



COPY

### APPLICATION FOR SPECIAL AMUSEMENT PERMIT

DATE: 5/9/10, 6/4, 7/2, 8/16, 9/13, 10/22  
 APPLICANT(S) NAME: Twisted Iron Customs - Mike Benner  
 APPLICANT(S) RESIDENCE ADDRESS: 42 Benner Ln. Friendship ME 04547  
 BUSINESS NAME: Twisted Iron Customs  
 BUSINESS ADDRESS: 424 Bath Rd. Wiscasset ME  
 BUSINESS DESCRIPTION: Motorcycle / Hot Rod Shop Repair / Maint. Used Car / Motorcycle dealership  
 LOCATION TO BE USED: 424 Bath Rd. Wiscasset  
 DESCRIBE ENTERTAINMENT: Bath with Show with muscle cars and motorcycles certain charities each month.

- 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.
- IS THIS SPECIAL AMUSEMENT PERMIT A RENEWAL?  YES  NO
- 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): [Signature] 504-1213 Date: 3/18/10  
 or 504-2930

OFFICE USE ONLY

Date Recd. 3/18/10 Date Approved 11 Expiration Date 11 Permit fee \$10 Ad Fee \$35 Paid \$45 paid

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
FEBRUARY 11, 2016

Preliminary Minutes

Present: David Cherry, Judy 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 6 p.m.

2. Pledge of Allegiance

3. Discussion of Special Town Meeting Warrant Articles for Airport Furnace Replacement \$14, 473.20 and RSU withdrawal quarterly payment of \$57,058.62

The Board of Selectmen voted 5 to 0 to hold a Special Town Meeting on February 25, at 7 p.m. to act on the following articles:

- To see if the Town will authorize the Selectmen to expend from the Undesignated Fund (Surplus) the amount of \$57,058.62 for the purpose of making the first quarterly debt service payment on a \$2,000,000 Taxable General Obligation Bond in this fiscal year, 2015-2016.
- To See if the Town will vote to authorize the Selectmen to expend from the Undesignated Fund (Surplus) the amount of \$14,473.20 for the purchase of a new furnace for the airport.

4. Fiscal Year 2016-2017 Annual Town Meeting warrant and budget process

Ben Rines, Jr., referred to the explanations on the warrant that explained how a budget item was offset by revenues from the department. He said it was misleading and recommended removing it from the ballot. Judy Flanagan recommended that the board discuss this matter at a later date.

4. Executive Session

Judy Flanagan moved to go into Executive Session under 1 M.S.R.A §405 (6) (A) to discuss a personnel matter, board voted 4 to 1 (Chairman Rines opposed).

Following a motion by Judy Flanagan, and a vote of 4 to 1 (Rines opposed), the Board came out of Executive Session, taking no action.

5. Adjournment

Judy Colby moved to adjourn. Vote 5-0-0.

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
February 25, 2016

**DRAFT MINUTES REVISED**

Present: Chairman Benjamin Rines, Jr., Vice Chairman Judy Flanagan, Jefferson Slack, David Cherry,  
Judith Colby, Town Manager Marian Anderson

1. Chairman Benjamin Rines, Jr. called the meeting to order at 5:30 p.m.
2. Pledge of Allegiance was given.
3. Under 1 M.R.S.A. Section 405 (6) (C) Judy Flanagan motioned, the Board voted 5-0, to go into executive session for the purpose of discussions with the town realtor Sherri Dunbar.

Upon returning to opening session the board voted 5-0 to authorize the selling of a certain tax acquired property, Map R03, Lot 76, to Frank Boudin for \$5,000.

4. Under M.R.S. A. Section 405 (6) (D), Judy Flanagan motion, the board voted 4-0-1 (Rines abstaining) to go into executive session for the purpose of discussing the Town's current labor negotiations.

As it was agreed, this executive session would not require any further action from the Board, Chairman Rines, stating a conflict of interest, passed the gavel to Vice-Chairman Judy Flanagan, wished the board well and left the meeting.

Upon returning to open session, with no further action to be taken, the board voted to adjourn, 4-0.

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
February 25, 2016

**DRAFT MINUTES**

Present: Chairman Benjamin Rines, Jr., Vice Chairman Judy Flanagan, Jefferson Slack, David Cherry,  
Judith Colby, Town Manager Marian Anderson

1. CALL TO ORDER

Chairman Benjamin Rines, Jr. called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance

3. Executive Session Pursuant to 1 M.R.S.A. Section 405 (6) (C) to discuss the disposal of real property and 1 M.R.S.A. Section 405 (6) (D) to discuss labor negotiations

Judy Flanagan made a motion to go into Executive Session Pursuant to 1 M.R.S.A. 405 (6) to discuss the disposal of real property and M.R.S.A. Section 405 (6) (D) to discuss labor negotiations. Motion was seconded and passed 4-0. Chairman Rines abstained and recused himself from labor negotiations

The Board came out of executive e session and a motion was made by Judy Flanagan to accept the offer of \$5,000 for a parcel of landed located on by R03-76 , motion carried. VOTE 5-0

3. ADJOURNMENT

At 6:40 p.m. Judy Colby moved to adjourn. Motion was seconded by David Cherry. Motion carried, **VOTE 5-0.**

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
MARCH 15, 2016

Present: David Cherry, Judy 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 6 p.m.

2. Pledge of Allegiance

3. Public Hearings

A. Liquor License Renewal for Sarah Heald, DBA Sarah's Café and Twin Schooner Pub

**Judy Flanagan moved to open the public hearing. Vote 5-0-0.** Judy Flanagan verified that the police had received no complaints. **Judy Colby moved to close the public hearing. Vote 5-0-0.** **Judy Flanagan moved to grant the renewal to Sarah's Café for a liquor license. Vote 5-0-0.**

4. Approval of Minutes

A. February 11, 2016 – not available

B. February 25, 2016 - Ben Rines, Jr., asked that these minutes be rewritten.

C. March 1, 2016 - **Judy Colby moved to approve the minutes of March 1, 2016. Vote 5-0-0.**

5. Approval of Treasurer's Warrants

**A. Judy Flanagan moved to approve the payroll warrants of March 4 and 11, 2016. Vote 5-0-0.**

**B. Judy Colby moved to approve the accounts payable warrants of March 8 and 15, 2016. Vote 5-0-0.**

6. Assessors' Business

A. Abatements:

1. Christopher Morrison, Map R01, Lot 44 (\$0): Mr. Morrison had requested an abatement in real estate valuation of \$41,300. He owns two lots which were assessed separately. He was informed that if the lots were combined the assessment would be less; however, Mr. Morrison does not want to join the lots under one deed. Ellery Bane, the Assessors' Agent, did not recommend the abatement. There was discussion regarding a merger form used to combine the two lots, which Mr. Morrison refused to sign, and the policy regarding adjoining lots being assessed as one lot. Bane said that in other towns, adjoining properties could be assessed as one lot without combining deeds; however, the Wiscasset selectmen had in the past decided against that policy and that was the reason for his recommendation against the abatement. He has sent the form to several other taxpayers; however,

none has been returned. After a lengthy discussion, there was a consensus that the assessor should have the ability to assess adjoining lots as one lot and a policy to that effect should be made. **Ben Rines, Jr., moved to grant the abatement in the value of \$41,300 for Map 01, Lot 44. Vote 5-0-0.** There was a consensus that the basis of the current policy be researched and the use of the form be suspended until a decision on continuing the policy was made.

2. Charlotte M. Charest, Map R02, Lot 36B (\$564.44): Ellery Bane recommended an adjustment be made because the building was assessed in error at 100% with no depreciation and because the homestead exemption was removed in error. He recommended an adjustment be made and an abatement of \$567.44. **Ben Rines, Jr., moved to grant the abatement to Charlotte Charest in the amount of \$564.44. Vote 5-0-0.**

3. Douglas K Fitts, Map 05, Lot 126 (\$1,239.84): Ellery Bane said Mr. Fitts was unable to attend this meeting. He said the 60-day period for the abatement would expire on March 18 but that deadline could be extended by mutual agreement, and he asked the board to consider extending the date to the next meeting. There was a consensus to postpone the hearing until April 5, 2016.

#### 7. Special Presentations or Awards

Ben Rines, Jr., introduced the new EMS Director, Toby Martin. Martin said he officially starts as EMS Director on April 4 and that he looked forward to working for the Town.

#### 8. Appointments

##### A. Stephen Graffam, Wiscasset Conservation Commission

##### B. Appointment of Election Clerks: Attached

**Jeff Slack moved to approve the above appointments. Vote 5-0-0.**

Judy Flanagan said there were quite a few committee members that had not filled out a renewal application, which should be addressed. Reminder notices have been sent.

#### 9. Resignations

A. Police Chief Troy Cline: **Judy Flanagan moved to accept with deep regret the resignation of Troy Cline.** She thanked him for his service to the community and wished him safety and happiness. Judy Colby thanked him for his commitment to children and the town. Cline thanked the board for the opportunity to serve the town. **Vote 5-0-0.**

B. School Resource Officer, Thomas Hoepner: **Ben Rines, Jr., moved to accept the resignation of Thomas Hoepner. Vote 5-0-0.**

#### 10. Public Comment

Steve Christianson, Public Works, had found and brought to the meeting a plaque dated April 4, 1938 from the Pemaquid Daughters of the American Revolution giving permission to plant a tree in honor of the sesquicentennial. It was given to Charles Knight, who was elected selectman in 1938 at the age of

83, and who was to cooperate with the choice of a tree. Christianson said the plaque was originally on the common but had been found several years ago at the old town dump; he asked for suggestions for the disposition of the plaque.

Christianson said after research he had found that according to an 1813 deed the land around the powderhouse, with the exception of a 20-foot square on which the powderhouse sits, was not owned by the Town but the Town had a right of way for ingress and egress.

#### 11. Unfinished Business

A. Wiscasset Community Center roof replacement recommendation: Marian Anderson said Wright-Pierce had recommended awarding the contract to Tecta America who had submitted a bid of \$112,900 for the lower roof and \$187,900 for the total project. Todd Souza said a letter would be drafted to Tecta America confirming that the bid would be awarded for the full project contingent upon the vote in June. Funds have been approved for the upper roof but Souza recommended waiting for the vote at Town Meeting and completing the work on the entire roof at the same time. A contingency of 7% is included in the contract. **David Cherry moved to direct Marian Anderson and Todd Souza to create a letter informing Tecta America that they were the lowest bidder and were awarded the bid for Roof A and Roof B dependent on funding in June. Vote 5-0-0.**

#### 12. New Business

A. Review Liquor License Renewal Policy: Marian Anderson said a policy approved in 2010 by the selectmen gave the Town Clerk authority to renew liquor licenses without a public hearing. She asked if that policy should be continued or if the selectmen preferred to hold public hearings for liquor licenses, new or renewal. After discussion, **David Cherry moved to rescind the current Liquor License Renewal Policy adopted March 16, 2010 and replace it with a new policy to the effect that all liquor license applications and renewals come before the board. Vote 4-1-0.** (Colby opposed.)

#### B. Main Street Pier Permit Applications

1. Nancy T. Jones, Ridgeback Pottery
2. Two Bridges Regional Jail, Industries Program

Both applications had been approved by the Waterfront Committee. **Judy Flanagan moved to approve the applications of Nancy T. Jones and Two Bridges Regional Jail. Vote 5-0-0.**

C. Presentation of Warrant Articles: Ben Rines recommended eliminating the wording on the warrant indicating that a department generates revenue which offsets the appropriation, which he found misleading. After discussion, it was the consensus to discuss the matter in the budget process.

D. Town Report Dedication: Marian Anderson reminded the board members that a decision on the dedication was due by the middle of April.

#### 13. Department Head or Committee Chair Report

A. Fire Department, Chief T. J. Merry - Use agreement between the Town of Wiscasset Department and the Lincoln County Fire Chief's Association: The new agreement was not available and the matter was postponed to the next meeting.

B. Wiscasset Parks and Recreation Department, Todd Souza, Director - Discuss "special revenue" account for WPRD: Souza discussed with the board the possibility of creating a special revenue account which would provide budget relief, aid in capital project funding as well as provide the ability to create new revenue opportunities for his department. He said Brunswick had been using special revenue accounts for seven or eight years. He explained how the tax appropriation would be less using a special revenue account because profits from WPRD programs would go back into the department to be used for additional programs rather than appropriating funds for those additional programs. He gave several examples of the savings that would be generated by a special revenue account. There was a consensus to ask Souza to work up a budget using a special revenue account to see if adopting the concept would be viable.

#### 14. Town Manager's Report

Marian Anderson provided the board with a monthly financial report. She was asked to add percentages to the report.

She reported that Diane Hammond had been appointed Administrative Assistant for the Police Department.

In an update on solar energy, Anderson reported that Sun Dog Solar and ReVision Energy are still interested in preparing proposals for the town. She had met with a representative of Competitive Energy from Portland, a company that analyzes the PPAs to see if it is viable for the town to go solar.

The First Congregational Church has asked permission to hold Summerfest on the common on July 23 from 10 to 4. **Ben Rines, Jr., moved to grant the Congregational Church the right to use the common for its annual Summerfest. Vote 5-0-0.**

Advertisements for the police chief position have been posted in numerous places; applications will be due by April 1 and will be given to the Tidewater Group for background checks. Anderson hopes to have the position filled by June 6.

Because the support staff contract had been ratified by the staff, **Judy Flanagan moved to sign the support staff contract. Vote 4-0-1 (Rines abstained).**

Todd Souza said that the MDOT video had been posted on the rec center's site and had 20,000 hits and 14,000 views. He said after seeing the video, several people had asked him to see if the town would consider restrooms on the west side of Route 1. After discussion, it was decided that the board would meet with MDOT after the April open house.

Judy Flanagan asked that email accounts be set up for the selectmen.

At 8:40 p.m., **Ben Rines moved to enter executive session pursuant to MRSA Chapter 1, Section 405 (6)(D). Vote 5-0-0.** The board exited executive session at 9:19 on motion of David Cherry. **Vote 5-0-0. David Cherry moved to accept the offer from Peregrine Consulting, David Stapp, in the amount of \$200,000 for 23 and 27 South Point Drive, Lots 11, 12, 13, 14, 15, and 16 as depicted on the Mason Station parcel map, to close May 16, 2016. Vote 5-0-0.**

15. Adjournment

**Ben Rines, Jr., moved to adjourn the meeting at 9:20 p.m. Vote 5-0-0.**

Item 6a.  
COPY

11:03 AM (27 minutes ago)

Sue  
Varneyl <suevarny@yahoo.com>  
to Marian, me

Glad to see in the newspaper that some Mason Station properties are being sold and will have a use in the future. Peregrine Consulting will be a great addition. I do, however, feel that I need to speak up on the comments made in the article regarding abatement request.

Some taxpayers who "combined lots for tax purposes only " that I can think of off the top of my head are: Matthew Dorsey on Clarks Point Road, Martin Fox off Willow Lane, the White House (I can't remember their names) on route one just before Byrnjolfson brick house on left heading south. Also Leon Chatterlain, who owned the Damarin place on Flood Avenue and had another abutting piece on Pottle Cove Road. All of these real estate files should have a copy of the form to combine lots for tax purposes only in them as well as perhaps conversations held with taxpayers. The yearly update forms from O'Donnell & Associates that their employee Tom Tippee combined and listed on the yearly mapping updates forms are also in a folder in the assessor files that holds these forms for probably the past ten plus years. There was a comment stated in the newspaper that there "is no record of any taxpayer in Wiscasset completing the lot merger form". If the real estate file folders are looked at, you will see the combining lots form.

The form was discussed with then Manager, Laurie Smith and Tax Collector, Jim George and thought to be a better way for properties to be combined for tax purposes and all the t's crossed and i's dotted so that on the other side of the system, tax collections, the properties did not get lost or lien due to non payment by that department not knowing they were combined for taxes only. The biggest reason the form was searched out and developed was so that no other properties were likened, that taxes were actually paid and lots combined. This did occur on a property on Hale Pond Road. I wish I could remember all of the lots requested to be combined. The form was developed and used successfully by other assessors in the area and was marked up and created for Wiscasset's use.

I had spoken to Ben Rines, who called me regarding the abatement request, I believe when it was first received and I am also sending this email to the selectmen that I have email addresses for here at home.

If any questions, please give me a call.

Sent from my iPad

TOWN OF WISCASSET  
51 Bath Road  
Wiscasset, ME 04578  
207-882-8200

Item 6a(2)

**NOTICE OF PROPERTY TAX ASSESSMENT REVIEW**

02/29/2016

Douglass Fitts  
357 South Main Street  
Cohasset, MA 02025

COPY

Regarding: 146 Clarks Point Road

**PROPERTY REVIEWED**

Map R05 Lot 126 RE Acct # 788

**CURRENT ASSESSED VALUE**

Land Value: \$ 393,400 Building Value: \$ 328,500

**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.

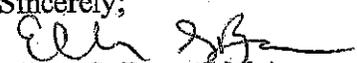
X  An adjustment will be made. The following assessments now apply.

Land Value: \$ 317,800 Building Value: \$ 328,500

X  Abatement will be recommended for : \$ 1,239.84

'15 Upon further review, it appears that this lot has significant restrictions on its entire shore front. The revaluation company addressed the excess shorefront with a minus 90% depreciation but disregarded the impact it has on the actual location of the development of the lot. I believe it does impact the market value of the house lot to be less than a lot developed or with the capability of being developed closer to the shore. As far as lack of commercial use inferred by the owner, I believe we are assessing this lot for its highest and best use which is a residential house lot. I hereby recommend abatement for the aforementioned value. 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

If you elect to appeal the decision on your request for tax abatement the process will now go in front of the Lincoln County Commissioners Office. Application must be made in writing to the Board within 60 days of this notice. Actions applicable to the tax assessment and abatement appeal process are addressed in Title 36 MRSA Sections 841

Name: FITTS, DOUGLAS K.

Map/Lot:

R05-126

Location:

146 CLARKS POINT ROAD

Account: 788 Card: 1 of 1

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

**Sale Data**

Sale Date 07/01/2003

Sale Price 700,000

Sale Type Land & Buildings

Financing Unknown

Verified Public Record

Validity Arms Length Sale

Reference 1 B4346P0272

Reference 2 R-05-126/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

*before*

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000
49.93	Acres-Waterfront Rear	13,000.00	649,090	10%	Restrictio	64,909
Total Acres 70.93						Land Total 393,409

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,440 Sqft	Grade B 100	Base		235,392
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete Block	Basement	..... None	Basement		-16,461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	13					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,532
Attic	None			Attic		0
FirePlaces	3			Fireplace		9,809
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built 1930	Renovated 1980	Kitchens TYPICAL	Baths TYPICAL	Condition Good	Layout Typical		235,272
Functional Obsolescence None	Economic Obsolescence None	Phys. % 80%	Func. % 100%	Econ. % 100%			188,218

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1930	192	B 100	13,858	Good	80%	100%	100%	11,086
1 & 1/2 STORY FR	1930	960	B 100	87,293	Good	80%	100%	100%	69,834
ONE STORY FRAME	1930	570	B 100	41,139	Good	80%	100%	100%	32,911
Open Frame Porch	1930	288	B 100	6,970	Good	80%	100%	100%	5,576
Wood Deck	1980	800	B 100	9,556	Good	89%	100%	100%	8,505
Frame Garage	1930	342	B 100	12,837	Good	80%	100%	100%	10,270
1.50 ST SHED....	1980	320	C 100	2,240	Avg.	79%	100%	100%	1,770
Frame Shed	2000	64	C 100	392	Avg.	89%	100%	100%	349
4,722 SFLA		Field1							140,301

Acpt Land 393,400 Accepted Bldg 328,500 Total 721,900

Map/Lot:

Location:

146 CLARKS POINT ROAD

Account: 788 Card: 1 of 1

Neighborhood RURAL NORTHEAST

Zoning/Use SHORE RESIDENTIA

Topography Rolling

Utilities Drilled WellSeptic System

Street Paved

**Sale Data**  
Sale Date 07/01/2003  
Sale Price 700,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1 B4346P0272

Reference 2 R-05-126/00 0000000000

Tran/Land/Bldg 6 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 106

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	75%		206,250
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	75%		20,625
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000
10.00	Acres-Waterfront Rear	13,000.00	130,000	10%	Restrictio	13,000
49.93	Acres-Waterfront Rear	13,000.00	649,090	10%	Restrictio	64,909
Land Total						317,784

Total Acres 70.93

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,440 Sqft	Grade B 100	Base	235,392
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	..... None	Basement	-16,461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13				
Bedrooms	4	Add Fixtures	0	Plumbing	6,532
Baths	2	Half Baths	1	Attic	0
Attic	None			Fireplace	9,809
FirePlaces	3			Insulation	0
Insulation	Full			Unfinished	0
Unfin. Living Area	NONE				

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	1980	TYPICAL	TYPICAL	Good	Typical	235,272			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	188,218				
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Total
ONE STORY FRAME	1930	192	B 100	13,858	Good	80%	100%	100%	11,086
1 & 1/2 STORY FR	1930	960	B 100	87,293	Good	80%	100%	100%	69,834
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1.50 ST SHED....	1980	320	C 100	2,240	Avq.	79%	100%	100%	1,770
Frame Shed	2000	64	C 100	392	Avq.	89%	100%	100%	349
4,722 SFLA		Field1				Outbuilding Total			140,301

Acpt Land

317,800

Accepted Bldg

328,500 Total

646,300

*after!*

Map/Lot # R05-126 Trio Acct. # \_\_\_\_\_ Abatement # \_\_\_\_\_

APPLICATION FOR ABATEMENT OF PROPERTY TAXES  
(Under M.R.S.A. Title 36, Sec. 841)

1. Name of Applicant DOUGLAS K FITTS / ICE POND
2. Mailing Address 357 SOUTH MAIN STREET COHASSSET, MASS 02025  
Location of Property 146 CLARK'S POINT ROAD, WISCASSET
3. Tax year for which abatement is requested JULY 1, 2015 - JUNE 30 2016
4. Assessed valuation of real estate Land: 393,400<sup>00</sup> Building: 328,500<sup>00</sup>
5. Assessed valuation of personal property \_\_\_\_\_
6. Abatement requested in real estate valuation Land: 300,000<sup>00</sup> Building: \_\_\_\_\_
7. Abatement requested in personal property valuation \_\_\_\_\_
8. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):

THE PROPERTY IS BURDENED BY A CONSERVATION EASEMENT, FROM 1984 WHICH PROHIBITS ANY DEVELOPMENT, INCLUDING HARVESTING OF WOOD. THE PROPERTY HAS NO COMMERCIAL VALUE EXCEPT AS A SINGLE HOUSE LOT, CANNOT BE PUT INTO TREE GROWTH. SEE PAGE 8 OF EASEMENT.

To the Board of Assessors of the Municipality of WISCASSET

In accordance with the provision of M.R.S.A. Title 36, Sec. 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

1/18/16  
Date

Douglas K Fitts  
Signature of Applicant

THIS APPLICATION MUST BE SIGNED AND FILED WITH THE MUNICIPAL ASSESSOR(S). SEPARATE APPLICATION SHOULD BE FILED FOR EACH SEPARATELY ASSESSED PARCEL OF REAL ESTATE CLAIMED TO BE OVERVALUED.

PLEASE NOTIFY ME WHEN HEARING WILL TAKE PLACE -  
DOUGLASFITTS@VERIZON.NET  
THANK YOU

(D) Without limiting the generality of the foregoing, billboards, trailers, mobile homes, bridges or causeways, prominent antennas for telecommunications and radar, and excessively bright lights are specifically prohibited on the Protected Property; provided, however, that there is retained in the Grantor, her heirs and assigns, the following rights:

(1) The right to post the Protected Property to control unauthorized use.

(2) The right to erect temporary signs to advertise the Protected Property for sale or for rent.

(E) The cutting of standing timber shall not be permitted, provided, however, that there is retained in the Grantor, her heirs and assigns, the following rights:

(1) The right to clear and restore forest cover that is damaged or disturbed by the forces of nature.

(2) The right to gather, use or remove dead wood.

(3) The right to prune or selectively thin trees to promote and maintain the health of the forest stand, to provide firewood for personal use, and to maintain wildlife habitat.

(4) The right to cut trees and other vegetation to create a clearing as necessary for the construction of the residential structures allowed hereunder.

(5) The right to cut trees and other vegetation to maintain views from the existing residential structure and the additional residential structures allowed hereunder, provided such cutting shall not materially alter the natural beauty and scenic quality of the Protected Property when viewed from the Benefited Property and when viewed from U.S. Route 1.

(F) Any modification, alteration, construction, or reconstruction of any waste disposal system shall comply with all local, state and federal laws and regulations and shall be done in a manner that will prevent discharge of any waste into salt or fresh waters located in or about the Protected Property that will at all adversely affect the purity of said waters.

(G) The use outdoors of pesticides and herbicides shall not be permitted on the Protected Property except with the approval of the Grantee upon a showing of need or good cause.

CONSERVATION EASEMENT (with amendment incorporated FD 11/0/03)

THIS INDENTURE made this 22nd day of June, 1984 by and between Victoria Grandall of Wiscasset, Lincoln County, Maine (hereinafter called the Grantor) and Maine Coast Heritage Trust, Inc., a non-profit corporation incorporated under the laws of the State of Maine with offices located in Northeast Harbor, Maine 04662 (hereinafter called the Grantee).

WITNESSETH

WHEREAS, Grantor holds title to certain real property (hereinafter referred to as the "Protected Property") described under: (1) a certain deed from Victor A. Franzen and Anna Franzen to Victoria Grandall dated August 31, 1964, and recorded in Book 595, Page 412 of the Lincoln County, Maine, Registry of Deeds, and (2) a certain deed from 1st National Bank of Damariscotta to Victoria Grandall dated March 17, 1969, and recorded in Book 648, Page 231 of the Lincoln County, Maine, Registry of Deeds, and (3) a certain deed from the Town of Wiscasset to Victoria Grandall dated October 24, 1978, and recorded in Book 977, Page 24 of the Lincoln County, Maine, Registry of Deeds, and (4) in the Last Will and Testament of Anna Olson Franzen as recorded in the Lincoln County, Maine, Registry of Probate Docket No. 243-1971, said Protected Property being further described as follows:

Bounded on the East by the Sheepscot River; on the South by land now or formerly of Robert Fraser and land of the Maine Central Railroad; on the West by the Sheepscot River and land of Raymond W. Franzen; and on the North by land now or formerly of Howard and Dorothy Kahl and land now or formerly of Grayden Fowles. Further reference may be made to the unrecorded plan entitled "Part of Property of Victoria F. Crandall" dated 1/20/1975 by Julian Doggett.

A Plot Plan of the Protected Property is shown in Exhibit A attached hereto and made a part hereof.

WHEREAS, the Protected Property has significant natural, scientific, educational, scenic and aesthetic value in its present state as a natural area which has not been subject to development or exploitation in excess of that described in Covenant B. below and which Protected Property provides scenic enjoyment to the general public; and

WHEREAS, the Protected Property includes the promontory overlooking Clark Point, so called, and as such is a prominent and visually unique part of the natural landscape which overlooks public waterways of the Sheepscot River and public roads in Wiscasset and Edgecomb; and

by the general public by the conveyance of a Conservation Easement on, over and across the Protected Property, which shall benefit; protect and be appurtenant to the Benefited Property such as to conserve the natural values of the Protected Property, to conserve the scenic, aesthetic and ecological values of said region, to conserve and protect the animal and plant population, to prevent the use or development in excess of that permitted hereunder of the Protected Property for any purpose or in any manner which would conflict with the maintenance of the Protected Property in its natural, scenic condition or with the visual access to and scenic enjoyment of the Protected Property by the general public; and

WHEREAS, the Maine coast, of which the Protected and Benefited Properties are a part, is unique in being a relatively intact coastal ecosystem and, as such, is an unusually important habitat for birds, fishes, marine and terrestrial mammals, and flora,

NOW THEREFORE, the Grantor and Grantee, for and in consideration of the facts above recited and of the covenants herein contained, hereby agree as follows:

Section 1. Grant of Conservation Easement. As an absolute and unconditional gift, Grantor does hereby grant to the Grantee, its successors and assigns, forever and in perpetuity for the benefit of the Benefited Property, the general public and the Grantee, a Conservation Easement over the Protected Property consisting of the following:

- (A) The right of view of the Protected Property from the Benefited Property in its natural, scenic, open and wooded, condition;
- (B) The right of the Benefited Property to be free of any taint, corruption, or pollution of whatever character arising from any use of the Protected Property not permitted hereunder;
- (C) The right of the Grantee, in a reasonable manner and at reasonable times, to enter and inspect the Protected Property; and
- (D) The right of the Grantee to enforce by proceedings at law or in equity the covenants and agreements hereinafter set forth.

Section 2. Land Use Covenants. In furtherance of the foregoing affirmative rights, the Grantor makes the following covenants, on behalf of herself, her heirs and assigns, which covenants shall run with and bind the Protected Property in favor of the Benefited Property in perpetuity:

(A) The Protected Property shall be used for single family residential, or conservation purposes only. No commercial, industrial or mining activities shall be permitted on the Protected Property except for: a) home industries, b) the renting of structures allowed hereunder, c) professional offices such as doctor or lawyers' offices. In addition, the existing structures may be used for operation of a "bed and breakfast" type of inn, or as a restaurant, provided such uses are approved in advance and in writing by the Grantee. Any such excepted activities shall be conducted in a manner consistent with the covenants herein set forth and the purposes of this Conservation Easement. No apartment buildings or multi-family housing units shall be created on the Protected Property.

(B) At present there are the following structures on the Protected Property: a single family residence with a deck and attached garage, south of the driveway; a wood/storage shed of approximately 16'x19', located east of the driveway; a garden shed of approximately 8'x12', located west of the driveway; old stone walls along boundaries; as depicted in Exhibit A, attached hereto and made a part hereof; as well as posts at the driveway entrance.

No additional structures of any kind, temporary or permanent, shall be located on the Protected Property, except that the Grantors, their heirs and assigns, have retained the following rights:

(1) The right to construct not more than one additional residence, which is any structure having both sleeping accommodations and plumbing facilities, together with accessory structures appurtenant to the existing and permitted residences, including outbuildings not for human habitation, power and communication lines and poles, and septic waste disposal systems; subject to the following limitations:

(a) Said structures shall be one story high and no part of any structure shall be higher than twenty-five (25) feet above the average original grade of the building situs, excluding chimneys and conventional residential antennae or dishes; and

(b) Chimneys and antennae or satellite dishes attached to said structures shall be no higher than six (6) feet in height above the highest point of said structures; and

(c) all such structures and their replacements shall be located within three hundred (300) feet of the sidelines of the existing driveway, in its course and width as of the date of this amendment, being that road which extends from Clark Point Road and terminates in a parking area at the existing residence, providing that no such structure may be located nearer to the shore than the existing residence. The approximate course of said driveway is shown on Exhibit A and documented in a Baseline data U.S.G.S. topographic map. If said driveway should be rerouted, as permitted in Paragraph 2.(C)(3), to provide a more direct route to the existing residence, the existing driveway shall be monumented in a manner to permit Holder to determine the distance of any additional structure from said existing driveway; and

STATE OF MAINE  
COUNTY OF LINCOLN

STATE OF MAINE  
COUNTY OF Lincoln, ss.

September 27<sup>th</sup>, 1996

Personally appeared the above-named M. L. Tridhosyuth Devakul and Hatatip Devakul and acknowledged the above instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney  
**DAVID B. SOULE, JR.**  
\_\_\_\_\_  
(print or type name of notary)  
My commission expires:

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

September 30, 1996

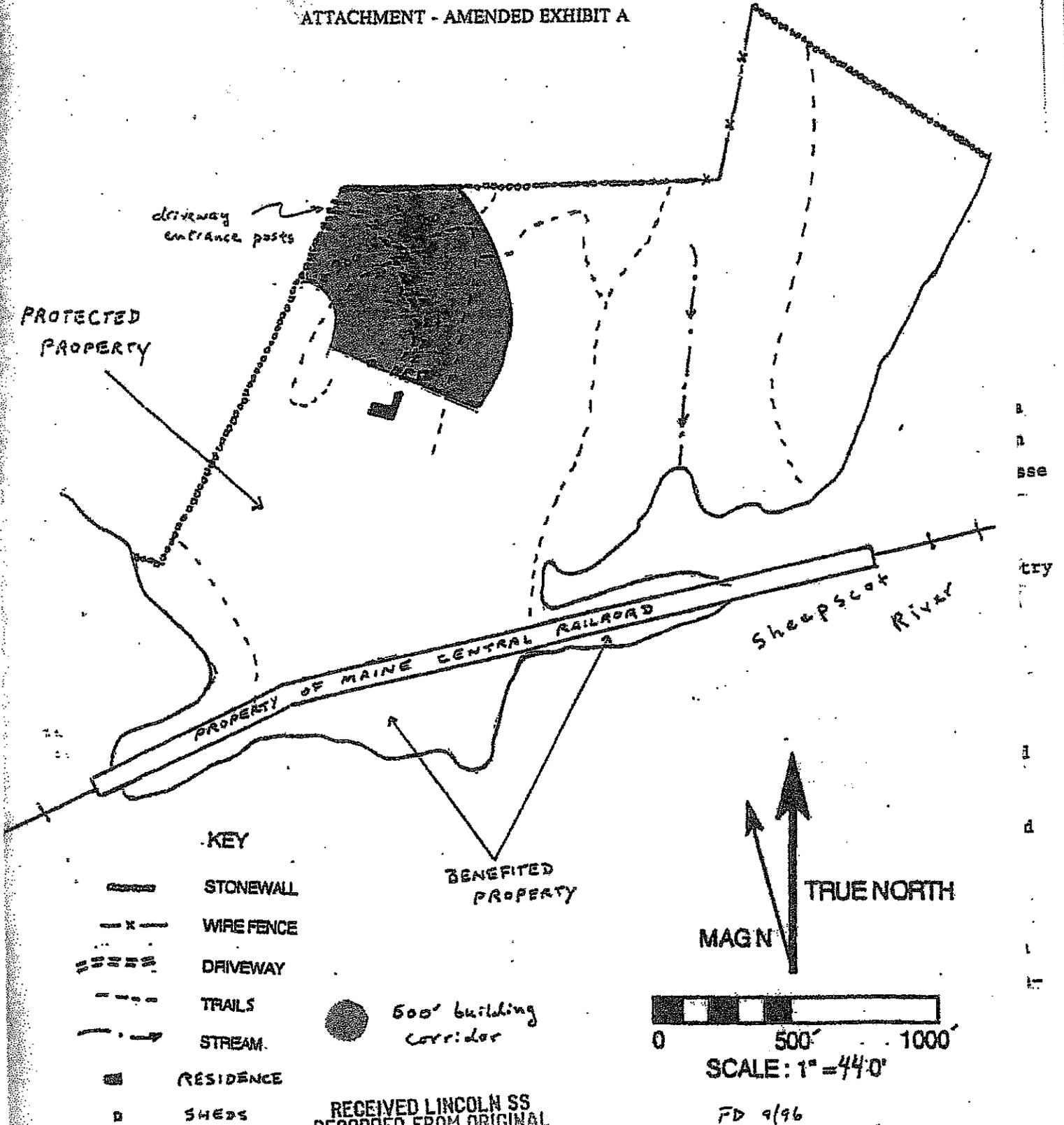
Personally appeared James J. Espy, Jr., President of the MAINE COAST HERITAGE TRUST, hereunto duly authorized, and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of MAINE COAST HERITAGE TRUST.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney  
**Susan M. Connolly**  
\_\_\_\_\_  
(print or type name of notary)  
My commission expires: 10-5-96

AMENDMENT TO CONSERVATION EASEMENT  
ON CLARK POINT  
IN WISCASSET, LINCOLN COUNTY, MAINE

ATTACHMENT - AMENDED EXHIBIT A



RECEIVED LINCOLN SS  
RECORDED FROM ORIGINAL

96 OCT -3 AM 9:33

FD 9/96



Town of Wiscasset  
Board/Committee Membership Application

Full Name: DAVID ALLEN GAGNON

Street Address: 153 BRADFORD RD.

Mailing Address: P.O. BOX # 38 WISCASSET Home Phone: 802-6726

Town of Legal Residence: WISCASSET

Work Phone: 882-8222 Cell Phone: 350-0066 E-mail \_\_\_\_\_

I wish to be considered for the appointment to the: \_\_\_\_\_

WATERFRONT COMMITTEE

Full member:  Reappointment: \_\_\_\_\_ Alternate member: \_\_\_\_\_

Do you currently serve or have you ever served on any Town Board? NO / YES  
no yes

If yes, please state which Board or Committee/term exp. PLANNING BOARD, BUDGET COMM.

List civic organizations to which you belong now: WEX, FIRE DEPT.

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: INVOLVED IN WATERFRONT ACTIVITIES FOR MANY YEARS.

Signature: David Allen Gagnon Date: 3-6-2016

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

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

\*\*\*\*\*

For Office Use:

Date received: 3/23/16 Date Appointed: \_\_\_\_\_ Term: 3 yrs



COPY

Town of Wiscasset  
Board/Committee Membership Application

Full Name: Scott James  
Street Address: 52 Indian rd  
Mailing Address: 52 Indian rd Home Phone: 207-882-9137  
Town of Legal Residence: Wiscasset  
Work Phone: \_\_\_\_\_ Cell Phone: 207-751-6668 E-mail \_\_\_\_\_

I wish to be considered for the appointment to the: Shellfish committee

Full member:  Reappointment: \_\_\_\_\_ Alternate member: \_\_\_\_\_

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

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

List civic organizations to which you belong now: none

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

Signature: Scott James Date: 3/16/16

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

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

\*\*\*\*\*

For Office Use:  
Date received: \_\_\_\_\_ Date Appointed: \_\_\_\_\_ Term: \_\_\_\_\_

COPY

Town of Wiscasset  
Board/Committee Membership Application

Full Name: Anthony J Gatti Jr

Street Address: 10 Gibbs Road

Mailing Address: Wiscasset Maine 04578 Home Phone: 882-7236

Town of Legal Residence: Wiscasset

Work Phone: \_\_\_\_\_ Cell Phone: 841-7236 E-mail \_\_\_\_\_

I wish to be considered for the appointment to the: Planning Board

Full member: \_\_\_\_\_ Reappointment:  Alternate member: \_\_\_\_\_

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

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

List civic organizations to which you belong now: \_\_\_\_\_

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: \_\_\_\_\_

Signature: Anthony J Gatti Jr Date: 3-14-16

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

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

\*\*\*\*\*

For Office Use:

Date received: 3/14/16 Date Appointed: \_\_\_\_\_ Term: \_\_\_\_\_

COPY

MUNICIPAL QUITCLAIM DEED

THE INHABITANTS of the MUNICIPALITY of WISCASSET, a body corporate, located at Wiscasset, Lincoln County, Maine, for consideration paid, RELEASE to Nicholas R. Grover, of Wiscasset, Lincoln County, Maine, all right, title and interest in and to all that certain parcel of land, situated in Wiscasset, County of Lincoln and State of Maine, more fully described in Exhibit A attached hereto and made a part hereof.

The said Inhabitants of the Town of Wiscasset have caused this instrument to be signed in its corporate name by William David Cherry, Judith Colby, Judy Flanagan, Benjamin Rines, Jr. and Jefferson Slack, Town Selectmen, duly authorized, this 5<sup>th</sup> day of April, 2016.

Town of Wiscasset

Witness:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
William David Cherry, Town Selectman

\_\_\_\_\_  
Judith Colby, Town Selectman

\_\_\_\_\_  
Judy Flanagan, Town Selectman

\_\_\_\_\_  
Benjamin Rines, Jr., Town Selectman

\_\_\_\_\_  
Jefferson Slack, Town Selectman

**EXHIBIT A**

# 18864

A CERTAIN PIECE OR PARCEL OF LAND located on the westerly side of the Rumrill [sic] Road so-called in Wiscasset, County of Lincoln and State of Maine bounded and described as follows, to wit:

COMMENCING AT A POINT where the westerly line of the Rumrill Road meets the southerly line of land owned by the Town of Wiscasset; thence westerly along land of the Town of Wiscasset three hundred seventy-eight feet (378'), more or less, to land of Central Maine Power Company; thence southerly along Central Maine Power Company land four hundred thirty-six feet (436') to other land of the grantor; thence parallel with the line of the land of Wiscasset aforementioned easterly three hundred seventy-eight feet (378'), more or less, along other land of the grantor to the Rumrill Road; thence northerly along the Rumrill Road four hundred thirty-six feet (436'), more or less, to land of the Town of Wiscasset at the point of beginning.

The Town of Wiscasset hereby releases to the Grantee, Nicholas R. Grover, any right, title and interest it may have to the above described property under the Lien Certificates recorded in the Lincoln County Registry of Deeds at Book 4802, Page 84, and Book 4901, Page 296, and confirms that this conveyance to the Grantee, Nicholas R. Grover, is free and clear of said Liens.

COPY

STATE OF MAINE  
COUNTY OF LINCOLN

March \_\_\_\_\_, 2016.

Then personally appeared the above named \_\_\_\_\_, Town  
Selectman of said body corporate, and acknowledged the foregoing instrument to his/her free act  
and deed in his/her said capacity and the free act and deed of said body corporate.

Before me, \_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



\*12RETTD\*

RETTD

MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

1. County

LINCOLN

2. Municipality/Township

WISCASSET

3. GRANTEE/  
PURCHASER

3a) Name LAST or BUSINESS, FIRST, MI  
GROVER, NICHOLAS R

3b) SSN or Federal ID

3c) Name LAST or BUSINESS, FIRST, MI

3d) SSN or Federal ID

3e) Mailing Address  
29 ROCKY RIDGE DRIVE

3f) City  
WISCASSET

3g) State  
ME

3h) Zip Code  
04578

4. GRANTOR/  
SELLER

4a) Name LAST or BUSINESS, FIRST, MI  
TOWN OF WISCASSET

4b) SSN or Federal ID

4c) Name LAST or BUSINESS, FIRST, MI

4d) SSN or Federal ID

4e) Mailing Address  
51 BATH ROAD

4f) City  
WISCASSET

4g) State  
ME

4h) Zip Code  
04578

5. PROPERTY

5a) Map Block Lot Sub-Lot  
R1 [ ] 2A [ ]

5b) Type of property—Enter the code number that best describes the property being sold. (See Instructions) → [ ]

5c) Physical Location  
RUMERILL ROAD

Check any that apply:

- No tax maps exist
- Multiple parcels
- Portion of parcel

5d) Acreage  
3.8

6. TRANSFERTAX

6a) Purchase Price (if the transfer is a gift, enter "0")

6a 15200.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value)

6b .00

6c) Exemption claim -  Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

Title 36 §4641-C Grantor is a Municipality and deed was executed by a public official.

7. DATE OF TRANSFER (MM-DD-YYYY)

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee \_\_\_\_\_ Date \_\_\_\_\_ Grantor \_\_\_\_\_ Date \_\_\_\_\_  
Grantee \_\_\_\_\_ Date \_\_\_\_\_ Grantor \_\_\_\_\_ Date \_\_\_\_\_

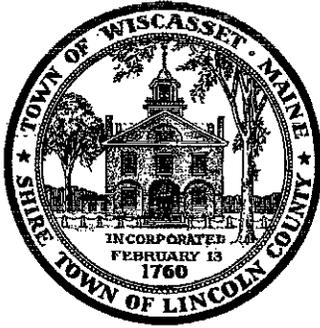
12. PREPARER

Name of Preparer Merrymeeting Midcoast Title, LLC  
Mailing Address 13 Pleasant Street  
Brunswick, ME 04011

Phone Number 207-729-1667

E-Mail Address jtv@midcoasttitle.com

Fax Number 207-729-8339



# Office of Planning & Codes

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## LIQUOR LICENSE POLICY (Adopted: 5 April 2016)

1. All liquor license applications, including renewals, shall come before the Board of Selectmen for approval.
  - A. The Wiscasset Town Clerk shall provide public notice of any public hearing held under this policy by causing a notice, at the applicant's prepaid expense, stating the business name and the location of the hearing, to appear at least five (5) days before the hearing in a newspaper having general circulation in the Wiscasset.

**TOWN OF WISCASSET**

# Memo

COPY

**To:** Wiscasset Selectmen  
**From:** Linda E. Perry, Town Clerk  
**CC:** Marian Anderson  
**Date:** 3/23/2016  
**Re:** Commercial Waste Hauler License Fees

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Annually, the Wiscasset Selectmen shall set resident and non-resident fees and charges for hauling licenses each April.

On April 7, 2015 the Selectmen raised the fee from \$300 to \$500 for residents and non-residents.

Please refer to the Town of Wiscasset Ordinances, Article V - Section 4 (page 58 – 59)

#### 4. HAULERS

- 4.1 No person shall, for hire, collect, haul, transport or dispose of waste materials for disposal at the Town of Wiscasset solid waste facilities without first obtaining a license therefor from the Selectmen. Such licenses shall be issued for a period of not more than one year.
- 4.2 Any person or commercial establishment desiring a hauling license shall submit to the Town Office a written application by May 1 each year. Licenses shall be valid from June 1 to May 31 the following year. The Wiscasset Board of Selectmen shall set resident and non-resident fees and charges for hauling licenses each April. The Selectmen may conduct an investigation of the applicant. The Selectmen, after notice to the applicant, shall hold a public hearing for new applicants. Licenses maybe refused, and the Selectmen reserve the right to limit the number of licenses issued. [6-06]
- 4.3 The Selectmen may revoke the license of any hauler who fails to comply with any provision of this Ordinance. No license shall be revoked until the Selectmen, after reasonable notice to the hauler, hold a public hearing on the matter.

COPY



# TOWN OF WISCASSET TEMPORARY BUSINESS LICENSE

51 Bath Road  
Wiscasset, ME 04578

Phone: (207) 882-8200  
Fax: (207) 882-8228

First Name: JUANITA Last: GREENLEAF Middle: G.

Permanent Address: 9 BAKER'S RD. WESTPORT ISL. ME. 04578

Local Address: SAME

Social Security Number: 005-46-9404 Phone: 882-7139

Vehicle Make: Dodge License Plate #: 2435US State: MAINE

Vehicle Year: 2001 Vehicle Type: CARAVAN Color: GRAY

Vehicle Registration Expiration Date: 5-31-16 Vehicle Insurance Expiration: 8-20-16

Drivers License Number: 5644025 State: MAINE

Business Name/Address: Nite Lunch Westport Catering

Description of Business and Goods to be sold: HOT DOGS, Soda, WATER

MAYBE HAMBURG, FF ONION RINGS

Location of Business in Wiscasset: WATER FRONT

Dates (beginning/ending) Business will operate: 7-4-16 - 7-4-16

I, JUANITA GREENLEAF, make oath that the information stated above is true and I am aware that I must comply with all applicable local, state and federal ordinances, regulations, rules, and laws before this permit can be issued.

Signature: Juanita Greenleaf Date: 3-15-16

\*\*\*\*\*

TOWN REVIEW

Reviewed By (Name/Title): \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Approved \_\_\_\_\_ Declined \_\_\_\_\_

Police Department Comments: \_\_\_\_\_

COPY

**J Gordon Merry Fire Training Facility  
Use Agreement**

Item 13A.

**Use Agreement Between Lincoln County Fire Chiefs  
Association and Wiscasset Fire/Town of Wiscasset**

This Fire Training Facility Use Agreement ("Agreement") is made this 5th day of April, 2016. This Agreement is made between the Town of Wiscasset and the Lincoln County Fire Chief's Association ("L.C.F.C.A."). This Agreement shall commence when fully executed and shall run through June 30, 2017. Thereafter this Agreement shall automatically renew for the upcoming period of July 1 of the then current year through June 30 of the current year or until such time, if ever, that one party notifies the other that this agreement is terminated effective as of a proposed termination date. Such notice, to be effective, must be given as follows: If given by the Town of Wiscasset it shall be given by the Wiscasset Town Manager, at the direction of the Wiscasset Board of Selectmen, to the President or Resident Agent of L.C.F.C.A. and at least 60 days prior to the proposed termination date. If given by the L.C.F.C.A. it shall be given by the corporation's President, at the direction of the corporation's governing body, to the Wiscasset Town Manager or Chairman of the Wiscasset Board of Selectmen and at least 60 days prior to the proposed termination date.

Each Fire Department within Lincoln County whose Department is a member of L.C.F.C.A. is authorized to use the J. Gordon Merry Fire Training Facility ("Facility") provided that the Fire Department in question and its members abide by the established rules and regulations. Rules and regulations are available at the Wiscasset Fire Department and at the Facility and said Department has scheduled use through either the Lincoln Fire Academy (L.C.F.A.) Chairperson or the Wiscasset Fire Chief.

User maintenance and operating costs of the J. Gordon Merry Fire Training Facility will be reviewed annually by the L.C.F.C.A. Training Facility Committee ("Committee") to determine the amount that the L.C.F.C.A. shall pay for shared capital needs and costs and the time the payment shall be due.

The Town of Wiscasset and the Wiscasset Fire Department reserve the right to enforce the rules and regulations and impose disciplinary action that may be needed if a violation of said rules and regulation should occur.

Scheduling use of the Facility will be made through the Wiscasset Fire Department Fire Chief or his/her designee or through the Chair Person of the Lincoln County Fire Academy or his/her designee.



Paul R. LePage  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT

Item 14A



GEORGE C. GERVAIS  
COMMISSIONER

March 8, 2016

Marian Anderson, Town Manager  
Town of Wiscasset  
51 Bath Road  
Wiscasset, Maine 04578

Dear Ms. Anderson:

Thank you for submitting an application to become a part of the State of Maine's Certified Business-Friendly Community Program. The commitment to your business community is evident in the completion and submission of your application and for this you should be commended.

As you are aware, this program seeks to recognize those communities who exemplify customer service, provide exceptional services and streamline the regulatory processes for business owners in an effort to encourage business development and growth. The Certified Business-Friendly Community Program seeks to identify, recognize and promote those communities that show a true commitment to business development.

A total of 5 communities from all across Maine applied for certification in the latest round of the CBFC Program. An independent review team has evaluated all applications for certification and we would like to share with you their feedback to the application submitted by the Town of Wiscasset.

- Well organized and well written application
- Qualified Planning and Development Director
- Effective utilization of Tax Increment Financing Districts (TIFs)
- Good collaboration/involvement with local chamber, regional and state entities
- Annual festivals show good community support and are highly popular

Marian Anderson, Town Manager  
Town of Wiscasset  
March 8, 2016  
Page 2

At this time, we would like to congratulate the Town of Wiscasset for being certified as a Maine community that is truly "Open for Business". In the very near future we will be contacting you to coordinate presenting the community with its Certified Business-Friendly Community certificate and two large CBFC signs.

Congratulations on your selection as a Certified Business-Friendly Community!

Sincerely,

A handwritten signature in black ink, appearing to be "G. Gervais", written over a white background.

George C. Gervais, Commissioner

cc: Sherri Dunbar, President, Wiscasset Area Chamber of Commerce  
Andrea Smith, DECD

**Marian L Anderson**

---

**From:** Audibert, Gerry <Gerry.Audibert@maine.gov>  
**Sent:** Thursday, March 24, 2016 3:05 PM  
**To:** 'Marian L Anderson'  
**Subject:** RE: Next Downtown Meeting?

In discussing next steps internally today, the question came up as to why we need to have two more meetings. The concern is that we'll just keep repeating the same thing, and we don't want to waste residents' time if we can accomplish the same thing in one meeting instead of two. So we're thinking of holding just a combined Open House followed by the Public Hearing, perhaps in early- or mid-May. If I recall, Ben Rines suggested the public hearing should be held in advance of the non-binding referendum. So does it make sense to hold just the Open House and Public Hearing in May? If so, what date(s) work best for you and the Selectmen? Thanks!

Gerry Audibert, P.E.  
MPO Engineer and MaineDOT Project Manager  
Scoping Division  
Bureau of Planning  
Maine Department of Transportation  
16 State House Station  
Child Street  
Augusta, Maine 04333-0016

Cell: (207) 446-3259  
Tel: (207) 624-3315  
Fax: (207) 624-3301  
TTY: (888) 577-6690  
e-mail: [Gerry.audibert@maine.gov](mailto:Gerry.audibert@maine.gov)

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**From:** Marian L Anderson [<mailto:townmanager@wiscasset.org>]  
**Sent:** Wednesday, March 23, 2016 5:08 PM  
**To:** Audibert, Gerry  
**Subject:** RE: Next Downtown Meeting?

Thanks Gerry,

Let me check in with the Board.

*Marian L. Anderson, Town Manager*  
Town of Wiscasset  
51 Bath Road  
Wiscasset, Maine 04578-4108  
207-882-8200 x 108

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**From:** Audibert, Gerry [<mailto:Gerry.Audibert@maine.gov>]  
**Sent:** Wednesday, March 23, 2016 12:20 PM  
**To:** [townmanager@wiscasset.org](mailto:townmanager@wiscasset.org)  
**Subject:** Next Downtown Meeting?

Hi Marian – I'm starting to plan the next public event for the Wiscasset Downtown Traffic Improvements. What are your thoughts on holding the next meeting on Tuesday, April 27? I'm thinking of an "Open House" first from 3-5 PM, followed by the public meeting from 6-8 PM. The Open House segment would feature several MaineDOT staff taking questions and providing responses at several stations featuring posters of the proposed improvements. The public meeting would summarize all questions and comments we'll have received by then, along with our responses. Let me know what you think.

We've obtained a lot of good media coverage so far, including my radio interview this morning with Ken and Mike on WGAN Radio. You can check it out at the MaineDOT web site for Wiscasset (What's New). I've gotten several comments and questions - most of them are positive. I'll compile them for the public meeting.

I'll call you tomorrow or Friday to go over more details and to get your spin on local reactions.

Gerry Audibert, P.E.  
MPO Engineer and MaineDOT Project Manager  
Scoping Division  
Bureau of Planning  
Maine Department of Transportation  
16 State House Station  
Child Street  
Augusta, Maine 04333-0016

Cell: (207) 446-3259  
Tel: (207) 624-3315  
Fax: (207) 624-3301  
TTY: (888) 577-6690  
e-mail: [Gerry.audibert@maine.gov](mailto:Gerry.audibert@maine.gov)

Item 14d.

**Marian L Anderson**

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**From:** Aho, Patricia (Collins) <Patricia\_Aho@collins.senate.gov>  
**Sent:** Monday, March 28, 2016 2:44 PM  
**To:** Marian Anderson  
**Subject:** Nuclear Fuel Process

Good afternoon Marian,

As you will remember, I forwarded to you information on the U.S. Department of Energy's project to develop a consent-based siting process for the location of spent nuclear fuel. The process is in response to the work of the Blue Ribbon Commission's report and the need for a repository for spent fuel. The U.S. Department of Energy has just announced the date of the public comment session it will hold in Boston. It is June 2<sup>nd</sup> and will be in the evening. I attended the first webinar of this process and it has been holding public input sessions around the country. On June 2<sup>nd</sup>, it will be holding a session in Boston and this will be a great opportunity for Wiscasset to provide its comments on the siting process for the spent nuclear fuel. A link to the registration information is: Boston, MA - June 2, 2016 <https://www.eventbrite.com/e/consent-based-siting-public-meeting-boston-massachusetts-registration-23802290291>. I will plan to attend this input session and I do hope if you and the Select Board are interested it will be a good opportunity to attend and to provide comments. If you wish for more information, or would like to discuss this further, please do not hesitate to email or call me.

Otherwise, I hope all is well!

Best regards,  
Pattie

Patricia Aho  
State Office Representative  
U.S. Senator Susan M. Collins  
68 Sewall Street, Room 507  
Augusta, ME 04330  
W 207-622-8414 C 202-578-5724



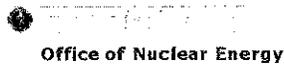
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# Office of Nuclear Energy

## Consent-based Siting Public Meeting - Boston, Massachusetts

Boston, MA

### Registration Information

TYPE

QUANTITY

Consent-based Siting Public Meeting - Boston

June 2, 2016 - In Person

Attending June 2nd 5:00 pm - 9:30 pm

Consent-based Siting Public Meeting - Boston

June 2, 2016 - Online

Attending June 2nd 5:00 pm - 9:30 pm

Online Link to Webinar:

<https://join.onstreammedia.com/go/ast/boston>

Register

### Where



Hyatt Regency Boston  
One Avenue De Lafayette  
Boston, MA 02111

### Share Consent-based Siting Public Meeting - Boston, Massachusetts

Email Share Tweet

Like Be the first of your friends to like this.

### Organizer

Department of Energy  
Office of Nuclear Energy

### Event Details

#### Public Input on Elements to Consider in Designing a Consent-Based Siting Process for Nuclear Waste Storage and Disposal Facilities

The Department of Energy is in the initial phase of developing a consent-based process for siting the facilities needed to store and dispose of the nation's spent nuclear fuel and high-level radioactive waste. A consent-based approach to siting relies on understanding the views of the public, stakeholders, and governments at the local, state, and tribal levels. In this first phase, the Department is engaging with interested groups and individuals to learn about what elements are important to consider in designing an enduring approach to siting. This session is an opportunity to share your thoughts and perspectives through a facilitated discussion. Your input will inform the design of a consent-based siting process, which will in turn serve as a framework for engaging with potential host communities in the future.

Please check the consent-based siting website for more details at: [energy.gov/consentbasedsiting](http://energy.gov/consentbasedsiting).

Link to Webinar -<https://join.onstreammedia.com/go/ast/boston>

An informal open house/poster session will take place one hour prior to and one half hour after the General Session meeting.

8 upcoming events on Eventbrite

### Consent-based Siting Public Meeting - Boston, Massachusetts

Boston, MA Events Networking

Government

mgr

Item 14E

**Marian L Anderson**

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**From:** GorneauII, Aurele <Aurele.GorneauII@maine.gov>  
**Sent:** Wednesday, March 02, 2016 10:14 AM  
**To:** Marian Anderson (townmanager@wiscasset.org)  
**Cc:** townplanner@wiscasset.org  
**Subject:** Sidewalk Project 20527.00  
**Attachments:** bidtab\_020527.00.pdf

Marian,

During the design phase the town expressed interest in making the sidewalk have a brick appearance (like that on the Washington St sidewalk) so we carried a bid item for stamped asphalt as a bid alternate. Item 403.1021 on page 9 of the attached. The bid was \$29/SY total cost of \$27,260. In order for us to have this done we will need the town's agreement to provide the funding for this item. Currently the town has no funding obligation toward this projects so I am emailing to find out if the town would like to fund this item. If yes, we will need to draft a municipal-state agreement for that. If not we will eliminate that item and just provide paved asphalt sidewalks.

Please let me know your desire as soon as you can.

*Have a Great Day,*

**Aurele Gorneau, II**, Project Manager  
MaineDOT, Multimodal Program  
SHS 16, Child St.  
Augusta, ME 04333

Desk Phone: (207) 624-3553  
Cell Phone: (207) 592-4438



## TOWN OF WISCASSET

### JUNE 14, 2016 ANNUAL TOWN MEETING

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- **3 VACANCIES FOR BOARD OF SELECTMEN (2 YEAR TERMS)**
- **2 VACANCIES FOR WISCASSET SCHOOL BOARD (2-3 YEAR TERMS)**
- **8 VACANCIES FOR BUDGET COMMITTEE (3-3 YEAR TERMS, 3-2 YEAR TERMS AND 2-1 YEAR TERM)**
- **2 VACANCIES FOR WATER DISTRICT (3 YEAR TERMS)**

Nomination papers will be available now at the Town Office. Candidates will need to collect 25-100 signatures and return to the by Town Office by 4 pm May 2, 2016. Contact the Town Clerk at 882-8200 x104 if you have questions.

**Town of Wiscasset**

**GUIDELINES FOR USE OF TOWN PROPERTY & EQUIPMENT**

The Town of Wiscasset purchases equipment and property items for the benefit of town employees to use in completing town responsibilities. Individuals and employees are strictly prohibited from the personal use of town owned property and equipment. No town owned equipment shall be removed from town property for this purpose.

In order to provide efficiency and cooperation, the use of town owned equipment by one town department to another is strongly encouraged. However, prior to such use by employees, the Department Head of both departments involved must give authorization.

Exceptions:

- 1.) Any organization, group or other non-town government agency which requests property or equipment for fundraising events, special events or other tasks must have received prior written permission from the Board of Selectmen.
- 2.) Department Heads may, but aren't required to, make photocopy services available to the public. Departments must charge a consistent rate per copy as the town office.
- 3.) For the purpose of this policy the Wiscasset School Department shall be considered a town department and shall be eligible to borrow municipal equipment.