

WISCASSET BOARD OF SELECTMEN
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
SEPTEMBER 15, 2015

Preliminary Minutes

Tape recorded meeting

Present: David Cherry, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

Executive session pursuant to 1 M.R.S.A. §405 (6)(C) to discuss acquisition of real property.

Judy Flanagan moved to go into executive session. Vote 4-0-0. The board entered executive session at 5:02 and exited at 5:55.

1. Call to Order

Chairman Ben Rines, Jr., called the meeting to order at 6 p.m.

2. Pledge of Allegiance

3. Public Hearing: Adoption of the 2015-2016 General Assistance Ordinance and Appendices A-D

Judy Flanagan moved to open the public hearing. Vote 4-0-0. She commented that it would be tough to live on the maximum amount allowed under the G. A. ordinance. The town will not be reimbursed for any amount given out over the maximum. **David Cherry moved to adjourn the public hearing. Vote 4-0-0. Judy Flanagan moved to adopt them(the appendices), reluctantly. Vote 4-0-0.**

4. Approval of Minutes

Ben Rines, Jr., moved to accept the minutes as amended. Vote 4-0-0.

5. Approval of Treasurer's Warrants

A. Judy Flanagan moved to accept the payroll warrants of September 4 and September 11, 2015. Vote 4-0-0.

B. Judy Flanagan moved to accept the accounts payable warrants of August 25, September 8 and September 15, 2015. Vote 4-0-0.

6. Assessors' Business

A. Approval of 2015/2016 Tax Commitment: Marian Anderson referred to a chart showing the projected mill rates with and without taking money from the fund balance. She said there were minimal increases in the Town and school budgets this year and the Town collected almost \$11 million in new value due to the Rynel expansion, CMP valuation increase, the new NAPA store plus minor commercial developments. The current fund balance is \$900,000 which does not reflect the \$108,000 expected from the State. **Ben Rines, Jr., moved to take \$100,000 out of the undesignated fund balance and apply that to lower this year's tax rate. Vote 4-0-0.**

7. Special Presentations or Awards

A. Recognition of town employees who assisted with the Wiscasset Elementary School playground: The chairman read the certificate recognizing employees who worked above and beyond expectations in completing the Wiscasset Elementary School playground. Certificates were awarded to William Thayer, Ray Bellefleur, Steve Christianson, Matthew Huber, Mark Jones, Ken Cooper, Cedric McGuire, Troy Gramrat, Josh Cramley, Robert McDonald, Todd Souza, and Doug Fowler. Todd Souza thanked those who had worked on the playground which resulted in a savings of \$9,000.

8. Appointments – none

9. Resignations – none

10. Public Comment – none

11. Unfinished Business

A. Federal Street Update: Ben Rines, Jr., reported that the Town had contacted the MDOT Commissioner to express its gratitude for his decision on not lifting the weight limits on Federal Street and to repeat its desire to meet with him to discuss the situation. The commissioner will meet with selectmen around the first of October to discuss fines and other matters.

B. Mason Station Foreclosure update: Rines reported that the board had met in executive session with realtor Sherri Dunbar and will meet again in executive session with town counsel to discuss further issues regarding the Mason Station.

12. New Business

A. Main Street Pier Application for Allen and Mary Trescot: **Jeff Slack moved to accept the application. Vote 4-0-0.**

B. Shellfish Committee's request for a drone to patrol the flats, Richard Forrest: Forrest, Shellfish Committee, described the negative impact poachers on the clam flats were having on legitimate clambers and the difficulty in apprehending them. He asked the selectmen whether they would consider spending \$2,000 to be taken from the shellfish budget for a drone to patrol the flats. He had contacted the airport and found that there is an exception to the prohibition of drones within five miles of the airport for local government agencies. Drones can go up to 400 feet. Alternatives to using the drones, for instance reporting by cell phone to the warden, is ineffective because the warden could be miles from Wiscasset. Taking \$2,000 from the shellfish budget would affect the funds now used for seed clams and the upweller. The board recommended that the committee wait until the next budget process. Forrest was congratulated on the time and energy he had spent on crushing and spreading clam shells on the flats to help the natural growth on the clam flats.

C. Open Winter Sand Bids: The following bid was received:

Harry Crooker	\$7.50/cu. yd. (town pick up)	\$11.95/cu. yd. (delivered)
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Road Commissioner Doug Fowler said the bid was a dollar increase over last year's price and he recommended having the sand delivered as it requires less Town manpower. **Ben Rines, Jr., moved to accept the winter sand bid from Crooker Construction for the figures presented. Vote 4-0-0.**

13. Department Head or Committee Chair Report

A. Temporary Business and Business License Ordinance Amendments and update on Town Common-Town Planner Jamel Torres: Torres said the Ordinance Review Committee had amended the Temporary Business Ordinance to include the description of the town common and other town-maintained properties. Ben Rines, Jr., objected to the inclusion of an appeals section in these ordinances which would allow decisions of the elected Selectboard to be appealed to an appointed board of appeals. Judy Flanagan questioned the need for the Selectboard to approve a temporary business license for more than 15 days or on the Town common when approval could be done by the Code Enforcement Officer. Marian Anderson said there were occasions when the CEO did not feel comfortable making a decision and had asked the board for guidance. David Cherry also advocated for appeals being taken to the appeals board rather than Superior Court.

Ben Rines, Jr., asked that the Sign Ordinance address signs for out of town activities and real estate signs on the town common.

David Cherry moved to vote on them (Temporary Business and Business License Ordinance) tonight. Vote 3-1-0 (Rines opposed).

14. Town Manager's Report

Marian Anderson reported she and Kathy Onorato would be training on the TRIO software in Bangor the following day. In response to Ben Rines' question, in case of emergency she could be reached by phone if office staff is unable to assist.

The selectmen are invited to an anniversary celebration dinner at the Senior Center at 5 p.m. on September 30. Anderson will confirm the agenda.

Anderson reported that on Thursday she and Joe McCole, interim EMS director, will be meeting with the EMS in Topsham (which has a similar system to Wiscasset's with a director and volunteers) to see what has worked well in Topsham.

In response to Judy Flanagan's question, Jamel Torres reported that the Historic Preservation Committee has not yet met pending the appointment of two additional members.

Ben Rines said his goal of reducing taxes had been met and asked that his goal of having congressional representatives appear before the board be accomplished in the next month to talk about nuclear waste and the airport.

15. Adjournment

Jeff Slack moved to adjourn. Vote 4-0-0.



Town of Wiscasset

TOWN OF WISCASSET PUBLIC HEARING SPECIAL AMUSEMENT PERMIT

The Board of Selectmen will hold a public hearing on Tuesday, October 6, 2015 at 6:00 p.m. in the Municipal Building Hearing Room. The purpose of the hearing is as follows:

- **To act on a request for a Special Amusement Permit for Wiscasset Speedway LLC.**



**APPLICATION FOR
SPECIAL AMUSEMENT PERMIT**

DATE: 9-16-15

APPLICANT(S) NAME: VANESSA + RICHARD JORDAN

APPLICANT(S) RESIDENCE ADDRESS: 354 MAIN ST.
KINGFIELD, ME 04947

BUSINESS NAME: Wiscasset Speedway LLC

BUSINESS ADDRESS: 274 West Alna Road Wiscasset ME 04578

BUSINESS DESCRIPTION: Motorsports, Outdoor Family Events

LOCATION TO BE USED: Wiscasset Speedway

DESCRIBE ENTERTAINMENT: Motorsports to include Saturday
Night Stock Car Racing, Possible Go Karting Events,
Truck Pull Events, Concert, Carnival, Circus Events ~
Family Focused

**HAS THE APPLICANT EVER HAD A LICENSE TO CONDUCT THE BUSINESS
THEREIN DESCRIBED EITHER DENIED OR REVOKED? YES NO**
IF SO, DESCRIBE THOSE CIRCUMSTANCES ON A SEPARATE DOCUMENT.

**HAS THE APPLICANT, INCLUDING ALL PARTNERS, CORPORATE
OFFICERS, MANAGERS OR PRINCIPAL EMPLOYEES EVER BEEN CONVICTED
OF A FELONY? YES NO**
IF SO, DESCRIBE SPECIFICALLY THOSE CIRCUMSTANCES ON A SEPARATE
DOCUMENT.

By signing below, the applicant agrees that the information on this permit is factual and true and agrees to abide by applicable local, state and federal laws, rules and standards including, but not limited to Article X, Section 1 (Special Amusement Permits) of the Wiscasset Ordinances and Title 28-A (Liquors) of the Maine State Statutes.

Signature(s): Vanessa Jordan

Date: 9-16-15



Town of Wiscasset

September 22, 2015

DO NOT DISREGARD THIS LETTER

Currier Langley
157 Hale Pond Road
Wiscasset, ME 04578

RE: Map R01, Lot 044-J

Dear Mr. Langley:

On July 19, 2013 you entered into a Delinquent Tax Payment agreement with the Town of Wiscasset. Our records indicate that regular payments have not been made in accordance with your agreement. You have not honored your agreement. The Town's Tax Acquired Policy specifically states: *In the event the former property owner "you" fail to provide an acceptable agreement, the Board shall make the final determination on the disposition of the property.* If the Board determines that your property is to be sold, a public bidding process will be used.

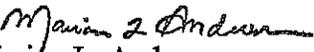
Therefore, please be advised that unless the total amount of delinquent taxes are paid in full before October 6, 2015 the Board of Selectmen may exercise its right to dispose of your property in accordance to the town's policy on tax lien acquired property, Section IV, (A-C).

Pursuant to Title 36, §841-A of the Maine Revised Statutes Annotated:

The Town of Wiscasset may on their own knowledge or on written application thereof, make such abatements as they believe reasonable on the real estate taxes on the primary residence of any person who, by reason of infirmity or poverty, is in their judgment unable to contribute to the public charges. Applicants seeking poverty tax abatement have the burden of proof that they are eligible for abatement. You must provide information requested by the Selectmen to support your claim of poverty, by filling out the application enclosed. If you believe that you may be eligible for poverty abatement you **MUST** file the enclosed application before Tuesday, October 6, 2015.

The Town of Wiscasset Board of Selectmen will be meeting in public session on Tuesday, October 6, 2015 at 6:00 PM to discuss the final disposition of your property.

Sincerely,


Marian L. Anderson
Town Manager

7-19-15

LANGLEY, CURRIER

157 HALE POND ROAD
WISCASSET ME 04578
B2048P329

Property Data

Neighborhood	103 RURAL WEST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	20 NEQ. WATERSHED
Secondary Zone	
Topography	2 Rolling
1 Level	4 Below St
2 Rolling	5 Low
3 Above St	6 Swampy
Utilities	9 Notwater/NoSewer
1 Public	4 Dr Well
2 Water	5 DUG/LAKE
3 Sewer	6 Septic
Street	5 Private
1 Paved	4 Proposed
2 Semi Imp	5 Private
3 Gravel	6 Pub Eas
TREE GROWTH PLAN 0	
CONSERV EASE 0	

Sale Data

Sale Date	3/01/1995
Price	30,400
Sale Type	1 Land Only
1 Land	4 Mobile
2 L & B	5 Other
3 Building	6
Financing	9 Unknown
1 Convert	4 Salar
2 FHA/VA	5 Private
3 Assumed	6 Cash
Validity	1 Arms Length Sale
1 Valid	4 Split
2 Related	5 Partial
3 Distress	6 Exempt
Verified	5 Public Record
1 Buyer	4 Agent
2 Seller	5 Pub Rec
3 Lender	6 MISC
	7 Family
	8 Other
	9

Assessment Record

Year	Land	Buildings	Exempt	Total
2003	40,500	0	0	40,500
2004	40,500	0	0	40,500
2005	19,100	0	0	19,100
2006	22,900	0	0	22,900
2007	71,000	0	0	71,000
2008	71,000	0	0	71,000
2009	71,020	0	0	71,020
2010	71,000	0	0	71,000
2011	71,000	0	0	71,000
2012	71,000	0	0	71,000
2013	71,000	0	0	71,000
2014	71,000	0	0	71,000

Land Data

Front Foot	Type	Effective	Depth	Influence	Influence
		Frontage		Factor	Codes
11.Regular Lot				%	1.Open Space
12.Delta Triangle				%	2.Neighborhood A
13.Nabla Triangle				%	3.Topography
14.Rear Land				%	4.Size/Shape
15.Front Foot				%	5.Access
				%	6.Restriction
				%	7.Cornet/Location
				%	8.View/Environ
				%	9.Fract Share
				%	Acreas
				%	30.Rear 20+
				%	31.Waterfront Rea
				%	32.Open Space
				%	33.Restrictem
				%	34.PASTURE 1
				%	35.HORTICULTURAL-
				%	36.Pasture 3
				%	37.Softwood
				%	38.Mixed Wood
				%	39.Hardwood
				%	40.Westland
				%	41.CAMP SITE
				%	42.Mobile Home SI
				%	43.Camp Site
				%	44.Site Improveem
				%	45.CAMP SITE
				%	46.PAVING/00

Notes:
2001-ADDED 5.2 BACKLAND PER DRESDEN SURVEY
11/01/02-MR. LANGLEY CAME IN TO SAY HIS LAND VALUE
HAS INCREASED AND WANTED TO KNOW WHY. HE IS BEING
TAXED FOR 23.2 ACRES AND SAID HE HAS 20. HE WAS
GIVEN AN ABATMENT FORM AND HE SAID HE WOULD BRING
IN HIS DEED AND SURVEY IN ORDER TO BE PLOTTED
CORRECTLY. HE ALSO QUESTIONED WHY IF WE ARE
TAXING HIM FOR A HOUSE LOT COULDN'T HE GET A
HOMESTEAD EXEMPTION HERE. HIS HOUSE IS IN DRESDEN
MISEASSETS HIS EXEMPTION THERE. HE WENT ON TO
GAV THE DEFENSIVE AND GEDVTRCC FIDE FIDE AMRI II ANJE

Total Acreage 22.42

TOWN OF WISCASSET, MAINE
DELINQUENT TAX PAYMENT AGREEMENT
Matured Tax Liens

This Agreement is made between the Town of Wiscasset (hereinafter, Town) and Longley, CURTIER (hereinafter, Taxpayer).

By virtue of one or more matured real estate tax liens, Town owns Taxpayer's real estate depicted on Wiscasset Tax Map R1 as Lot 44J, and being more particularly described in a deed recorded in the Lincoln County Registry of Deeds in Book 2018 at Page 329. The matured real estate tax liens are recorded in said Registry in Book _____ at Page _____ for the tax year _____, Book _____ at Page _____ for the tax year _____, Book _____ at Page _____ for the tax year _____ and Book _____ at Page _____ for the tax year _____.

See attached BK Pg report

There are other unpaid debts Taxpayer owes to Town as follows: Sewer: \$ _____; Transfer Station: \$ _____; Other: _____: \$ _____.

Taxpayer desires to enter into an Agreement with Town for the full payment of all outstanding taxes, debts, interest and related charges, and the Wiscasset Board of Selectmen have authorized Wiscasset's Town Manager and Treasurer to enter into such Agreements with Taxpayers. Now, therefore, Town and Taxpayer mutually agree to the following:

1. **POSSESSION:** Town agrees to permit Taxpayer to remain in possession of the subject premises for the duration of this Agreement. Taxpayer shall be responsible for all charges associated with the premises including, but not limited to, upkeep and insurance. Taxpayer shall provide the Town with a Certificate of Insurance naming the Town as an additionally insured. Town will have no financial or other obligation with regard to the subject premises during the term of this Agreement, and Taxpayer shall hold Town harmless from all claims of whatever nature to persons or property occurring at the premises.

2. **TERM:** Taxpayer currently owes to Town \$ 5992.14 in taxes, including interest and related statutory charges, and \$ -0- in other unpaid debts. Taxpayer shall pay to Town all unpaid taxes that have been assessed against the premises together with statutory charges and the interest which has accrued on these taxes as of this date. If Taxpayer does not default in his or her payments under this Agreement then no further interest shall accrue on the taxes which have been assessed as of this date. However, should Taxpayer default in the payments due under this Agreement then Town shall have the right, in its sole discretion, to begin charging additional interest on these taxes at the rate of 7 % as of the date of the default or as of such later date as Town shall choose. Taxpayer shall also pay to Town all taxes assessed against the property during the term of this Agreement, plus statutory charges and accrued interest, and the interest on the taxes assessed during the term of this Agreement shall not abate but shall continue to accrue. Taxpayer is paying \$ 25 at the time of the signing of this Agreement and will pay \$ 25 per month until all amounts of tax, interest and related statutory charges pertaining to the premises, and all other debts that Taxpayer owes to Town, are paid in full. The first monthly payment due hereunder will be due on 8-17-13, and subsequent payments will be due each month thereafter and on the 17th day of each month until the amounts Taxpayer owes under this Agreement are paid in full. If applicable, Town will continue to file tax liens against the

premises during the term of this Agreement and to follow all statutory steps with regard to these new liens, and the charges associated with these will be added to the amount that Taxpayer owes to Town. **Important:** Town will not bill Taxpayer for the monthly amounts due hereunder, nor notify Taxpayer of his or her failure to make a payment. It is up to Taxpayer to keep track of when payments are due and to pay them on time.

3. **ALLOCATION OF PAYMENTS:** Payments will be applied to the earliest tax year covered in this Agreement first and work forward to the most recent tax year. Each payment will be applied first to outstanding tax-related fees for the tax year in question, then to accrued interest for that year, and the remainder applied to the principal due on that year's tax. When all of these taxes, interest and charges are paid in full then any further payments will be applied to any other debts Taxpayer may owe to Town.
4. **TITLE:** Town will retain title to the subject premises until Taxpayer completes his or her obligations pursuant to the terms and conditions of this Agreement. Town will reconvey the premises to the prior owner(s) by a Release Deed upon Taxpayer's completion of his or her obligations under this Agreement
5. **WAIVER:** By execution of this Agreement Town does not waive its statutory rights to assess taxes on the subject property, record liens against it, and foreclose on said liens. Further, by execution of this Agreement Town does not subordinate its position to any mortgage holder or any other party in interest to the subject property. However, Town will refrain from taking possession of the property or instituting a lawsuit to confirm Town's title to the property as long as Taxpayer adheres to his or her obligations under this Agreement.
6. **BREACH:** Taxpayer's failure to pay any amount due hereunder within fifteen (15) days of the date the payment is due shall be deemed a breach of this Agreement. Town may use any and all methods available that it chooses to insure collection of the outstanding debt up to, and including, taking possession of the subject property and/or initiating a lawsuit to confirm Town's title to the subject property. Town's failure to complain of any action or non-action by Taxpayer, no matter how long the same may continue, shall not be deemed a waiver at any time of the provisions of this Agreement. Further, no waiver at any time of any provisions of this Agreement shall be construed as a waiver of any other provision of this Agreement, nor be construed as a waiver of the same provision at any subsequent time.

IN WITNESS WHEREOF, Town and Taxpayer have executed this Agreement in duplicate on this date: 7-19-13.

TOWN OF WISCASSET
By Shari I. Fredette
Shari I. Fredette, Treasurer

Currier W Langley
Taxpayer

Printed name:
CURRIER W Langley

**RE Account 153 Detail
as of 09/30/2015**

Name: LANGLEY, CURRIER
Location: 157 HALE POND ROAD
Acreage: 22.42 Map/Lot: R01-044-J
Book Page: B2048P329

Land: 71,000
Building: 0
Exempt: 0

Total: 71,000

2015-1 Period Due:
1) 582.20
2) 582.20

Ref1: B2048P0329
Mailing Address: 157 HALE POND ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1 R	09/23/15	Original		1,164.40	0.00	0.00	1,164.40
		Total		1,164.40	0.00	0.00	1,164.40
2014-1 L	09/17/14	Original		1,207.00	0.00	0.00	1,207.00
	5/29/2015	DEMAND	A 3	0.00	0.00	-9.48	-9.48
		Demand Fees					
2107	06/29/15	Liened		1,207.00	36.34	47.48	1,290.82
		CURINT		0.00	-21.53	0.00	-21.53
		Total		1,207.00	57.87	47.48	1,312.35
2013-1 L	10/15/13	Original		1,150.20	0.00	0.00	1,150.20
	6/19/2014	DEMAND	A 3	0.00	0.00	-9.48	-9.48
		Demand Fees					
	6/19/2014	DEMAND	A 3	0.00	0.00	9.48	9.48
		Reverse Demand Fees					
	6/19/2014	DEMAND	A 3	0.00	0.00	-9.48	-9.48
		Demand Fees					
1950	07/23/14	Liened		1,150.20	35.08	57.48	1,242.76
		CURINT		0.00	-0.96	0.00	-0.96
		Total		1,150.20	36.04	57.48	1,243.72
2012-1 L	09/18/12	Original		1,128.90	0.00	0.00	1,128.90
	6/12/2013	DEMAND	A 3	0.00	0.00	-9.10	-9.10
		Demand Fees					
1768	07/19/13	Liened		1,128.90	37.88	54.10	1,220.88
	12/12/2014	FCFEES	A L	0.00	0.00	-15.96	-15.96
		Lien Maturity Fee					
	12/12/2014	CHGINT	A I	0.00	-110.63	0.00	-110.63
		CURINT		0.00	-63.22	0.00	-63.22
		Total		1,128.90	211.73	70.06	1,410.69
2011-1 L	09/06/11	Original		1,075.65	0.00	0.00	1,075.65
	6/13/2012	DEMAND	A 3	0.00	0.00	-8.75	-8.75
		Demand Fees					
1520	07/23/12	Liened		1,075.65	36.72	56.50	1,168.87
	12/18/2013	FCFEES	A L	0.00	0.00	-15.22	-15.22
		Lien Maturity Fee					
	12/18/2013	CHGINT	A I	0.00	-105.83	0.00	-105.83
		CURINT		0.00	-134.29	0.00	-134.29
		Total		1,075.65	276.84	71.72	1,424.21
2010-1 L	09/21/10	Original		1,050.80	0.00	0.00	1,050.80

**RE Account 153 Detail
as of 09/30/2015**

Name: LANGLEY, CURRIER
Location: 157 HALE POND ROAD
Acreage: 22.42 Map/Lot: R01-044-J
Book Page: B2048P329

Land: 71,000
Building: 0
Exempt: 0

Total: 71,000

2015-1 Period Due:
1) 582.20
2) 582.20

Ref1: B2048P0329
Mailing Address: 157 HALE POND ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
	6/15/2011	DEMAND	A 3	0.00	0.00	-8.59	-8.59
				Demand Fees			
1269	07/18/11	Liened		1,050.80	35.87	40.59	1,127.26
	12/12/2012	FCFEES	A L	0.00	0.00	-14.50	-14.50
				Lien Maturity Fee			
	12/12/2012	CHGINT	A I	0.00	-103.38	0.00	-103.38
		CURINT		0.00	-205.96	0.00	-205.96
		Total		1,050.80	345.21	55.09	1,451.10
2009-1 L	09/23/09	Original		1,026.24	0.00	0.00	1,026.24
	6/18/2010	DEMAND	A 3	0.00	0.00	-8.54	-8.54
				Demand Fees			
997	07/20/10	Liened		1,026.24	35.23	49.54	1,111.01
	12/14/2011	FCFEES	A L	0.00	0.00	-8.59	-8.59
				Lien Maturity Fee			
	12/14/2011	CHGINT	A I	0.00	-100.77	0.00	-100.77
115616	9/17/2014	CHGINT	1 I	0.00	-114.74	0.00	-114.74
115616	9/17/2014		A P	0.00	101.74	0.00	101.74
116445	10/9/2014		A P	0.00	149.00	1.00	150.00
118349	11/25/2014		A P	0.00	0.00	50.00	50.00
122497	4/27/2015		A P	92.87	0.00	7.13	100.00
123291	5/22/2015		A P	100.00	0.00	0.00	100.00
124806	7/17/2015		A P	200.00	0.00	0.00	200.00
126129	9/10/2015		A P	150.00	0.00	0.00	150.00
126439	9/25/2015	CHGINT	1 I	0.00	-73.98	0.00	-73.98
126439	9/25/2015		A P	426.02	73.98	0.00	500.00
		CURINT		0.00	-0.06	0.00	-0.06
		Total		57.35	0.06	0.00	57.41
2008-1 L	09/23/08	Original		965.60	0.00	0.00	965.60
	6/16/2009	DEMAND	A 3	0.00	0.00	-8.54	-8.54
				Demand Fees			
717	07/17/09	Liened		965.60	41.67	50.54	1,057.81
65684	2/25/2010	CHGINT	1 I	0.00	-53.09	0.00	-53.09
65684	2/25/2010		A P	0.00	19.68	0.00	19.68
70503	7/29/2010	CHGINT	1 I	0.00	-36.67	0.00	-36.67
70503	7/29/2010		A P	143.71	111.75	44.54	300.00
71493	9/17/2010	CHGINT	1 I	0.00	-10.13	0.00	-10.13
71493	9/17/2010		A P	89.87	10.13	0.00	100.00
	12/6/2010	FCFEES	A L	0.00	0.00	-8.54	-8.54
				Lien Maturity Fee			
	12/6/2010	CHGINT	A I	0.00	-14.44	0.00	-14.44

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as of 09/30/2015**

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Ref1: B2048P0329
Mailing Address: 157 HALE POND ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
103229	7/19/2013	CHGINT	1	I	0.00	-172.56	0.00	-172.56
103229	7/19/2013		A	P	0.00	25.00	0.00	25.00
103907	8/16/2013		A	P	0.00	25.00	0.00	25.00
104683	9/18/2013	CHGINT	1	I	0.00	-11.01	0.00	-11.01
104683	9/18/2013		A	P	0.00	25.00	0.00	25.00
105761	10/30/2013		A	P	0.00	100.00	0.00	100.00
109394	2/18/2014	CHGINT	1	I	0.00	-38.63	0.00	-38.63
109394	2/18/2014		A	P	3.82	61.64	14.54	80.00
109635	2/28/2014	CHGINT	1	I	0.00	-1.80	0.00	-1.80
109635	2/28/2014		A	P	48.20	1.80	0.00	50.00
112287	5/15/2014	CHGINT	1	I	0.00	-12.74	0.00	-12.74
112287	5/15/2014		A	P	287.26	12.74	0.00	300.00
114034	7/11/2014	CHGINT	1	I	0.00	-5.52	0.00	-5.52
114034	7/11/2014		A	P	194.48	5.52	0.00	200.00
114731	8/8/2014		A	P	150.00	0.00	0.00	150.00
115616	9/17/2014		A	P	48.26	0.00	0.00	48.26
		Total			0.00	0.00	0.00	0.00
2007-1 L	10/04/07	Original			923.00	0.00	0.00	923.00
	7/25/2008	DEMAND	A	3	0.00	0.00	-8.32	-8.32
								Demand Fees
447	08/25/08	Liened			923.00	48.47	26.64	998.11
	1/11/2010	FCFEES	A	L	0.00	0.00	-8.54	-8.54
								Lien Maturity Fee
	1/11/2010	CHGINT	A	I	0.00	-114.70	0.00	-114.70
65405	2/10/2010	CHGINT	1	I	0.00	-6.83	0.00	-6.83
65405	2/10/2010		A	P	294.82	170.00	35.18	500.00
65610	2/22/2010	CHGINT	1	I	0.00	-1.86	0.00	-1.86
65610	2/22/2010		A	P	248.14	1.86	0.00	250.00
65684	2/25/2010	CHGINT	1	I	0.00	-0.28	0.00	-0.28
65684	2/25/2010		A	P	380.04	0.28	0.00	380.32
		Total			0.00	0.00	0.00	0.00
2006-1 R	09/19/06	Original			398.46	0.00	0.00	398.46
30619	12/20/2006	CHGINT	1	I	0.00	-3.24	0.00	-3.24
30619	12/20/2006		A	P	395.22	3.24	0.00	398.46
36598	6/15/2007	CHGINT	1	I	0.00	-0.05	0.00	-0.05
36598	6/15/2007		A	P	3.24	0.05	0.00	3.29
		Total			0.00	0.00	0.00	0.00
2005-1 R	10/04/05	Original			343.80	0.00	0.00	343.80
16817	10/18/2005		A	P	343.80	0.00	0.00	343.80

**RE Account 153 Detail
as of 09/30/2015**

Name: LANGLEY, CURRIER
Location: 157 HALE POND ROAD
Acreage: 22.42 Map/Lot: R01-044-J
Book Page: B2048P329

Land: 71,000
Building: 0
Exempt: 0

Total: 71,000

2015-1 Period Due:
1) 582.20
2) 582.20

Ref1: B2048P0329
Mailing Address: 157 HALE POND ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
		Total		0.00	0.00	0.00	0.00
2004-2 R	10/04/04	Original		729.00	0.00	0.00	729.00
	8/4/2005	DEMAND	A 3	0.00	0.00	-7.42	-7.42
				Demand Fees			
15402	8/5/2005	CHGINT	1 I	0.00	-24.54	0.00	-24.54
15402	8/5/2005		A P	729.00	24.54	7.42	760.96
		Total		0.00	0.00	0.00	0.00
2004-1 S	05/20/04	Original		438.21	0.00	0.00	438.21
10996	3/20/2005	CHGINT	1 I	0.00	-20.91	0.00	-20.91
10996	3/20/2005		A P	438.21	20.91	7.42	466.54
	3/21/2005	DEMAND	A 3	0.00	0.00	-7.42	-7.42
				Demand Fees			
		Total		0.00	0.00	0.00	0.00
2003-1 L	10/15/03	Original		658.13	0.00	0.00	658.13
	4/4/2004	CHGINT	A I	0.00	-16.03	0.00	-16.03
	8/16/2004	DEMAND	A 3	0.00	0.00	-7.42	-7.42
				Demand Fees			
	09/20/04	Liened		658.13	37.36	37.84	733.33
8960	2/25/2005	CHGINT	1 I	0.00	-19.94	0.00	-19.94
8960	2/25/2005		A P	658.11	57.30	37.84	753.25
8961	2/25/2005		A P	0.02	0.00	0.00	0.02
		Total		0.00	0.00	0.00	0.00
Account Totals as of 09/30/2015				6,834.30	927.75	301.83	8,063.88

Per Diem

2014-1	0.2315
2013-1	0.0022
2012-1	0.2165
2011-1	0.2063
2010-1	0.2015
2009-1	0.0110
Total	0.8690

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

TOWN OF WISCASSET
Tax acquired property list

ACCT.	LAST, FIRST NAME	ADDRESS	NOTES	FIRST YEAR in foreclosure	ACCT. BALANCE as of 9/14/2015
1790	ABBOTT, MARY LEE	51 Old Ferry Road	Mobile Home, Garage and Land	2003	\$11,476.81
2596	BOWEN, ADAM	970 Gardiner Rd., #9	Mobile Home	2011	\$902.46
27	BOWEN, BASIL	970 Gardiner Rd., #7	Mobile Home	2012	\$1,091.87
32	BOWEN, BASIL	970 Gardiner Rd., #12	Mobile Home	2012	\$468.21
2603	BOWEN, BASIL	970 Gardiner Rd., #10	Mobile Home	2012	\$926.64
422	CARLTON, MICHAEL H. J/T	11 Hillside Drive	Land, Home, not honoring agreement	2005	\$28,691.65
1940	CRAWSON, JAMES	1051 Gardiner Rd., #20	Mobile Home	2007	\$4,663.36
994	DELANO, KYMBERLY D.	212 Old Bath Road	Mobile Home, not honoring agreement	2004	\$11,545.03
572	DORAY, GREG	24 Fowle Hill Road	Mobile Home	2012	\$682.50
375	ELLIS, DANNY M.	Gardiner Road	Land	2010	\$3,960.34
664	EZZELL, MARK	31 Easy Street	Land, Mobile Home	2011	\$3,529.75
502	GAUTHIER, DENNIS	37 Bogg Road	Land, Building Paid 2010 tx	2010	\$2,616.71
2542	GILES, WILLIAM	1051 Gardiner Road Lot #18	Building	2010	\$1,037.28
2054	GREENLEAF, ROBERT	285 Birch Point Road, Lot 17	Mobile Home	2006	\$1,246.14
2438	GROVER, ASHLEY	1051 Gardiner Rd., #28	Mobile Home	2012	\$723.41
2268	GROVER SR., JAMES MATTHEW	1051 Gardiner Road, Lot 37	Mobile Home	2009	\$897.95
2284	HUNT COMPANY INC.	519A Gardiner Road	Land, Business, not honoring agreement	2006	\$33,422.11
2125	JAMES, KEVIN	149 Fowle Hill Road	Land, Bldg, not honoring agreement	2005	\$11,852.39
2177	JOSLYN, GARY	1051 Gardiner Rd., #29	Mobile Home	2012	\$1,436.52
34	KINGSTON, LENA	970 Gardiner Road, Lot 14	Mobile Home, not honoring agreement	2006	\$3,981.94

1228	LAEMMLE, DAVID G.	27 Middle Street	Land, Building, not honoring agreement	2010	\$11,440.53
153	LANGLEY, CURRIER	157 Hale Pond Road	Land, not honoring agreement	2008	\$7,384.65
2052	LEIGHTON, SAMUEL	285 Birch Point Road, Lot 9	Mobile Home, not honoring agreement	2006	\$1,312.05
1953	LINDSEY, KATHERNIE	1051 Gardiner Rd., #33	Mobile Home	2009	\$3,213.70
2539	MILLS, LINDA D.	970 Gardiner Rd., #24	Mobile Home	2012	\$1,113.19
2436	PERKINS, KRISTY	1051 Gardiner Road, Lot 24	Mobile Home, no honoring agreement	2007	\$1,004.19
1939	PINKHAM, MIKE	1051 Gardiner Road, Lot 19	Mobile Home	2006	\$2,741.78
47	REED, CHARLES	970 Gardiner Road, Lot 30	Mobile Home	2002	\$5,207.82
2066	REED, NAOMI	970 Gardiner Road, Lot 3	Mobile Home	2007	\$1,997.60
1961	RINES, GILBERT H.	27 Bumpa Lane	Bldg	2009	\$736.30
2578	RINES, WILLIAM	39 Bumpa Lane	Bldg, not honoring agreement	2009	\$1,781.55
33	ROBERTS, CHRISTOPHER	970 Gardiner Rd., #13	Mobile Home	2011	\$1,921.82
410	SUKEFORTH, BRIAN	21 Sukeforth Dr.	Bldg	2002	\$564.12
450	SUKEFORTH, BRIAN	Gardiner Road	Land	2002	\$1,854.08
1564	WATTE, JOSHUA	52 Flood Avenue	Mobile Home, not honoring agreement	2009	\$1,334.52
650	WALL, HEIDI	372 West Alna Road	Mobile Home	2000	\$2,718.93
54	WEST, GREGORY	138 Rumerill Road	Land & Building, not honoring agreement	2011	\$6,786.61
					\$178,266.51



Bureau of Alcoholic Beverages
 Division of Liquor Licensing & Enforcement
 164 State House Station
 Augusta, ME 04330-0164
 Tel: (207) 624-7220 Fax: (207) 387-3424

COPY

**APPLICATION FOR CATERED FUNCTION BY
 QUALIFIED CATERING ORGANIZATION**

License No.: 7676 Name of Qualified Caterer: Dandelion Catering Co, LLC

Mailing Address: 81 Bridge St

Town/ City: Yarmouth State: ME Zip Code: 04669

Telephone: (207) 847-0023 Fax: —

Title and Purpose of Event: Wedding

Location of Event: Marianmode Farm

Physical Address of Event: _____

Town/City: Wiscasset State: ME Zip Code: _____

Indoor Event Outside Event (IF OUTSIDE AREA, DIAGRAM MUST BE INCLUDED)

Describe specific indoor and/or outdoor area to be licensed: one room

inside barn

Date of Event: 10-17-15 Time - From: 12pm To: 11³⁰pm

Number of Persons Attending: 115

Name of Sponsor: Courtney Sawcett

Address: 41 Lincoln Ln Town/City: Sudbury

State: MA Zip Code: 01776 Telephone Number: (339) 0677

Angela Haskell _____
 Signature of Licensee or Corporate Officer Date 9.22.15

ANGELA HASKELL
 Print Name of Licensee or Corporate Officer

FOR USE ONLY BY DIVISION OF LIQUOR LICENSING & ENFORCEMENT

RESTRICTIONS:

| | APPROVED

DATED: _____

| | NOT APPROVED

ISSUED BY: _____

FairPoint
 875 Holt Ave
 Manchester NH 03109
 1 866 925-8968
 1 800 493-2227 FAX
 499 # - 15-146-ME

September 29, 2015

**FAIRPOINT
 MUNICIPAL CERTIFICATION FORM
 FOR INSTALLATION OF TELEPHONE SERVICE**

CHRIS FAIRFIELD who resides at 12 LOBSTER LANE - WISCASSET, ME whose telephone number is 207-xxx-xxxx request(s) that an appropriate municipal official provide the following certification:

CERTIFICATION

With regard to the parcel of land located on 12 LOBSTER LANE - WISCASSET, ME (street and town) and tax map R01, lot 016-C, and recorded in the Lincoln County Registry of Deeds at Book 4718, Page 214 for which utility service is requested, the undersigned authorized officials of the (Town) (City) of Wiscasset certify that said premises to be served are:
 (CHECK APPROPRIATE BOX UNDER SECTIONS 1 AND 2 AND SIGN AND DATE BOTH SECTIONS)

SECTION 1 - SUBDIVISION

 Not part of a subdivision as defined in Title 30-A 4406, or

 X Part of a subdivision as defined in Title 30-A 4406 for which all required local permits and/or approvals have been obtained from the appropriate Municipal Officials and that said permits and approvals are valid an in full force and effect.

Signature: _____ Date: _____
 Title of Municipal Official: _____

SECTION 2 - SHORELAND

 X Not within the shoreland area of this municipality as defined in Title 38 435;
 or

_____ Within the shoreland area of this municipality as defined in Title 38 435, that all local permits and/or necessary approvals required under Title 38 Chapter 3 have been granted by the appropriate municipal officials, and that said permits and approvals are valid and in full force and effect.

Signature: _____ Date: _____
Title of Municipal Official: _____

Title 38 435 defines shoreland area as being within 250 feet above the normal high-water mark of any pond, river, or salt water body.

REASONS FOR THIS FORM. The Maine law prohibits a public utility from installing services to a lot or structure unless written authorization attesting to the validity and currency of all local permits required under the Subdivision Control Law and the Shoreland Zoning Law have been issued by the appropriate municipal officials. This prohibition is provided in M.R.S.A. 30-A 4406 for subdivisions and M.R.S.A. 38 444 for shoreland zoning.

Therefore, prior to installing service, it is necessary to have the appropriate municipal officials (usually the Planning Board or Code Enforcement Office) certify that these laws do not apply (because the lot or structure is not part of a subdivision or a shoreland zoning area), or, if either or both laws apply to the lot or structure, certify that all local permits and/or authorizations required for the lot or structure have been obtained and are still valid.

The Company appreciates your cooperation in the completion of these forms so that the municipal residents and the Companies customers can be served.

CONFIRMATION FOLLOWING INSTALLATION

Once installation has been completed, this form is being sent to the municipality as required by law.



September 20, 2015

To: Marian Anderson – Town Manager
Town of Wiscasset

From: Frank Costa – Airport Manager
Wiscasset Municipal Airport

COPY

Re: Lease agreement renewal (2015-2016) for Peregrine Turbine Technologies LLC
Wiscasset Airport - 96 Chewonki Neck Rd.

Ms. Marian,

Attached, for your review and approval by the Board of Selectman, you will find a copy of the proposed "Lease" agreement for Peregrine Turbine Technologies LLC located on the second floor of the Wiscasset Airport main terminal building for the year 2015-2016.

The new "Lease Agreement" reflects a \$100.00 monthly increase, this is a 12.5% increase with all other previous agreement options remaining intact.

The previous \$800.00 monthly rent was based on 950 sq.ft. of space at \$0.8421 per Sq.ft. while the new rate will be \$0.9474 per sq.ft. for the same amount of space.

This increase was discussed and approved by the Airport Committee during the September 16, 2015 Airport Committee Meeting.

Please let me know if you and the Board of Selectman are in agreement with this new "Lease Agreement" as I would like to introduce it to the company CEO and initiate the new monthly charge as soon as it is agreed and signed by you.

Respectfully,

Frank Costa

COPY

LEASE

This LEASE is made this 20th day of September 2015 by and between the **TOWN OF WISCASSET, MAINE**, a municipality located in Lincoln County, Maine ("Landlord"), and **PEREGRINE TURBINE TECHNOLOGIES LLC** of Wiscasset, Maine ("Tenant").

WITNESSETH:

1. **PREMISES LEASED.** Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord Suites C and D of the Wiscasset Airport Terminal Building, 96 Chewonki Neck Road, Wiscasset, Maine (the "Premises"). Tenant shall have the use of three parking spaces in the main lot. Additional parking for visitors and others is available in the long-term lot.

2. **PURPOSE.** Unless Landlord agrees otherwise in writing, the Premises shall be used only for general professional services.

3. **TERM.** Provided Tenant meets its obligations under this Lease, the term of this Lease shall be from November 1, 2015 to October 31, 2016.

4. **RENT.** Tenant covenants and agrees to pay a rent of \$900.00 per month plus the cost of electrical service and usage. Rent shall be paid in advance, and a late fee of \$25.00 shall incur for each month it is not.

5. **UTILITIES.** Tenant shall reimburse Landlord for electricity used by the terminal building (Central Maine Power account 514-021-4836-017) in an amount that exceeds 1,000 kWh per month. Landlord will invoice the Tenant on a quarterly basis and will provide copies of the CMP statements.

6. **MAINTENANCE BY TENANT.** Tenant shall at all times keep the Premises and all fixtures, equipment and apparatus in good working order, condition and repair, damage by casualty excepted. If Tenant refuses or neglects to maintain or repair the Premises or any fixtures, equipment or apparatus to the reasonable satisfaction of Landlord as soon as reasonably possible after written request from Landlord, Landlord may make such repairs and Tenant shall reimburse Landlord for the costs of making such repairs upon presentation of bills therefor.

7. **SURRENDER OF PREMISES.** At expiration of the Lease, Tenant shall surrender the Premises in the same condition as the Premises were upon commencement of the Lease, reasonable wear and tear excepted, and damage by casualty excepted. Tenant's obligation to observe and perform this covenant shall survive the expiration or termination of the Lease and is not limited by Landlord's retention of the security deposit as provided in paragraph 5 of this Lease.

8. **INSURANCE**

a. **Tenant.** At all times during the term of this Lease, Tenant shall purchase and keep in full force and effect, at its own expense, comprehensive general liability

insurance, insuring at least the substantive areas of liability and monetary limits of the Maine Tort Claims Act. Tenant shall also maintain casualty insurance for Tenant's personal property. Tenant shall also maintain workers compensation insurance, if applicable.

b. Landlord. The Landlord shall maintain casualty insurance on the Premises.

9. DEFAULT. In the event Landlord or Tenant defaults under this Lease, the other party shall have the available legal and equitable remedies.

10. INDEMNIFICATION. Tenant hereby acknowledges that Landlord shall have no responsibility for damage to Tenant's personal property. Landlord does not waive any of the immunities provided by the Maine Tort Claims Act or any other applicable law.

11. ALTERATIONS. Tenant shall make no alteration to the Premises without the express written consent of Landlord.

12. COMPLIANCE WITH LAWS. Tenant shall obtain any required permits and shall comply with all federal, state and local laws, ordinances, rules and regulations.

13. HAZARDOUS MATERIALS. Tenant shall have no hazardous materials or wastes on the Premises without the express written consent of Landlord.

14. ASSIGNMENT. This Lease may not be assigned by the Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

WITNESS

TOWN OF WISCASSET, MAINE

By: _____

Marian Anderson
Its Town Manager, Duly Authorized

WITNESS

PEREGRINE TURBINE TECHNOLOGIES LLC.

By: _____

Print name: David Stapp, CEO

HM Payson Monthly Statement of Wiscasset Accounts

Account Name	Market Value as of 06/30/2015	Market Value as of 07/31/2015	Market Value as of 08/31/2015
Montsweag Dam Reserve Fund	\$ 122,743.17	\$ 121,526.38	\$ 116,352.36
Cemetery Trust Fund	\$ 1,766,045.76	\$ 1,748,538.47	\$ 1,674,093.89
General John French Scholarship	\$ 49,001.21	\$ 48,515.45	\$ 46,449.89
Jackson Cemetery Fund	\$ 22,794.64	\$ 22,568.68	\$ 21,607.81
Larabee Band Fund	\$ 572,188.41	\$ 566,516.15	\$ 542,396.55
Haggett Scholarship Fund	\$ 11,386.60	\$ 11,273.73	\$ 10,793.74
Mary Bailey Fund	\$ 338,464.88	\$ 335,109.59	\$ 320,842.19
Seth Wingren Fund	\$ 22,112.68	\$ 21,893.47	\$ 20,961.35
Wiscasset Community Center Endowment Fund	\$ 2,391.99	\$ 2,368.28	\$ 2,267.45
Cooper-DiPerri Scholarship Fund	\$ 47,904.24	\$ 47,429.36	\$ 45,410.04
Recreation Scholarship	\$ 618.11	\$ 611.98	\$ 585.92
Town of Wiscasset Edowment Fund Total	\$ 2,955,651.69	\$ 2,926,351.54	\$ 2,801,761.19
Town of Wiscasset Capital Reserve	\$ 2,012,537.61	\$ 1,997,915.66	\$ 1,931,740.25
Town of Wiscasset Construction Reserve	\$ 2,394,406.67	\$ 2,377,010.28	\$ 2,298,278.41
Town of Wiscasset Equipment Reserve	\$ 3,578,149.12	\$ 3,552,152.32	\$ 3,434,497.13
Town of Wiscasset Furnace Replacement Reserve	\$ 275,819.88	\$ 273,815.93	\$ 264,746.54
Town of Wiscasset Major Repairs Reserve	\$ 371,551.44	\$ 368,851.96	\$ 356,634.77
Town of Wiscasset Recreation Building Reserve	\$ 1,518,803.36	\$ 1,507,768.60	\$ 1,457,827.95
Town of Wiscasset Retirement Health Insurance Reserve	\$ 400,138.79	\$ 397,231.61	\$ 384,074.42
Town of Wiscasset Roof Repair Reserve	\$ 253,281.97	\$ 251,441.77	\$ 243,113.46
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 69,187.45	\$ 68,684.77	\$ 66,409.78
Town of Wiscasset Highway Department Capital Reserve	\$ 1,782.98	\$ 1,770.03	\$ 1,711.40
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 2,377.33	\$ 2,360.05	\$ 2,281.88
Town of Wiscasset Reserve Funds Total	\$ 10,878,036.60	\$ 10,799,002.98	\$ 10,441,315.99

Town of Wiscasset
August 2015
Monthly Reports





Town of Wiscasset

AIRPORT REPORT

To: Marian L. Anderson, Town Manager
From: Frank Costa, Airport Oversight Manager
Re: August Monthly Report
Date: September 11, 2015

The Wiscasset Airport was vibrant during the month of August 2015 and the numbers reflect well in fuel sales and tie-down/hangar rental fees.

On August 25th, the airport received another full load of 100LL-AvGas at 8,000 gallons. We were able to maintain the fuel cost per gallon at a competitive price in comparison with other airports in the Maine's Mid-Coast area. This capability benefits our based pilots as well as visiting pilots from around the country.

The Fixed Base Operation (FBO) benefits greatly by maintaining manicured grounds, well maintained equipment, great fuel prices, clean facilities and friendly interaction with our visitors. The satisfaction displayed by our visitors is well reflected on their comments and certainly by their follow-up comments in Airnav.com, airport code KIWI. The Airnav.com web-site is shared worldwide by the aviation community and speaks well of our efforts in Wiscasset.

In addition, the Wiscasset Municipal Airport revived the "Facebook" page for extra social media contact and can also be viewed for the excellent comments as well as the photos and short videos that we have been able to post to promote the airport and the Town of Wiscasset.

Although the above media helps in promoting the airport and the town, it does not provide the necessary tools and falls short of the goals that an airport web-site could accomplish by reaching anyone contemplating a visit to Wiscasset and its surrounding attractions. Regardless where a pilot and his/her family wants to go after landing, the key continues to be the exposure to our airport and Wiscasset the doorway to the visiting adventure.

The Wiscasset Airport must have its own web-site with supporting aviation tools used by the aviation community, in addition, the airport could announce, promote and advertise specials during certain periods of the month while inviting the town's businesses to advertise in our web-site and provide the aviation community with additional locations to visit and lodging.

Although the airport does not have an aircraft mechanic on site, the FBO has been able to maintain a short list of mechanics at other airports that have been able to answer the call when arriving or departing pilots encounter aircraft mechanical issues.

The Wiscasset Airport received a visit from Wiscasset School Superintendent Heather Wilmot whom displayed interest in having the airport participate in the new Science & Engineering class being offered at the High School. Superintendent Wilmot received an array of documentation displaying the Federal Aviation Administration (FAA) rules and regulations in regards to "Drones" (unmanned craft) as well as technical information regarding manned aircraft. The Superintendent also received a tour of the Wiscasset Airport. The airport offered the available tools and possible participation with the new class endeavor.



Town of Wiscasset

The Texas Flying Legends visited Wiscasset and remained at our airport for a little while benefiting the Wiscasset residents and visitors with the awesome sight of the WWII aircraft, all at no cost to the town or the airport.

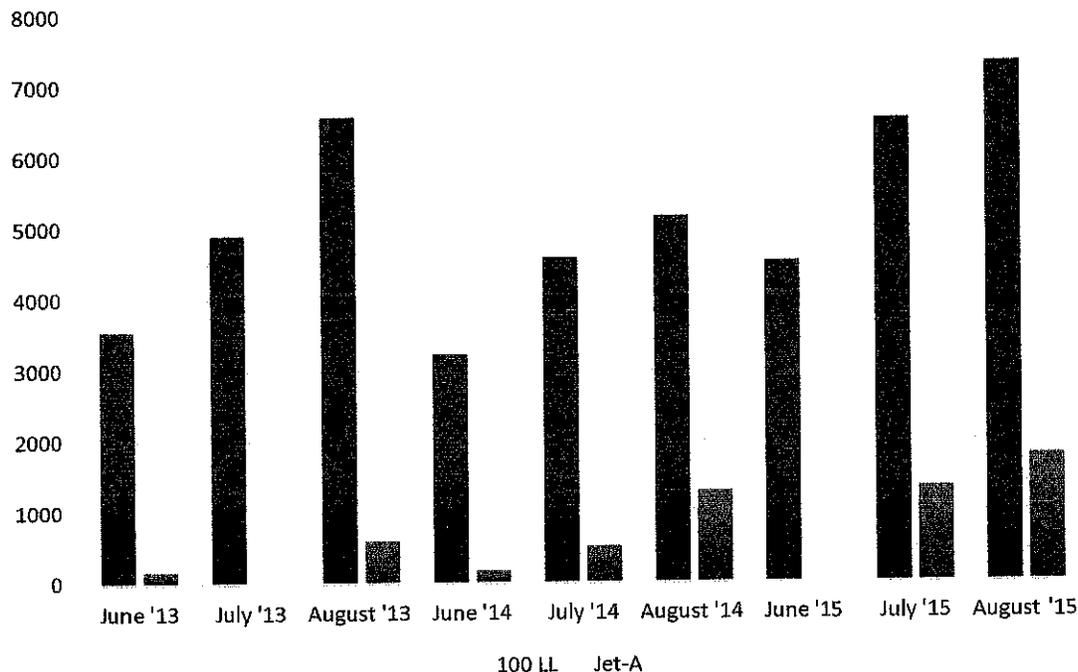
On Saturday, August 29th, the Flight Time Club conducted one of their yearly Hangar Parties and Flight Operations. Although other aircraft were also landing and departing, a directive/reminder was also issued to the club to remind all pilots that Wiscasset Airport has a set of directives in place regarding noise and low flying aircraft in populated areas, namely the Chewonki Camp Ground at the southeast end of runway 25.

The Wiscasset Airport is a good and proud neighbor to all and will continue to strive as such at all times while observing all safety rules.

1. The following charts will display the fuel usage and revenue as well as projected numbers which are based on previous year usage.

The first chart displays the actual fuel sales of 100LL and Jet-A over a period of 3 years for the same month period of June, July and August.

3 Year Fuel Sales for June-July-August





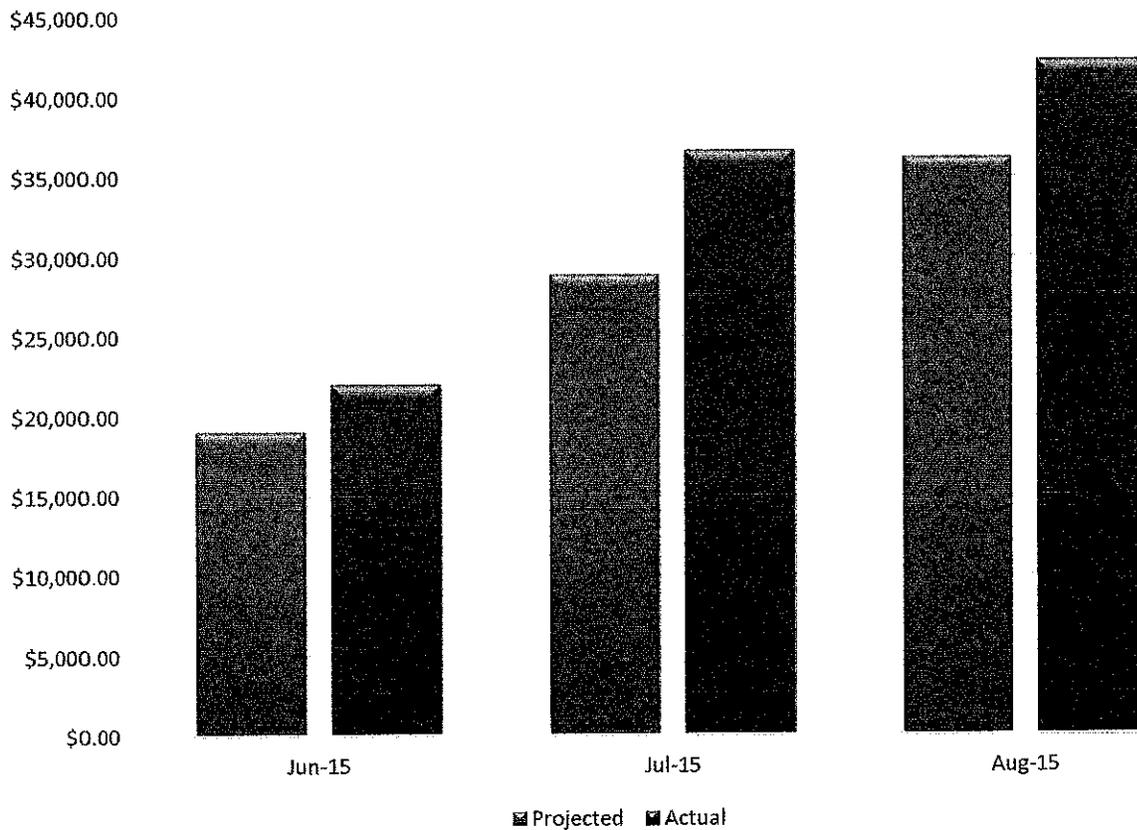
Town of Wiscasset

The second chart displays the projected (blue column) and actual (red column) revenue in dollars for fuel sales.

- June 2015 Revenue was \$21,994.75
- July 2015 Revenue was 36,671.17
- August 2015 Revenue was \$42,298.63

For 3 consecutive months, the revenue exceeded the projected revenue which was based on 2014 figures.

Projected & Actual Fuel Revenue For 2015

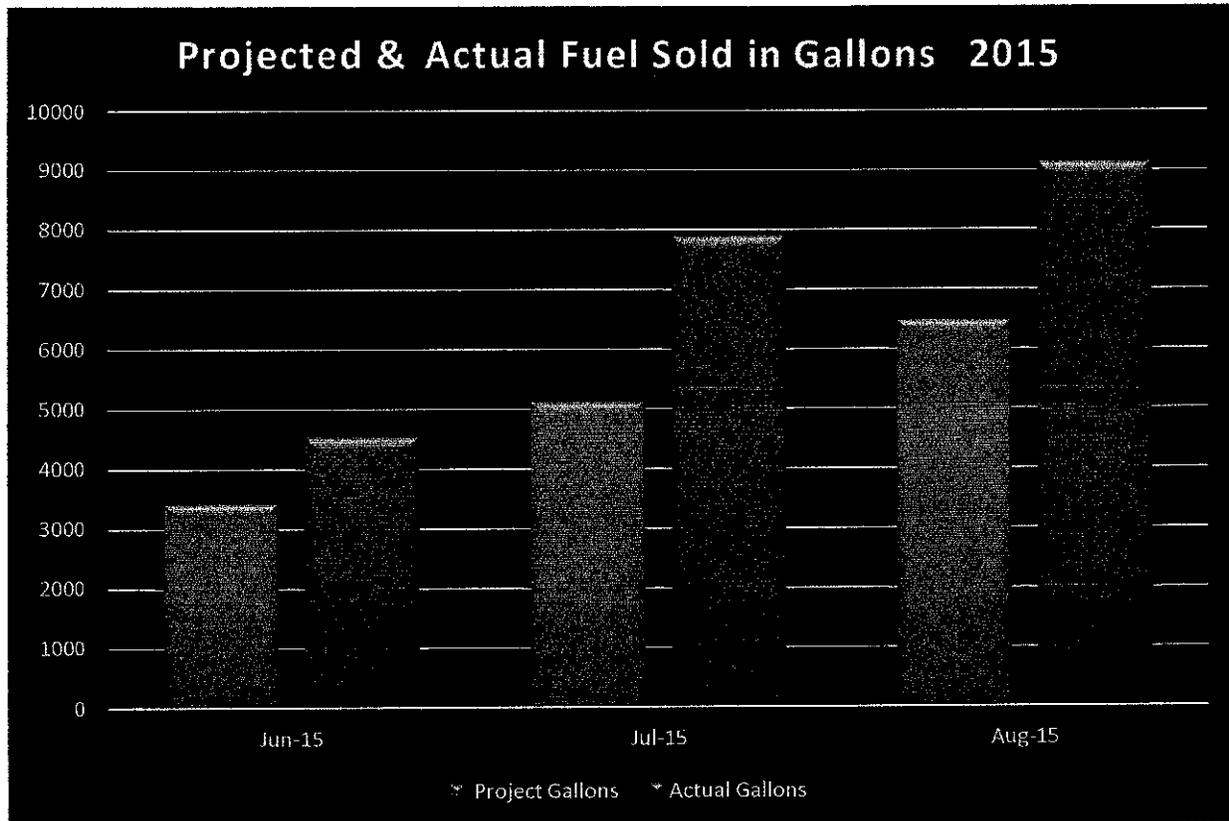




Town of Wiscasset

This chart clearly displays the total fuel (100LL & Jet-A) sold in gallons for the same period as above.

- Total Fuel sold for June 2015 – 4,535 gallons
- Total Fuel sold for July 2015 – 7,898 gallons
- Total Fuel sold for August 2015 – 9,140 gallons



2. Peregrine Turbine Technology (Upstairs-FBO Building Tenants).

This office space monthly rental will see a 6% increase to keep with the present market. The Real Estate market was visited as well as the Consumer Price Index (CPI). Many web-sites were visited from Portland to Augusta to help determine the fair market value for 950 Square Feet, arriving at a conclusion that \$850.00 monthly was a fair market value for August 2015. A new Rental Agreement reflecting the increase was submitted for the Town Manager review and Board of Selectman approval.



Town of Wiscasset

3. 100LL AvGas Fuel System.

After replacing the pump motor for this system in July 2015, a new load of fuel was delivered to the airport on August 25th, 2015. During this fuel delivery, the system started to show new difficulties by shutting down every couple of minutes. Northeast Aviation of Portland was contacted and an inspection will take place to determine the possible issues causing the difficulties with proper equipment functioning.

4. Airport Re-Striping Project.

This project took shape without any obstacles or difficulties, it was completed and has brought many compliments from based pilots as well as visitors. The crew worked diligently and the down time for the runway and taxiway was minimal. The "Wiscasset" name is now visible from a few thousand feet above the airport for all aircraft to see.

Frank Costa
Airport Manager



Town of Wiscasset

CODE ENFORCEMENT REPORT

To: Marian L. Anderson, Town Manager
From: Stan Waltz, Code Enforcement Officer
Re: August Monthly Report
Date: September 11, 2015

The amount of activity has picked up a lot in the last month. There were nine building permits issued in August along with six plumbing permits. The permits were for; storage shed, finish garage, replace a garage, addition to a garage, mud room, finish off basement, close in lean-to, and a new home. I also issued a permit for a new security fence at Maine Yankee.

The income for the permits is \$ 1,539.52 figured on reported value of \$ 362,342.70
And plumbing income of \$ 510.00 for a total income for permits of \$ **2,049.52**

I have also started an inventory of property that will be receiving letters to clean up their junk and mess. Those that have had a letter sent will be getting 30 day notices to clean up the property or they may face court action. I still have a short list of places to check for grease traps. The list will be finished by September 18th. Any needed letters will be sent to businesses that may not comply with the rules.

Sincerely,

Stan Waltz

Stan Waltz
Code Enforcement Officer
Wiscasset, ME



Town of Wiscasset

will be leased on a long term basis to a non-profit association of nine members. The solar system will generate solar electricity that will be credited back to the owners' individual accounts. The solar array of 130 to 160 panels covering 3,600 square feet will be installed on metal pilings. A site walk by Deb Pooler, Karl Olson and Tony Gatti was scheduled for September 15 at 4 p.m.



Town of Wiscasset

PLANNING DEPARTMENT REPORT

To: Marian L. Anderson, Town Manager
From: Jamel Torres, Town Planner
Re: August Monthly Report
Date: September 8, 2015

Community Planning & Economic Development:

In an effort to compile the Town's resources and businesses into one document, I have continued working on a *Business & Resource Guide* for the Town of Wiscasset. The primary goals of the guide are:

1. Inform the town's business owners and residents about the resources that the Town provides.
2. Help to support our local businesses by including them in the guide.

The business directory will be organized into categories so one can easily check the table of contents and flip to a specific page to find the desired entity. I hope to have the *Business & Resource Guide* completed this fall and make it an annual publication. I am currently working with the Department heads to ensure that the information in the draft is accurate and up-to-date.

Per request of the Select Board, I have also been busy doing research on the process of small-scale dam removal, such as the dam on the Montsweag Brook. Wright-Pierce, an environmental engineering firm with an office in Topsham, recommended several local contractors that are familiar with concrete dam-related work to Doug Fowler and me so we could formulate an estimation of dam repair. Wright-Pierce has also started working on an analysis of the costs associated with removing the dam. This analysis should be done by the end of September. Doug and I will then present both of the estimated costs (dam removal vs. repair) to the Board sometime in October or November. Additionally, I met with Don Hudson, the former president of The Chewonki Foundation, to discuss the process that Chewonki went through when removing the Lower Montsweag Dam. This information on the process of dam removal will be important when the Town considers whether the dam should be repaired or removed altogether.

Doug Fowler and I also took a trip to North Yarmouth, Maine where we looked at a pair of freestanding solar powered school zone flashers. The Town of North Yarmouth is selling them for a discounted rate and the Select Board has demonstrated an interest in having school zone flashers in the past. If the Town wishes to add this piece of safety infrastructure to one of the school zones, this would be the most affordable way to do so.

Wright-Pierce completed the final report for the Shore and Harbor Technical Assistance Grant, *The Wiscasset Waterfront Boardwalk Preliminary Design Report*. This report was reviewed by the Wiscasset Waterfront Committee during the month of August. The Waterfront Committee plans to formulate a short (10-15 minute) presentation for the Select Board on the results of the grant project during the month of September with the goal of presenting it during October.



Town of Wiscasset

I also had the chance to tour the (former) Point East Maritime Village property located on Birch Point with Stan Waltz. Sherri Dunbar, the Town's real estate agent, gave us the tour of the property. After a meeting with the Lincoln County Regional Planning Commission (LCRPC) and their Brownfields Consultant, I filled out a *Site Nomination Form* to apply to the LCRPC Brownfield Assessment Program. If accepted, this program would use federal dollars to complete brownfield assessments on the property that the Town owns on Birch Point. Additionally, I was able to meet with Todd Coffin, a former Senior Project Engineer for GEI Consultants, Inc., who prepared a report, "Report on Limited Power Building Condition Assessment, Mason Station, Wiscasset, Maine" in 2013. He was able to give me and Sherri Dunbar a historical overview of the Mason Station property and a summary of the plant's environmental issues.

The Commercial Property Inventory continues to be distributed and posted online on several platforms. I will continue to update this inventory on a monthly basis.

Finally, I assisted the Town's Ambulance Service with a Risk Management Services grant application administered by the Maine Municipal Association. If awarded the grant, the Ambulance Department would use the funds to purchase a hydraulic oxygen tank that would move and lift heavy oxygen tanks with ease and alleviate any pulling or struggling to move them.

Conservation Commission:

The Conservation Commission met in August to discuss the pros and cons of removing vs. repairing the dam on the Montsweag Brook. The Select Board requested that the Conservation Commission develop an opinion on whether the dam should stay intact or be removed. They plan to present this requested opinion, along with an update on the Montsweag Dam Preserve Management Plan at an upcoming meeting in October.

Ordinance Review Committee:

The Ordinance Review Committee (ORC) met on August 10 and 31. The primary focus for the month of August was continuing the work on amending the Town's current Business and Temporary Business License Ordinances, as requested by the Select Board. At the August 10 meeting, the ORC moved to accept the Business License Ordinance draft dated 8/10/15 and send the amended ordinance to the Select Board. At the August 31 meeting, the ORC moved to accept the Temporary Business License Ordinance draft dated 8/31/15 and send the amended ordinance to the Select Board. I will be presenting these updated ordinances at the September 15 Select Board meeting. The ORC also continues to work on the Future Land Use Plan, as recommended by the Town's Comprehensive Plan.

Planning Board:

The Planning Board met on August 31. The agenda included a Site Plan Review Pre-application Review for a proposed community solar farm planned for the Morris Farm Property. Hans Albee of ReVision Energy described the solar farm. It will be a cooperatively owned solar array which



Town of Wiscasset

Wiscasset Police Department

To: Marian L. Anderson, Town Manager
From: Troy Cline, Wiscasset Police Chief
RE: August Monthly Report
Date: September 16, 2015

Significant Events and Issues

Chief Cline was out due to an illness most of the month of August.

The department is pleased to announce the hiring of Thomas Hoepner for the full time officer / SRO position. He comes to the department with approximately nine (9) years of SRO experience throughout Lincoln County.

The department has also hired two (2) part time officers to fill the four (4) vacancies we currently had. I have listed them below with a small employment biography.

1. Nadean Crossley comes to us as a newly certified part time officer. She also works for the Kennebec County Sheriff's Department as a Corrections/Transport Deputy.
2. Levon Travis comes to us as a certified part time officer and full time corrections officer that works at Two Bridges Regional Jail. He also serves on the Board of Directors for the Maine Criminal Justice Academy.

Operations

The Police Department handled approximately 590 calls for service. Examples of some types of calls are listed below:

Alarms	20	Juvenile Problems	6
Animal Complaints	6	Lost/Found Property	7
Assault (Domestic Violence)	3	Loud Noise	1
Assist Citizen	22	Medical Assists	23
Assist Agency	7	Paperwork Service	2
Arrests	13	Parking Issues	2
Civil Complaints	6	Pedestrian Checks	3
Community Policing	2	Police Information	12
Criminal Mischief	1	Property Checks	172
Disabled Motor Vehicles	14	Sex Offender Registrations	3
Domestic Disturbance	10	Special Details	6
Drug Investigations	1	Suspicious Activity	13
Erratic Operation	43	Thefts	7
Escorts	5	Traffic Details	6
FD Assist	4	Traffic Hazards	7
Fighting (Non-Domestic)	2	Unwanted Subjects	2
Fireworks	4	Warrant Arrests	4
Gun Permits	2		
Harassment	3		



Town of Wiscasset

Motor Vehicle Crashes: There were twenty-two (22) motor vehicle crashes this month. Eleven (11) Reportable and eleven (11) Non-Reportable.

Traffic Enforcement: The officers conducted 132 traffic stops resulting in 106 warnings and 26 summonses issued.

Arrests:

There were seventeen (17) arrests and criminal summonses issued in the month of August, some of which included the following:

Assault – Domestic Violence	3	OAS	2
Criminal Threatening	1	OUI	1
Disorderly Conduct	1	Possession of Marijuana	2
Failure to Register Vehicle	1	Warrants	4
Fictitious Inspection Cert.	1		
Habitual Offender	1		

Financial

As of the end of August the department completed the week 8 of the 2016 Fiscal budget year (17%) and the department has expended approximately 18% of its budget to date.



Town of Wiscasset

PUBLIC WORKS DEPARTMENT

To: Marian L. Anderson, Town Manager
From: Doug Fowler, Public Works Director
Re: August Monthly Report
Date: September 11, 2015

Operations:

August was a busy month for the Department of Public Works. In addition to our routine operations, we were involved in several other projects:

- Chip Seal Lowell Town Rd: over 2-1/4 miles shimmed and resurfaced for under \$100k.
- Catch Basins: Cleaned and inspected 196 catch basins around town in 5-days. Many of the basins will require some form of rehabilitation. Many of the compromised basins can be repaired, however several will need replacement.
- Mowed the Airport: Annually we brush-hog the Airport grounds and surrounding, Town owned fields for compliance. We also brush-hog other Town areas including the old landfill site and, this year, the Mason Station/Points East property. This endeavor requires more than 60-man hours.
- "Weed-wacked" the Rte. 1 Bridge abutment
- Ditching: The crew has ditched several roadsides. We have been concentrating on the more troublesome areas such as on hills and intersections that have not been handling the run off adequately. Several days were spent on Page Ave in preparation for paving.
- We assisted a tree service company in removal of a dangerous tree and extensive pruning in the main Common.
- We installed and backfilled the new playground equipment at the Middle School.
- I also accompanied Jamel Torres to North Yarmouth to inspect the illuminated "School Zone" signs they have for sale

Cemeteries:

The Cemetery Crew has managed quite well this season. The dry month has enabled them to continue with the much needed maintenance efforts such as headstone rehabilitation, grading, and additional trimming and shrub/tree pruning. This September commences the "Tree and Shrub Removal" ordinance adopted by the B.O.S. August-2013 with the old section of Greenlawn being next on the list.

Financials

At just over 16.5% of the year we are into our budget 12.61%. A couple expenses to anticipate next month are Road Striping and Catch Basins (\$15.5k +/-).



Town of Wiscasset

In conclusion, I am very pleased with our productivity this season as well as with the overall attitude of the members of my department. I am positively impressed with their ability to accept and complete all the various endeavors and tasks that are asked of us. Their dedication is outstanding and I truly believe that the Town is fortunate to have such a crew as am I.

Faithfully yours,

Doug

Director of Public Works
Wiscasset, Maine



Town of Wiscasset

TRANSFER STATION

To: Marian L. Anderson, Town Manager
From: Ron Lear, Transfer Station Superintendent
Re: August Monthly Report
Date: September 8, 2015

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

Type of Material	Tons	Cost/Ton
Municipal Solid Waste (Trash)	150.32	-\$57
Demo	52.70	-\$63
Single Stream	29.25	-\$5
Metal	17.88	+\$120
Computers	850	+\$.15/lbs
Brush/Lumber	63	-\$35
Organics for Compost	2100 lbs.	0
Mixed Copper/Alum/Lead	0 lbs.	+\$.76/lbs.
Shingles	19.29	-\$48
Sheetrock	0	-\$48
Cardboard	22.14	+\$95

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

Types	Revenues:
User Fees	\$4545.52
MRC Dividend	\$10,222.53
Metal (Light iron, batteries, mixed copper)	\$3034.80
Cardboard	\$0
Computers	\$155.02

Operations:

On the 5th we shipped 38 bales of cardboard. On the 6th we shipped 69 lbs of rechargeable batteries. On the 20th we shipped 11 gaylords of E-Waste. On the 28th we shipped 36 lbs. of rechargeable batteries. We baled 22 bales of cardboard this month and sent 2100 lbs of food scrapes for composting.

Expenses & Revenues:

Expenses are 12.82% and the Revenue is 25.79%



Town of Wiscasset

TOWN TREASURER REPORT

To: Marian L. Anderson, Town Manager
From: Shari Fredette, Town Treasurer
Re: August Monthly Report
Date: September 21, 2015

Finances: In the month of August the town collected a total of \$36,121.56 in Real estate taxes and \$0 in personal property taxes.

Cash flow continues to be tight for the Town and School. Our Tax Commitment is in September and the bills are normally mailed in the third or fourth week. The TAN that we secured is covering the shortfalls we have had to date in the cash flow. On August 7th we withdrew \$394,645.12 to pay the School AP and PR. The first of September I am expecting an estimated withdrawal of a \$300,000 to cover the School's AP and PR. The total TAN we were able to secure this year is \$1,567,110.

Credit card receipts for August were \$7,918.66.

The Finance Department as of August 31st has spent percent 14.97% of our budget; we are 16.67% through our current fiscal year. YTD we have over **underspent** by 1.7%

School Expenses: The Town of Wiscasset transferred a total of \$809,645.12 to the School General Fund in August. The School Revenue was \$196,214.40, and was comprised of a Lunch Subsidy, Adult Ed, State Subsidy, The Seth Wingren endowment withdrawal, TIF monies, School Lunch and Misc. such as interest earned. The Total School Revenue including the Town Transfers was \$1,010,014.34. The Total School Expense for August was \$1,045,504.92.

Please Note: The 2,000,000 BAN that was secured for the Wiscasset School Department is due January 16, 2016. The plan is to refinance the loan in December with The First N.A; we have been quoted an interest rate of 3.23%. The term of the loan will be 10 years with the intent to do an early payoff if possible.

Training: Molly Bonang attended training on August 19th at Maine Municipal Association. **I've Got the Job – What Now?** – This full-day course is presented by the Maine Municipal Tax Collectors' and Treasurers' Association and is primarily intended for new Tax Collectors and Treasurers. Topics include General Duties, Duties of Tax Collector and Treasurer, Settlement & Discharge, Delinquent Real Estate Taxes, Bank Accounts/Receipts, Disbursement Warrants, Investments, Payroll, Records Disposition and Budgeting. This course is a mandatory course for the Maine Municipal Tax Collectors' and Treasurers' Association Certification Program.

Please contact Shari Fredette @ 207-882-8200 Ext. 107 or treasurer@wiscasset.org if you have any questions.



Town of Wiscasset

WASTE WATER TREATMENT PLANT

To: Marian L. Anderson, Town Manager
From: William Rines, Waste Water Treatment Plant Superintendent
Re: August Monthly Report
Date: September 14, 2015

For the month of August average flows were 152,000 gallons per day putting us at 25 % of our licensed flow. We recorded 1.7 inches of rain for the month. Our licensed flow is 620,000 gallons per day.

Operations:

The pipe lining of the interceptor line along the shore behind Federal Street is completed. It had a large amount of dirt and rocks in it that needed to be cleaned out before it could be relined which was done by the contractor. The job went very well with only minimal disturbance to the home owners along that section of line. The pump station upgrades have gotten started and should be completed before long. The upset that we had experienced seems to be behind us and our numbers are looking very good at this point.

Training:

The fire extinguishers have had their yearly and monthly checks completed

Financials:

We received \$35,176.17 in user fees for the month and are at 13.8% of the anticipated revenues for the year. Expenses are at 16.9% we are 16.6% into the year.