sum of all exempt value)

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? 41a **YES** YES/NO
 If yes, proceed to b, c and d. If no, move to line 42. Give date when tax maps were originally obtained and name of contractor. (This does not refer to the annual updating of tax maps.)
- b. Date 41b mm/dd/yyyy
- c. Name of Contractor 41c
- d. Are your tax maps PAPER, GIS or CAD? 41d
42. Please indicate the number of *land parcels* within your municipal assessing jurisdiction. (Not the number of tax bills) 42
43. Total **taxable** land **acreage** in your municipality. 43
44. a. Has a professional town-wide revaluation been completed in your municipality?
 If yes, please answer the questions below. 44a **YES** YES/NO
 If no, please proceed to line 45.
- b. Did the revaluation include any of the following? Please enter each category with YES or NO.
- 44b (1) **YES** LAND
- 44b (2) **YES** BUILDINGS
- 44b (3) **YES** PERSONAL PROPERTY
- c. Effective Date 44c mm/dd/yyyy
- d. Contractor Name 44d
- e. Cost 44e

COPY

MAINE REVENUE SERVICES - 2017 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

MUNICIPAL RECORDS CONTINUED

45. Please indicate the best choice that describes how the municipality administers its assessment function. Choose SINGLE ASSESSOR, ASSESSORS' AGENT or BOARD OF ASSESSORS. Please provide the name if single assessor or agent.

a) Function 45a
b) Name 45b
c) Email address 45c

46. List the beginning and ending dates of the fiscal year in your municipality.

FROM 46a TO 46b
mm/dd/yyyy mm/dd/yyyy

47. Interest rate charged on overdue 2017 property taxes (36 M.R.S. § 505)

47
(not to exceed 7.00%)

48. Date(s) that 2017 property taxes are due.

48a 48b
48c 48d
mm/dd/yyyy mm/dd/yyyy

49. Are your assessment records computerized?

49a YES YES/NO Name of software used 49b

50. Has your municipality implemented a local tax relief program similar to the state's circuitbreaker program or property tax fairness credit? 50a NO YES/NO

How many people qualified? 50b

How much relief was granted? 50c

51. Has your municipality implemented a local elderly volunteer tax credit program under 36 M.R.S. § 6232(1-A)?

51a NO YES/NO How many people qualified? 51b

How much relief was granted? 51c

I/We, the Assessor(s) of the Municipality of do state that the foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing and submitting the information.

COPY

ASSESSOR(S) SIGNATURES

DATE mm/dd/yyyy

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2017 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2017 tax year.

2017 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Wiscasset W/Tif Value

Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

- 1. Local taxable real estate valuation 1
- 2. Local taxable personal property valuation 2
- 3. Total taxable valuation (Line 1 plus line 2) 3
(should agree with MVR Page 1, line 11)
- 4. Total of all homestead exempt valuation 4(a)
(should agree with MVR Page 1, line 14f)
- Total of all Homestead Exempt Valuation multiplied by 50% 4(b)
- 5. Total of all **BETE exempt valuation** 5(a)
(+Enhanced BETE Calc sheet IJ12)
- Enhanced** total of all reimbursable BETE exempt valuation 5(b)
(+Enhanced BETE Calc sheet IJ50:J50, Line 4.a)
- 6. Total valuation base (Line 3 plus line 4(b) plus line 5) 6

ASSESSMENTS

- 7. County tax 7
- 8. Municipal appropriation 8
- 9. TIF financing plan amount 9
- 10. Local education appropriation (Local share/contribution) 10
(Adjusted to municipal fiscal year)
- 11. Total appropriations (Add lines 7 through 10) 11

ALLOWABLE DEDUCTIONS

- 12. State municipal revenue sharing 12
- 13. Other revenues: All other revenues that have been formally 13
appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do Not Include any Homestead or BETE Reimbursement)

- 14. Total deductions (Line 12 plus line 13) 14
- 15. Net to be raised by local property tax rate (Line 11 minus line 14) 15

- 16. x 1.05 = Maximum Allowable Tax
(Amount from line 15)
- 17. + = Minimum Tax Rate
(Amount from line 15) (Amount from line 6)
- 18. + = Maximum Tax Rate
(Amount from line 16) (Amount from line 6)
- 19. x = Tax for Commitment
(Amount from line 3) (Selected Rate) (Enter on MVR Page 1, line 13)
- 20. x 0.05 = Maximum Overlay
(Amount from line 15)
- 21. x = Homestead Reimbursement
(Amount from line 4b.) (Selected Rate) (Enter on line 8, Assessment Warrant)
- 22. x = BETE Reimbursement
(Amount from line 5b.) (Selected Rate) (Enter on line 9, Assessment Warrant)
- 23. - = Overlay
(Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant)

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

2017 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM
ENHANCED BUSINESS EQUIPMENT TAX EXEMPTION CALC SHEET

Data entry fields

Municipality: Wiscasset W/Tif Value

BE SURE TO COMPLETE & FILE THIS FORM IN CONJUNCTION WITH ENHANCED BETE TAX RATE CALCULATION FORM

1. Standard BETE reimbursement computation

- (a) Total valuation of ALL BETE qualified exempt property as of April 1, 2017
(+BETE Exempt Valuation '2017 Tax Rate Calculation Form' H18 line 5a.) \$3,432,900
(should agree with MVR Page 2, line 15c.)
- (b) Total valuation of all BETE qualified exempt property **not** located in a Municipal Retention Tax Increment Financing District (Line 1a. minus line 3b.) \$788,000
- (c) Percent of reimbursement for BETE exempt property (2017 statutory standard 50% reimbursement) 50.00%
- (d) Valuation of all BETE qualified exempt property subject to standard reimbursement \$394,000
(if zero results see below)

2. Enhanced Reimbursement if personal property factor exceeds 5% of total taxable value

- (a) Total value of all business personal property
(include all taxable and all exempt BETE qualified business personal property) \$8,669,400
- (b) Total value of all taxable real and personal property \$458,179,200
- (c) Total valuation of all BETE qualified exempt property subject to **Enhanced reimbursement** if not located in a Municipal Retention TIF District subject to a > % of line 2.(f) \$788,000
Line 1.(a) minus line 3.(c) if 2.(f) > 3.(a)
- (d) Personal Property Factor [2a. / (2b. + 1a.)] 1.88%
- (e) Line 2d. / 2 FALSE
- (f) Line 2(e) plus 50% (if line 2(d) is greater than 5%) 50.00%
- (g) Valuation of all BETE qualified exempt property subject to **Enhanced** reimbursement \$0
(if zero results see below)

3. Municipal Retention Tax Increment Percentage

- (a) Percentage of captured assessed value retained by the municipality and allocated for the municipality's own authorized TIF project costs **approved as of 4/1/2008.** 65.00%
(Defaults to Statutory Standard unless Municipal Retention % is greater than standard reimbursement) 65.00%
- (b) Captured Assessed Value of BETE qualified property located within a **Municipal Retention** TIF district \$2,644,900
- (c) Valuation of all TIF BETE qualified exempt property subject to reimbursement \$1,719,185
(if zero results see below)

4. Total Reimbursable BETE Exempt Valuation

- (a) Total of all reimbursable BETE Exempt Valuation 1.(d) or 2.(g)+ 3.(c) \$2,113,185

10d

From: Susan Blagden [<mailto:susan@wiscasset.net>]
Sent: Thursday, October 05, 2017 9:37 AM
To: 'John Reinhardt'; 'Wendy Donovan'; 'Albert Konrath'
Cc: 'Marian Anderson'; 'Robert Faunce'
Subject: RE: RE: HDO

No faunce comments included.

Have you requested recording secretary from Town manager?

10e



**Town of Wiscasset
Request for Bids – Winter Sand**

The Wiscasset Board of Selectmen is requesting bids for supplying the Town's winter sand for the 2017-2018 stockpile in accordance with the specifications herein contained.

Special Notice to Vendors:

1. To receive consideration, bids must be submitted on the form provided. Additional forms may be requested by contacting The Town Office at 207-882-8200. The form may be reproduced.
2. Bids must be submitted in a sealed envelope, plainly marked on the outside: **"Winter Sand Bid,"** and shall be addressed to: **Town of Wiscasset
Att: Town Manager
51 Bath Road
Wiscasset, ME 04578**

OR: hand-delivered to the Town Office at 51 Bath Road, Wiscasset, ME.
3. All bids must be received no later than 3:30 p.m., Tuesday, October 17, 2017. The bids will be opened publicly that evening at the Board of Selectmen's meeting starting at 6p.m. Contractors or their representatives are cordially invited to attend the opening.
4. The contract, if approved, shall be awarded after review by the Board of Selectmen, Town Manager, and Road Commissioner. The Wiscasset Board of Selectmen reserves the right to reject any or all bids, to waive any technicality or formality in the bids, and to accept any bid the Board deems to be in the best interests of the Town. The quality of the sand must be approved by the Road Commissioner.
5. The town of Wiscasset reserves the right to refuse any or all loads at the discretion of the Road Commissioner.
6. Inspection of proposed sand stock by Road Commissioner may be required prior to official award of bid to confirm consistency and quantity of product.
7. Any questions or requests for additional information shall be directed to Doug Fowler, Road Commissioner. Phone the Town Garage 207/882-8220.

Specifications:

1. Bids must be for sand that is **live and sharp** and screened to pass a 1/4-inch **maximum** size mesh.
2. Bids must be on a cubic yard basis for the live, sharp, screened winter sand.
3. All bids shall include delivery to the Town Garage at 42 Hodge Street (Sand Hill Rd.), Wiscasset, Maine.

Marian Anderson

From: Lonnie Kennedy <lkennedy@rocketmail.com>
Sent: Thursday, October 05, 2017 2:07 PM
To: Jeff Slack; Jeff Slack; Kathy Martin-Savage; Marian Anderson; Selectman Colby; selectmanmartinsavage@wiscasset.org
Cc: Ernest Martin
Subject: BOS Meeting 10/3/17

108

Dear Selectmen,

I am writing with my concern about the vote on the MDOT Project that was conducted at last Tuesday meeting. The subject was not on the agenda. You voted based off comments from the "public comment" section of the meeting. I and many other folks would have liked the opportunity to speak on this subject prior to your vote, but, since it was not on the agenda, we did not get the opportunity to speak. Had we known, we would have been at the meeting to speak in favor of the project. A vote should not have been taken that night. This Is NOT what democracy is about.

Also, some selectmen urged people in audience Tuesday night to attend tonight's MDOT Public Meeting to air their concerns. Tonight's meeting is focused with a agenda about amenities and to vote on amenities. Again, folks who could not be at Tuesday's meeting are unaware that selectmen urged people to attend to air their concerns. Leaving folks who support Option 2 out of the loop.

I and many others who feel as I do, would like to see the BOS retract Tuesday's vote on the project and schedule a public hearing, and/or add the item to a future BOS Meeting so all citizens can be heard.

I am urging Ernie Martin, Town Manager and selectmen to adhere to tonight's original agenda as publicized.

Thank you,
Lonnie Kennedy-Patterson
207-882-9054

Sent from Yahoo Mail on Android

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

13A

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/02/17

Samuel & Ruth Leighton
P.O. Box 1114
Wiscasset, ME 04578

COPY

PROPERTY REVIEWED

**Map R07 Lot 39-09 RE Acct # 2052
CURRENT ASSESSED VALUE**

**Land Value: \$ 0 Building Value: \$ 10,000
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.
These changes will be applied for the next Tax year.

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

 X Abatement will be recommended for : **\$ 187.60**

Remarks: Per further review and info provided mobile home was not owned by the Leighton's. I hereby recommend abatement for the aforementioned reason. 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

136

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/2/2017

COPY

Roy E. Farmer
P.O. Box 267
Wiscasset, ME 04578

PROPERTY REVIEWED

**Map R 05 Lot 110 RE Acct # 742
CURRENT ASSESSED VALUE**

Supplemental Tax for removal of 2.89 acres of rear land from Tree Growth Classification.

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.

_____ An adjustment will be made. The following assessments now apply.
These changes will be applied for the next Tax year.

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

 X Supplement will be recommended for : **\$ 1,512.05**

Remarks: Per written request 2.89 acres of rear land removed from tree growth classification. I hereby recommend supplemental tax for that penalty. 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