

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
NOVEMBER 4, 2015

Preliminary Minutes

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

1. Call to Order

Chairman Ben Rines, Jr., called the meeting to order at 7 p.m.

2. Pledge of Allegiance

The chairman welcomed Judith Colby to the board.

3. Public Hearings – None

4. Approval of Minutes

Jeff Slack moved to approve the minutes of October 20, 2015 as amended. Vote 4-0-1 (Colby abstained).

5. Approval of Treasurer's Warrants

David Cherry moved to approve the Payroll Warrants of October 23 and 30, 2015. Vote 4-0-1 (Colby abstained). Judy Flanagan moved to approve the Accounts Payable warrants of October 27 and November 3, 2015. Vote 4-0-1 (Colby abstained).

6. Assessors' Business – none

7. Special Presentations or Awards – none

8. Appointments

Jeff Slack moved to approve the appointment of Wendy Donovan to the Historic Preservation Commission. Vote 5-0-0.

9. Resignations – none

10. Public Comment – none

11. Unfinished Business

A. Map R08, Lot 5B sale: The Town's real estate agent Sherri Dunbar has received an offer of \$80,000 for this property, which has \$60,200 due in taxes. Jeff Slack moved to accept the offer and to authorize the Town Manager to sign for the board. Vote 5-0-0.

B. Delinquent taxpayers-next steps/Poverty Abatement requests: Ben Rines, Jr. summarized the board actions to date. A discussion followed on the process for moving forward on tax acquired properties. The chairman recommended taking action on both vacant and non-resident-owned properties. Judith Colby asked that the discussion be postponed until the next meeting when she would have had a chance to look at the policy. Judy Flanagan recommended looking at the length of time a property had been in default before taking action. **Ben Rines, Jr., moved that by the first meeting in January the Town Manager will have gone through the process of notifying the owners of vacant land that if all delinquent taxes are not received by the first of the year, the board will be in a position to take possession of the properties and dispose of them.** Town Manager Marian Anderson said the delinquent property owners have had a thirty-day notice of unpaid taxes , a notice of tax lien (18 months), a 45-day foreclosure notice, and two additional notices. **Vote 4-1-0** (Cherry opposed).

12. New Business

Jeff Slack reported receiving a phone call from the Mains regarding a neighboring property which had not been cleaned up as ordered by the CEO and still had fire extinguishers and propane tanks that had not been removed. Marian Anderson reported that the Code Enforcement Officer had inspected the property and while some items on the property were allowed, more needed to be removed and the owner was given until the end of November. She added that eight tons of debris had been removed from the property.

13. Department Head or Committee Chair report – none

14. Town Manager's Report

Marian Anderson said it had been reported that people without transfer station stickers or those who had moved out of town and still had stickers were using the transfer station. Suggestions to increase compliance were discussed, such as issuing stickers annually and changing the color.

Anderson reported that the contract with the County for animal control was working well.

The Town is still trying to fill the Harbormaster's position. Jeff Slack will contact Richard Forrest to see if he is interested.

The heat is on at the primary school and it is being inspected three times a week.

The Lincoln County Budget Committee will meet November 12 at 6 p.m. Ben Rines, Jr. represents the selectboard and other members are invited to attend.

In an update, Steve Walker, Maine Coast Area Trust, had written the board, advising that they hoped to acquire White's Island and close the acquisition by the end of the year.

Anderson said there has been some interest in the solar energy proposals and questions about next steps have been sent to ReVision Energy whose responses will be on the next agenda.

The board has been invited to join with the Boothbay selectmen in a discussion about the change in disposal of waste after 2018 when the current contract expires. Anderson will be attending.

Anderson said the Salvation Army had provided a container for the transfer station to replace the Planet Aid container that was removed.

The crosswalk lights will be installed in the spring. Judy Flanagan pointed out that the crosswalks need repainting.

The meeting with the DOT has been postponed to the first part of December. The DOT has graded Route 144 and will be sent a letter thanking them for their quick response.

Judy Flanagan reported on items in the minutes of the select board 25 years ago when the board voted to not let the worm diggers use the town wall, to donate \$100 to the town baseball team, to purchase a radio for the police car and to sell a tax acquired property.

Judy Flanagan moved that the Town Manager have materials prepared for the board double-sided when appropriate. Vote 3-2-0 (Rines and Slack opposed).

15. Adjournment

Jeff Slack moved to adjourn the meeting at 7:55 p.m. Vote 5-0-0.

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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

George & Marjorie Knight
183 Alna Road
Wiscasset, ME 04578

COPY

Regarding: 183 Alna Road Wiscasset

PROPERTY REVIEWED

Map R05 Lot 90 RE Acct # 712

CURRENT ASSESSED VALUE

Homestead Exemption Value: \$ 0

FINDINGS

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

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

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

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

Homestead Exemption Value: \$ 10,000

X Abatement will be recommended for : **\$ 164.00**

'15 Per review & info provided this account should be receiving a homestead exemption. The exemption was removed in error in 2012. I hereby recommend abatement for the aforementioned reasons.

Sincerely;



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

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

B

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

Janice Parvin
320 Old Stage Road
Woolwich, ME 04579

COPY

Regarding: 280 Foye Road Wiscasset

PROPERTY REVIEWED

Map R02 Lot 38-B RE Acct # 263

CURRENT ASSESSED VALUE

Land Value: \$ 43,600 Building Value: \$ 55,700

FINDINGS

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

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

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

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

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

X Abatement will be recommended for : **\$ 1628.52**

'15 Per review & info entire lot was transferred in error. Deed was in fact a split to Janice Parvin for a one acre land only lot. I hereby recommend abatement for the aforementioned reasons.

Sincerely;



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

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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

Janice Parvin
320 Old Stage Road
Woolwich, ME 04579

COPY

Regarding: Foye Road Wiscasset

PROPERTY REVIEWED

Map R02 Lot 38-B2 RE Acct # 260

CURRENT ASSESSED VALUE

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

FINDINGS

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

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

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

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

Land Value: \$ 39,600 Building Value: \$0

X Supplement will be recommended for : ~~\$ 649.44~~

'15 Per review & info entire lot was transferred in error. Deed was in fact a split to Janice Parvin for a one acre land only lot. I hereby recommend supplement for the aforementioned reasons. 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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

**Ronald Titcomb
Shirley Helms
Ronald E. Titcomb Living Trust
612 Mountain Road
Woolwich, ME 04579**

COPY

Regarding: **Bradford Road Wiscasset**

PROPERTY REVIEWED

Map R01 Lot 25 RE Acct # 92

CURRENT ASSESSED VALUE

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

FINDINGS

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

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

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

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

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

X Abatement will be recommended for: ~~\$19.68~~

'15 Per review & info from CMP survey plan 104 page 47 entire lot is in Woolwich not Wiscasset. I hereby recommend abatement for the aforementioned reasons. 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

B

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

Phoebe A. Cromwell
1256 Main Road
Westport Island, ME 04578

Regarding: **Hale Pond Road Wiscasset**

COPY

PROPERTY REVIEWED

Map R01 Lot 44P RE Acct # 1992

CURRENT ASSESSED VALUE

Land Value: \$ 43,600 Building Value: \$ 0

FINDINGS

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

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

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

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

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

X Abatement will be recommended for : **\$ 715.04**

'15 Per review this lot was not owned by Phoebe Cromwell as of April 1st 2015. I hereby recommend abatement for the aforementioned reasons. 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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

**PIF Technologies
1370 Hooksett Road
Hooksett, NH 03106**

COPY

Regarding: **Personal Property Account # 350**

PROPERTY REVIEWED

PP Acct # 350

CURRENT ASSESSED VALUE

Personal Property Value: \$ 4,300

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.

Personal Property Value: \$0

X Abatement will be recommended for : **\$ 70.52**

'15 Per review this Personal Property was not owned by PIF Technologies as of April 1st 2015. I hereby recommend abatement for the aforementioned reasons. 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

6

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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

**Christopher Morrison
110 Hale Pond Road
Wiscasset, ME 04578**

COPY

Regarding: **Hale Pond Road Property**

PROPERTY REVIEWED

Map R01 Lot 44-T

CURRENT ASSESSED VALUE

Land Value: \$ 68,200 Building Value: \$ 0 RE Acet # 2605

FINDINGS

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

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

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

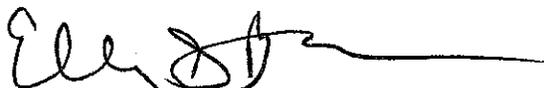
X An adjustment will be made. The following assessments now apply.

Land Value: \$0

X Abatement will be recommended for : **\$ 1118.48**

'15 Per review this lot was intended to be part of lot 44 (purchase from Cromwell) it was assessed separately in error. I hereby recommend abatement for the aforementioned reasons. 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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

**Christopher Morrison
110 Hale Pond Road
Wiscasset, ME 04578**

COPY

Regarding: **Hale Pond Road Property**

PROPERTY REVIEWED

Map R01 Lot 44-U

CURRENT ASSESSED VALUE

Land Value: \$ 56,500 Building Value: \$ 0 RE Acct # 2588

FINDINGS

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

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

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

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

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

X Abatement will be recommended for : **\$ 926.60**

'15 Per review this lot was intended to be part of lot 44 (purchase from Cromwell) it was assessed separately in error. I hereby recommend abatement for the aforementioned reasons. 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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/04/2015

**Samantha Smith
Lee A. Green
P.O. Box 812
Wiscasset, ME 04578**

COPY

Regarding: **Vacant Hale Pond Lot**

PROPERTY REVIEWED

Map R01 Lot 44F Acct # 2212

CURRENT ASSESSED VALUE

Land Value: \$39,600 Building Value: \$ 0 RE Acct # 2212

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.

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

_____ Abatement will be recommended for: ~~\$ 649.44~~

'15 Upon further review this lot was separated out of an already combined lot in error. The lot was already combined with lot 44F-1. I hereby recommend abatement for the aforementioned reasons. 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

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/21/2015

**Charlotte M. Charest
Janice Parvin
320 Old Stage Road
Woolwich, ME 04579**

Regarding: **280 Foye Road Wiscasset**

PROPERTY REVIEWED

Map R02 Lot 38-B RE Acct # 263

CURRENT ASSESSED VALUE

**Land Value: \$ 0 Building Value: \$ 0
FINDINGS**

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

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

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

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

Land Value: \$ 41,600 Building Value: \$55,700

X Supplement will be recommended for : **\$ 1,595.72**

'15 Per review & info entire lot was transferred in error. Deed was in fact a split to
Janice Parvin for a one acre land only lot. I hereby recommend supplement for the
aforementioned reasons for this lot with buildings and 2 acres.

Sincerely;



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

■ 395 State Street
■ Ellsworth, ME 04605
■ www.mrcmaine.org



866-254-3507
207-664-1700 ■ Voice
207-667-2099 ■ Fax
glounder@mrcmaine.org ■ E-mail

To: MRC Membership
From: Greg Louder, MRC Clerk 
Date: November 3, 2015
RE: MRC Board of Directors Election Ballot

COPY

Please find enclosed a MRC Board of Directors election ballot. Ballots cast in this election will determine the election of three (3) Directors to serve on the MRC Board of Directors for three-year terms from January 1, 2016 through December 31, 2018. The candidate receiving the fourth highest number of votes will be elected to fill a vacancy from January 1, 2016 through December 31, 2018.

Biographical descriptions of the candidates, as provided by the candidates, are also enclosed for your information.

Ballots must be returned to MRC before 5:00 pm, December 15, 2015.

The election results will be read at the MRC Annual Meeting held at 3:00 P.M. in the afternoon on December 16, 2015 at the Cross Insurance Center on 515 Main Street in Bangor.

Note: Vote must be cast for one candidate only.

Please contact Greg Louder at 664-1700 or 866-254-3507 with any questions.

Voting Ballot

COPY

- ◆ To fill three positions for a three year term from January 1, 2016 to December 31, 2018
(3 highest vote totals)
- ◆ To fill a vacancy from January 1, 2016 to December 31, 2017
* (Fourth highest vote total)

The Charter Municipality of _____ casts its vote for the following *individual* to serve on the Municipal Review Committee Board of Directors for the above stated term.

Note: Candidates are listed alphabetically. Biographies provided by each candidate are attached.

VOTE FOR ONE INDIVIDUAL ONLY

→ *More than one checked box will invalidate the ballot* ←

- Irene L. Belanger – China
- Catherine M. Conlow - Bangor
- Karen Fussell – Brewer
- Angus Jennings - Hampden
- Peter Nielson – Winthrop
- Mike Roy – Waterville
- Tony Smith – Mount Desert
- Barbara Veilleux – Penobscot County

Please return this ballot no later than 5:00 p.m., DECEMBER 14, 2015 to:

Municipal Review Committee, Inc.

395 State Street

Ellsworth, Maine 04605

Or

FAX: (207) 667-2099 EMAIL ATTACHMENT: glounder@mrcmaine.org

**RESULTS OF THIS ELECTION WILL BE READ AT THE MRC ANNUAL MEETING
TO BE HELD DECEMBER 16, 2015**

Town of China – Irene L. Belanger

Dedication

We are pleased to dedicate this year's town report to Irene L. Belanger.

The Town of China has been the home to Irene Belanger and her husband Joseph a.k.a. "Val" since at least 1969 when they purchased property and built a home at 119 Ingraham Road. Irene and Val are very devoted to their family having seven children (Deborah, Tom, Billy, Jeff, Susan, Val and Maurice), fifteen grand-children and four great grand-children.

While Irene's two main careers paths involved the real estate and motherhood vocations, she has devoted exhaustive energy to the benefit of others. You will note from the listing below that she is devoted to and passionate about China and therefore has contributed many, many volunteer hours, serving on:

- The Recreation Committee for many years
- The Planning Board for approximately 15 years
- The Select Board for many years
- The Four Seasons Club for many years
- The Health and Wellness Clinic staff
- The Volunteer Drivers Group, driving residents to doctor appointments and shopping
- The Boy Scouts Council 479 (Cub Scouts) Den Mother – 7 Year Merit Award
- The Comprehensive Plan Implementation Committee
- The Lake Access Committee
- The Thurston Park Committee
- The Economic and Community Development Committee
- The Transfer Station Committee – Recycling Coordinator
- The Kennebec Valley Council of Governments, Board Vice-President representing China, etc.



Irene L. Belanger

In the real estate vocation Irene engaged at many levels. She:

- Was a past State Real Estate Commissioner
- Taught Adult Education in Augusta and Gardiner
- Taught Real Estate and Law in a Degree Program at Mid-State College
- Was a member of the State and National Board of REALTORS for over 30 years
- Was a local Board Realtor of the Year three times
- Was State Realtor of the Year once
- Lobbied for property rights and other housing issues in Washington, D.C.
- Lobbied for property rights and other housing issues in the State Legislature

Irene and Val like to spend time during the summer and fall months at their summer camp in Madrid, Maine. Irene also likes to read, cook and engage in a variety of craft work. We are thankful for their positive energy.

City of Bangor – Catherine M. Conlow

Biography for Catherine M. Conlow

City Manager, Bangor, Maine (Nov. 2010 – Present)

Town Manager, Orono, Maine (Jan. 2004 – Nov. 2010)

Public Services Director, Blaine, MN. (May 2001 – Dec. 2003)

Jackson County, OR. (June 1989 – April 2001)
Director of Economic and Special Development
Executive Director, Urban Renewal Agency
Solid Waste Manager

B.S. Public Administration
Shippensburg University

Master of Public Administration
George Washington University

Member – International City Management Association, Maine Town and City Manager’s Association
MRC Director – 2013 to 2015, member of MRC Finance Committee

City of Brewer – Karen Fussell

In addition to serving the past three years on the MRC Board of Directors, Karen Fussell has been the Finance Director for the City of Brewer for 15 years. She is a Certified Internal Auditor and has dual master’s degrees in Public Policy and Urban Planning from the Kennedy School of Government at Harvard University. Karen has worked for the U.S. Congressional Budget Office, the City and County of San Francisco’s Controller’s Office and as an Environmental Planner for the California Department of Transportation. Karen has been interested and involved in solid waste issues for over 25 years. She was instrumental in implementing Brewer’s highly successful pay as you throw and Zero-Sort recycling programs. Karen currently chairs the MRC Communications Committee and has worked actively to ensure that MRC will meet its mission to provide affordable, long term, and environmentally sound disposal of municipal solid waste post-2018.

Town of Hampden – Angus Jennings

Angus Jennings began serving as Hampden’s Town Manager in August of 2015 after his appointment by unanimous vote of the Town Council. Mr. Jennings has spent his career in municipal government and as a consultant to cities and towns in the areas of public land management, zoning and regulation and infrastructure finance. He has previously served 5 years on the board of the Massachusetts Assn. of Planning Directors, including as President. The Hampden Town Council nominates Mr. Jennings to the MRC Board to extend its long-time engagement with MRC, and to support continued collaborative efforts toward building the Fiberight facility in Hampden.

Town of Winthrop – Peter A. Nielson

Town Manager: Clinton, Wayne, Wilton, Oakland, Winthrop 1990 – Present

University of Maine MPA 2001

PERC customer beginning 1998

Former MRC rep from Winthrop, Clinton

City of Waterville – Mike Roy

I am completing 38 years in municipal government, first starting with the Town of Fairfield (7 years). I became Town Manager in Vassalboro and was there for 11 years before leaving to become Town Manager in Oakland (10 years). I have been City Manager in Waterville for 11 years. I also served as President of the MMA in 1996-97.

Town of Mount Desert – Tony Smith

I am just completing my first three-year term on the MRC. If I hadn't already thought that solid waste management was a complex and expensive business, I certainly do now. The next three years will be critical to the successful future management of solid waste in the local area and the State of Maine. Decisions made will affect all facets of solid waste management, not the least of which is the associated cost. I would like to continue the work of my first three-year term with the other board members to address the pending challenges.

BSc. Degrees in Biology and Chemistry, Mount Allison University, 1979 and Civil Engineering, UMaine, 1986.

Consulting Engineer for 15 years with 12 of those years with CES, Inc.; experience in solid waste management including landfill closures and transfer station and recycling center siting, design and construction.

Public Works Director for the Town of Mount Desert since 2001; equipment and staff management responsibilities include curbside MSW collection with town-owned packer trucks and town staff; recycling center; annual one week bulky waste collection. Tasks include four successful contract negotiations with Teamsters Local 340 with a fifth pending.

Chairman of the Acadia Disposal District, an independent quasi-municipal, tax-exempt solid waste corporation comprised of five towns each represented by one director; operates under an adopted set of by-laws and an interlocal agreement signed by the member towns; provides services related to the efficient and lawful management, disposal and recycling of waste materials on behalf of its member towns. Tasks include coordination of an annual household hazardous and universal waste collection event; two successful contract negotiations with an area transfer station and successful agreement negotiations with the City of Ellsworth for recycling.

Enjoy working with colleagues and staff and love my job 95% of the time – we all have our moments.

Member of the Episcopal Church's Buildings and Grounds Committee, Somesville Library Association and Town fire department.

Resident of the Town of Mount Desert; enjoy reading, walking, snow shoeing and hunting and fishing as a reason to get to the woods.

County of Penobscot – Barbara Veilleux

Barbara Veilleux currently resides in the Town of Holden with her husband, Mark. She has been a resident of the town for 29 years and has served on the town's Budget Committee. Barbara was first employed by Merchant's National Bank in 1973. Her career began in the Accounting Department, where she carried out general ledger, teller and loan accounting functions. In the mid 1980's Barbara was promoted to Loan Officer. After a twenty year career in banking, Barbara was ready for a new challenge and in 1997 she was hired by Penobscot County. Within a few years, Barbara became the Administrative Assistant for the office that oversees the provision of municipal services to the Unorganized Territories. It was in this capacity that she first became involved with solid waste issues. Serving as the Director of Unorganized Territory Administration since 2008, Barbara was instrumental in regionalizing the County's solid waste program. She continues to stay abreast of legislative activities, new technologies and current issues in the solid waste field. Most recently, Barbara was appointed to fill the vacant seat on the Municipal Review Committee's Board of Directors that was created due to the resignation of former member, Josh Reny. Barbara has stayed closely involved in the post 2018 issues facing the MRC and strongly believes that they are on the path to becoming a leader in solid waste management in Maine. Her main objective is to keep solid waste disposal rates affordable for all MRC communities while simultaneously setting the highest possible standards under Maine's solid waste hierarchy.



Office of Planning & Codes

51 Bath Road • Wiscasset, ME 04578

TO: Wiscasset Board of Selectmen
FROM: Jamel Torres, Town Planner
CC: Marian Anderson, Town Manager
DATE: November 17, 2015
SUBJECT: Blasting Ordinance

At the October 20, 2015 Board of Selectmen's meeting, the Board requested that the Ordinance Review Committee (ORC) investigate and draft a blasting ordinance. It was also requested that the blasting ordinance include notification standards and a geographic extent beyond direct abutters to the blasting site.

At the November 9, 2015 ORC meeting, the committee approved three documents:

1. Draft Blasting Ordinance
2. Draft Blasting Permit Application
3. Amendment to current Building Permit Application

These three approved documents are included in your packet. Please note that the pre-blast notification and inspection provisions can be found in Section 10.10 on pages 4-6 in the draft ordinance. Specifically, Section 10.10.1 requires the applicant to provide written notification at least ten business days before the commencement of the initial blast (the "waiting period") to all property owners of properties abutting the property on which the blasting will occur and to all owners of structures within the *blast zone* (defined as "the area within a radius of 500 feet from the blast site" in Section 10.4, Definitions, on page 2 of the draft ordinance.

10. BLASTING ORDINANCE

10.1 AUTHORITY AND SCOPE

10.1.1 This ordinance is enacted pursuant to 30-A M.R.S.A., Section 3001.

10.1.2 This ordinance in no way replaces or negates or relieves any person from compliance with the provisions pertaining to explosives contained under M.R.S.A., part 6, Chapter 318, subchapter 1, as they may be amended, regarding rules for the manufacture, transportation, storage, and use of explosive materials. This ordinance is supplemental to the State Statute, and the Town of Wiscasset expects firms or persons conducting blasting activities to be in compliance with said statute.

10.2 PURPOSE

Because the transport, storage and use, including detonation, of explosive material (hereinafter referred to as blasting activities) are inherently dangerous, and because blasting activities may involve risks of psychological, physical, economic or nuisance damage to persons, property, geologic and hydro-geological resources, wildlife resources and the environment in the Town of Wiscasset, it is the purpose of this ordinance to secure and promote the public health, safety and welfare of the inhabitants of Wiscasset by controlling and regulating blasting activities in the Town and to require that firms or individuals who engage in such activities accept and assume strict liability for them.

10.3 EXCLUSIONS

This ordinance does not apply to:

10.3.1 The Armed forces of the United States or the State Militia;

10.3.2 Explosives in forms prescribed by the official United States Pharmacopoeia;

10.3.3 Possession, transportation and use of small arms, small arms ammunition including smokeless or black powder when possessed for noncommercial purposes in quantities of five pounds or less;

10.3.4 The sale or use of fireworks; and

10.3.5 The sale or use of explosives or blasting agents by the Town of Wiscasset and its agencies acting in their official capacity.

requires Planning Board approval shall require Planning Board approval before a blasting permit is issued. The following information shall be submitted in the application:

- a. Name, address, phone number of the applicant.
- b. Names of individual(s) who shall actually be doing the blasting and a photocopy of each such identified person's current Maine explosives permit issued by the Commissioner of Public Safety.
- c. Name of the insurer, policy number and agent providing insurance coverage as required by this ordinance.
- d. Location listing tax map and lot number and date of proposed blasting and a description of the precise location of the blast site.
- e. Procedure for pre- and post-blasting inspections.
- f. Such other information as may be required by the Code Enforcement Officer to decide the application.
- g. The application shall be accompanied by a fee which is set by the Board of Selectmen.
- h. The application shall provide a space for comments by the Planning & Development Department and Fire Chief.

10.5.3 A true copy of the permit issued by the Town of Wiscasset shall be conspicuously posted at the job site.

10.5.4 A Blasting Permit shall be valid for six (6) months from the date of issuance.

10.6 BOND AND PROOF OF INSURANCE

The applicant shall submit with the application a certificate of insurance issued by an insurance carrier authorized to conduct business in the State of Maine showing that comprehensive liability insurance is in full force and effect for the blasting operations to be carried out by applicant in the Town of Wiscasset, for all personal injury and property damage arising out of blasting operations including completed operations, contractual liability, explosion, underground and collapse, in an amount not less than \$2,000,000 per occurrence, combined single limit. Said certificate shall indicate the effective dates of the liability coverage, the name and address of the agent or broker through whom the insurance coverage was issued and who is responsible for attesting to the existence of the insurance coverage. Said certificate shall provide for 10 days' advance written notice to the

window described in Section 10.10.3 below have received a pre-blast inspection report. Notification will be conducted as follows:

- a. Notification via certified mail, return receipt, must be provided at applicant's expense to the property owners referenced in Section 10.10.1 above at the most recent address listed in the records maintained by the Town of Wiscasset; or
 - b. Alternatively, if the notice is hand-delivered, proof of delivery of the required notice must be obtained as evidenced by the signature of an occupant of the structure who is not a minor. The signed receipt must indicate whether or not the signing occupant is the owner of the property. If the signing occupant is not the owner of the property, then written notification to the property owner is not excused and must be provided as set forth in the above Section.
- 10.10.2 The written notification must describe the blasting that will take place, including dates and times, or a range of dates and times, when blasting may occur, its possible effect on the owners or residents, the ability to obtain, at applicant's expense a pre-blast and post-blast inspection of structures and wells, instructions about how and where to contact the applicant, or his/her representative concerning blast-related complaints or claims.
- 10.10.3 The written notification must include a mailing address and telephone number that property owners can use to obtain information or, to request at no cost, pre-blast/post-blast inspections. Property owners must be given a five-business day window to request pre-blast/post-blast inspection. Property owners are not obliged to accept a pre-blast/post-blast inspection offer.
- 10.10.4 Prior to detonation of explosives, the applicant must provide to the Code Enforcement Officer a list of all parties and property owners notified under Sections 10.10.1, 10.10.2, and 10.10.3, including whether or not a pre-blast inspection request was received by the applicant in each case. Applicant shall also make certification that all requests for pre-blast inspection have been carried out.
- 10.10.5 The pre-blast inspection must contain complete documentation of all visible interior and exterior defects observed at the structure(s). Interior and exterior photographs, or video documentation of structures containing observed defects must be identifiable as to the property, structure, location, and date recorded.
- 10.10.6 Water quality protection: Water is a precious resource and measures shall be taken to protect and preserve groundwater quality. Wells

10.13 SEVERABILITY

The provisions of this ordinance are severable and it is the intention to confer the whole or any part of the powers herein provided for. If any provision of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, that portion will be deemed a separate provision and will not affect any remaining provision of the ordinance. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such unconstitutional provision was not included.

10.14 ADMINISTRATION AND ENFORCEMENT

This ordinance shall be administered and enforced by the Town of Wiscasset Code Enforcement Officer. Noncompliance with any provision of this ordinance or with any condition attached to a permit granted under this ordinance shall be grounds for revocation of a permit, and shall constitute a civil violation for which shall be imposed a minimum penalty of \$100 and a maximum penalty of \$1,500. Each day that the violation is not corrected after notice of violation will be considered an additional, separate violation. Upon becoming aware of a violation, the Code Enforcement Officer shall serve written notice upon the person or persons responsible for the violation and order corrective action, where applicable. If such notice does not result in correction or abatement of the violation, the Board of Selectmen is authorized to institute any and all actions or proceedings, legal or equitable, that may be necessary or appropriate to enforce the provisions of this ordinance and obtain the civil penalties provided for herein.

Marian L Anderson

From: Sam Lavallee <sam@revisionenergy.com>
Sent: Wednesday, October 28, 2015 2:42 PM
To: Marian L Anderson
Subject: RE: Wiscasset
Attachments: PV Degradation Rate Study.pdf; Municipal PPA references.xlsx

Hi Marian,

Please see my responses to the Selectboard's questions below.

Are we on the agenda for the next town selectboard meeting? If so, what is the date/time? Nov 3 at 7pm rings a bell, but I'd like to confirm. Thanks.

Best,

Sam Lavallee
PPA Program Manager
ReVision Energy
(207) 485-3133

From: Marian L Anderson [mailto:townmanager@wiscasset.org]
Sent: Wednesday, October 14, 2015 12:21 PM
To: 'Sam Lavallee' <sam@revisionenergy.com>
Subject: Wiscasset

Sam,

It was good to see you today. Thanks for stopping by.

Here are a few general questions that have been raised:

What is the fair market value today? How much would it cost to buy?

The proposed project would cost \$192,344 to purchase outright.

What happens if the structure needs a new roof; will the solar company take the panels off and reinstall?

We typically recommend that any re-roofing take place prior to installing the solar panels. As a general rule-of-thumb, if the roof has less than half of its useful life remaining, we recommend re-roofing prior to installing the solar project. Interestingly, the primary cause of asphalt shingle roof degradation is solar irradiance, and as a result the portions of the roof that are covered by solar panels will be protected from the cause of degradation, i.e. the sun. I believe our project engineer looked at the roofing conditions and determined that neither of these roofs would require replacement prior to solar installation.

Who are the product suppliers/manufacture and what are the warranties?

Panel warranty is 25 years, expected useful life is actually between 40-50 years (I've attached a National Renewable Energy Laboratory study which talks about the average useful life of solar panels for your reference. We proposal Hanwha Q-Cell 255-watt modules or equivalent. If we substitute, it would be for another Bloomberg New Energy Finance Tier 1 solar panel.

Inverter warranty is 10 years, expected useful life is actually about 20 years. We specify SMA 7700 TL inverters or equivalent. We only use top quality inverters, and we'd be unlikely to substitute for anything except a different rating of the same SMA inverters.

Workmanship warranty is 5 years, we typically extend that to 6 years for PPAs so that workmanship warranty lasts until the town buys the project out.

4% seems like a very high escalator, how was this rate arrived at, CMP does not anticipate a 4.5 rate increase every year for the next 40 years.

I've attached 30-year historical energy rate data from the Department of Energy's (DOE) Energy Information Administration (EIA). This is where we pull the historic average annual energy rate increase of between 4-4.5%. If you'd like to negotiate the escalator, we would entertain a counter-offer by the Town.

How much is the estimated liability insurance for the Town – is the Town losing money after paying the insurance? (other municipalities experience??)

Parts of the solar system will only last 10 years – is the 7 year incentive questionable. The system will require repairs and maintenance, do you have an engineer's report for the equipment?

While the solar project is owned by the third party (and while the PPA agreement is in place), the project owner is responsible for insurance and O&M costs. The Town will simply need to add the solar project as a rider to its existing GL policy. This is usually a no-cost adder for the project host, as the Town of Wiscasset already carries a GL policy which covers all other property it owns. After the town purchases the project, it will be responsible for O&M and insurance. The only real O&M is that the town probably ought to budget for an inverter replacement around year 20. This can be budgeted as an annual reserve set aside for the town, or appropriated by the town at the time the inverters need to be replaced. We estimate this cost at around \$0.10/watt, or about \$6,000 over the 40-50-year project lifetime.

If the Town doesn't buy the system in year 7, the PPA payments go up 25%, asking town residents to "pool funds to purchase and donate the project to the Town?? What have other municipalities done?

Most towns have put together an annual reserve to save up for the year 7 buyout. The Y7 estimated FMV buyout is around \$93k, so an annual reserve of about \$15k would put you in a god position to buy in Y7.

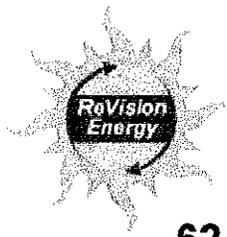
Please provide other municipal references – include communities who have not required Town meeting approval and those that have.

I've attached a list of municipal references for your review.

Thanks Sam

Marian L. Anderson, Town Manager

Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578-4108
207-882-8200 x 108



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62 kW Solar PPA Proposal- Town of Wiscasset



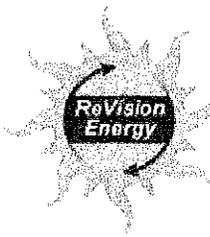
Engineer's Rendering of 62 kW Solar Electric System at Town of Wiscasset Public Works Facility and Town Hall

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July 6, 2015

Marion Anderson, Town Manager
Wiscasset Select Board
Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578

Dear Wiscasset Select Board Members,

Thank you for considering ReVision Energy as the Town of Wiscasset's solar partner! We appreciate this opportunity of working together to bring renewable energy to your Town, and to significantly reduce the Town's carbon footprint.

Based on an analysis of your Town-owned buildings and energy usage, ReVision Energy is pleased to propose a 62 kilowatt ("kW") grid-tied solar electric system to be located on the Town of Wiscasset's Public Works Facility and Town Hall rooftops. The proposed solar power project reduces the carbon footprint of the Town by 40 tons per year of CO₂ released into the atmosphere by regional power plants.

With this letter, ReVision is offering to develop the system using a Power Purchase Agreement ("PPA") ownership structure in which ReVision will own and operate the solar system on behalf of the Town. This allows the Town to benefit from the solar project at zero upfront capital cost, and enables it to buy clean, renewable solar power generated on its own rooftops.

The ReVision PPA is designed to be competitive with market rates, yet also overcome the lack of renewable energy incentives in Maine. We do this by establishing two PPA price components. First, the base price is set in year one at the Town's current CMP rate, which allows the Town to purchase "green" solar power for the same price as "brown" electricity from traditional fossil fuel sources. Second, the PPA price is designed to rise at a slower rate (4%) than historical trends for Maine's commercial electricity rates (4.5%).

Additionally, a solar energy premium is included in the solar PPA rate schedule beginning in year seven in order to encourage the Town of Wiscasset to purchase the solar project on day one of year seven. Should the town choose to purchase the solar project in year seven, it will avoid the solar energy premium and all power generated by the solar project will be essentially free. Alternatively if the town is unable to purchase the solar project in year seven, town residents could pool funds to purchase and donate the project to the town.

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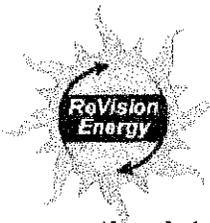
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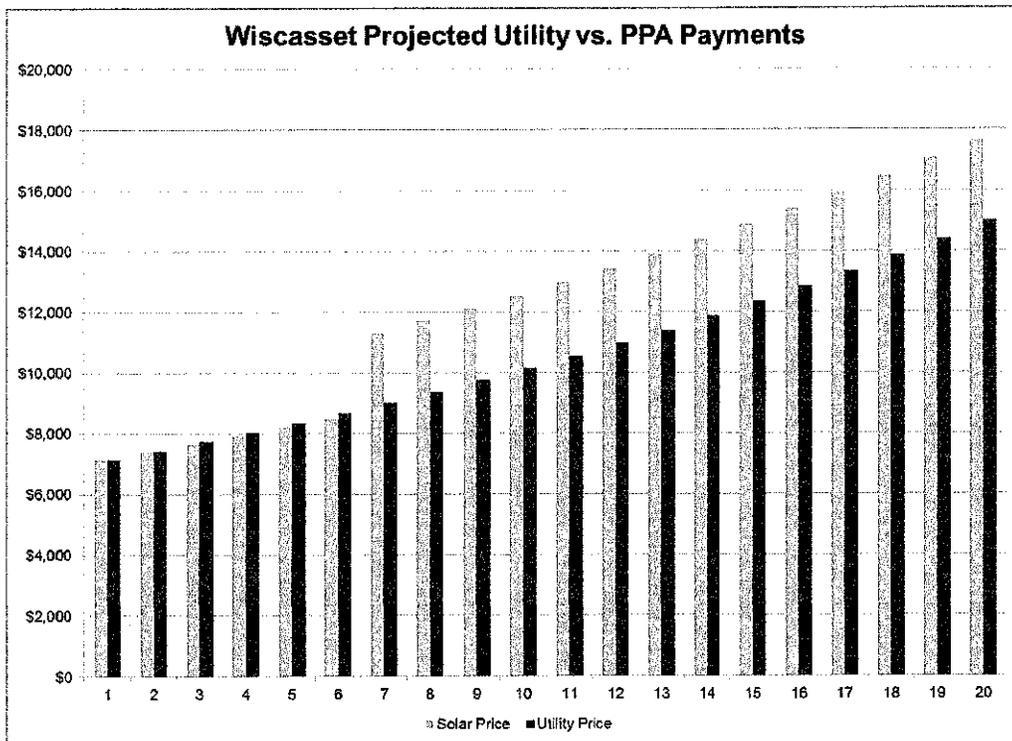


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Here are the details of the Solar Power Purchase Agreement:

Under the terms of the PPA proposal, ReVision Energy is offering to finance, own and operate a 62 kW solar array on the Town of Wiscasset Public Works Facility and Town Hall rooftops for a contract term of twenty years, with an option to extend to thirty years. Placing the system in private ownership enables the project to capture federal renewable energy tax credits that are unavailable to the Town. The Town would purchase all electricity from the system at the PPA rate shown in the schedule on the following pages.

After the first six years, the Town of Wiscasset will have an annual opportunity to compare the solar PPA rate to the market, to look at capital and borrowing opportunities, and to determine whether it is a better choice to keep buying solar power, or to purchase and own the solar arrays at their fair market value. If the Town chooses to own the array all the electricity generated thereafter is essentially free. Solar arrays have a productive commercial lifetime of forty years or more; and because the solar output over time is completely predictable, the Town of Wiscasset can calculate the payback time of any system purchase in any year. That payback time will always be less than the expected productive lifetime of the array (see graph).



Utility price assumptions based on historical data published by the Federal Energy Information Agency (www.eia.gov).

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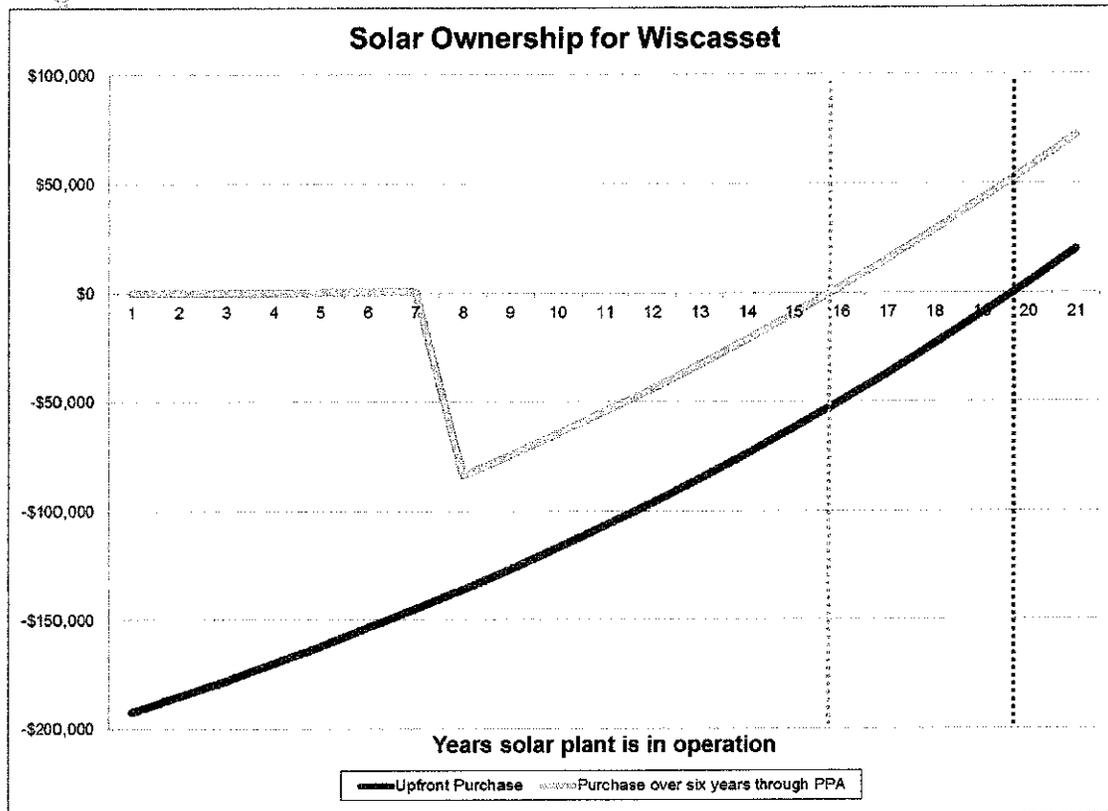
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The partnership between the Town of Wiscasset and ReVision allows the Town to demonstrate real and visible commitment to sustainability in our New England region, while saving money on electricity for the full twenty (or thirty) year period.

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Here is the Solar PPA and Projected Utility Rate Schedule:

Year	Annual Generation	Utility \$/kWh	Utility Price	PPA \$/kWh Price	ReVision Price	Annual PPA Savings	Cumulative PPA Savings
1	65,510	\$0.109	\$7,141	\$0.109	\$7,141	\$0	\$0
2	65,182	\$0.114	\$7,425	\$0.113	\$7,389	\$36	\$36
3	64,857	\$0.119	\$7,720	\$0.118	\$7,646	\$74	\$109
4	64,532	\$0.124	\$8,027	\$0.123	\$7,912	\$115	\$224
5	64,210	\$0.130	\$8,346	\$0.128	\$8,188	\$159	\$382
6	63,889	\$0.136	\$8,678	\$0.133	\$8,473	\$206	\$588
7	63,569	\$0.142	\$9,023	\$0.178	\$11,310	-\$84,329	-\$83,740
8	63,251	\$0.148	\$9,382	\$0.185	\$11,704	\$9,382	-\$74,358
9	62,935	\$0.155	\$9,755	\$0.192	\$12,111	\$9,755	-\$64,603
10	62,620	\$0.162	\$10,144	\$0.200	\$12,533	\$10,144	-\$54,459
11	62,307	\$0.169	\$10,547	\$0.208	\$12,969	\$10,547	-\$43,912
12	61,996	\$0.177	\$10,966	\$0.216	\$13,420	\$10,966	-\$32,946
13	61,686	\$0.185	\$11,403	\$0.225	\$13,887	\$11,403	-\$21,543
14	61,377	\$0.193	\$11,856	\$0.234	\$14,370	\$11,856	-\$9,687
15	61,070	\$0.202	\$12,328	\$0.243	\$14,870	\$12,328	\$2,641
16	60,765	\$0.211	\$12,818	\$0.253	\$15,388	\$12,818	\$15,459
17	60,461	\$0.220	\$13,328	\$0.263	\$15,923	\$13,328	\$28,787
18	60,159	\$0.230	\$13,858	\$0.274	\$16,477	\$13,858	\$42,645
19	59,858	\$0.241	\$14,409	\$0.285	\$17,051	\$14,409	\$57,054
20	59,559	\$0.252	\$14,982	\$0.296	\$17,644	\$14,982	\$72,037
21	59,261	\$0.263	\$15,578	\$0.308	\$18,258	\$15,578	\$87,615
22	58,965	\$0.275	\$16,198	\$0.320	\$18,894	\$16,198	\$103,813
23	58,670	\$0.287	\$16,842	\$0.333	\$19,551	\$16,842	\$120,655
24	58,377	\$0.300	\$17,512	\$0.347	\$20,232	\$17,512	\$138,168
25	58,085	\$0.313	\$18,209	\$0.360	\$20,936	\$18,209	\$156,376
26	57,794	\$0.328	\$18,933	\$0.375	\$21,664	\$18,933	\$175,309
27	57,505	\$0.342	\$19,686	\$0.390	\$22,418	\$19,686	\$194,995
28	57,218	\$0.358	\$20,469	\$0.405	\$23,198	\$20,469	\$215,464
29	56,932	\$0.374	\$21,283	\$0.422	\$24,006	\$21,283	\$236,747
30	56,647	\$0.391	\$22,130	\$0.439	\$24,841	\$22,130	\$258,877

*** Beginning in year 7, Town of Wiscasset will have an annual option to purchase the system at its then Fair Market Value.**

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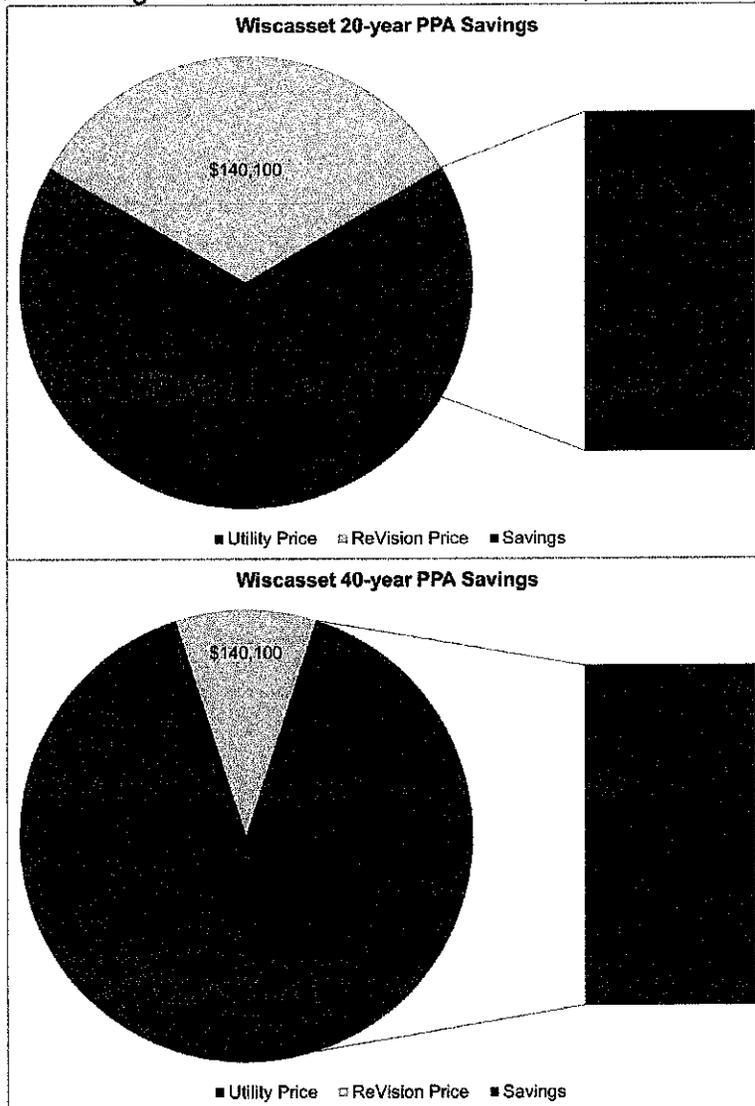
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Year 7 Purchase Option

At any point past year six of the Power Purchase Agreement, the Town of Wiscasset has the option to purchase the entire system at its Fair Market Value. In year seven, FMV is estimated at \$93,352. At the end of year six the Town will have previously paid a total of \$46,748 in energy payments toward the solar PPA (a \$588 savings versus projected utility rates). If the Town purchases the system in year seven, the total cost would be estimated at \$140,100. This results in an estimated net savings of over \$70,000 over the 20-year life of the PPA. Beyond the 20-year PPA, the system will continue to produce electricity in years 20-40. The Town of Wiscasset savings are estimated to be over \$550,000 over the life of the system.

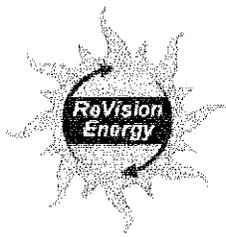


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If the Town chooses to pursue this solar opportunity –

These would be the responsibilities of the Town of Wiscasset:

- Lease the roof and utility room space required for the solar installation to ReVision Energy for \$1/year;
- Purchase all the solar electricity generated according to the PPA schedule;
- Obtain a net metering contract with CMP (ReVision will arrange that for the Town. The Town will need to sign);
- Add a liability insurance rider to its regular coverage, to cover the solar facility.

These would be the responsibilities of ReVision Energy:

- Build, own and operate the solar system for the duration of the PPA contract;
- Market the Renewable Energy Credits, to help pay for the investment;
- Maintain the system for the duration of the PPA (no O&M costs to the Town);
- Insure the system (both property and liability) for the duration of the PPA.

The Next Steps toward Construction:

- Town reviews the Proposal;
- Town initiates Interconnection Application with CMP;
- Town of Wiscasset gives go-ahead to move to contract;
- ReVision provides a draft PPA contract;
- ReVision responds to any information requests from the Town;
- ReVision and Town of Wiscasset sign the PPA;
- ReVision begins construction.

Timing is critical:

ReVision would like to proceed expeditiously toward construction, recognizing that we need to file all necessary permitting applications as soon as possible in order to achieve a timely construction schedule. We suggest 30-day review, with Interconnection Application filed August 10, contract signature targeted for September 1, construction start October 1, completion December 15, 2015 in order to have the project eligible for 2015 tax year credits.

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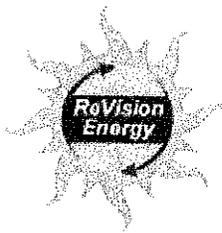
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About ReVision Energy & Our Mission

Since 2003, ReVision Energy has installed more than 4,500 solar energy systems in Maine and New Hampshire. To ensure maximum performance and longevity in our harsh climate, each system is designed by ReVision engineers from Brown, Dartmouth, MIT, UMaine and UNH and installed by our in-house team of licensed, professional solar technicians. The company mission is to lead the region's transition from a fossil fuel based economy to a sustainable, renewable energy based economy. Our solar energy solutions provide our partners with a viable, long-term plan for responsible energy consumption and recurring savings with zero up front capital costs. Today northern New England has the highest per capita carbon pollution on the east coast—every solution we provide at ReVision Energy is laser-focused on reducing greenhouse gas emissions.

ReVision Energy deeply admires Town of Wiscasset's leadership in the effort to lower Maine's carbon footprint and to reduce our reliance on fossil fuels. It is our hope that this project will both reward and aid you in those efforts. Please let us know if we can provide any additional information.

Sincerely,

William Behrens, PhD, Managing Partner
ReVision Energy, LLC
207-322-9977
bill@revisionenergy.com

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