

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
AUGUST 2, 2016

Preliminary Minutes

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

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

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

- a. **Judy Flanagan moved to approve the payroll warrant of July 29, 2016. Vote 5-0-0.**
- b. **Judy Flanagan and Judy Colby are in the process of reviewing the accounts payable warrants. Judy Colby moved to approve the accounts payable warrant of August 2 upon review. Vote 5-0-0.**

3. Approval of Minutes

David Cherry moved to approve the minutes of July 26, 2016. In discussion of the weathervane, it was decided to postpone any action on repair until it was decided where it will be placed. **Vote 5-0-0.**

4. Special Presentations or Awards – none

5. Committee Appointments

Ben Rines, Jr. moved to appoint Margo Strong to the Waterfront Committee, Richard W. Thompson to the Historic Preservation Commission and William Laliberte to the Budget Committee. Ben Averill will check on the length of the Historic Preservation Commission term. **Vote 5-0-0.**

6. Public Hearings – none

7. Public Comment

Tom Bryant read a statement regarding the storage of fireworks in shipping containers in the residential neighborhood where he lives. He said the owner of the containers had not responded to communications from the Town Planner or Code Enforcement Officer and he invited the selectmen to visit the site.

John Reinhart, owner of a B&B on Lee Street, asked that something be done about the speeding on Lee Street which is used as a bypass. He suggested installing a blinking "25 mph" sign and not waiting until an accident occurs. He also commented on the Art Walk as a wonderful event and said he hoped to see all the selectmen supporting it.

8. Department Head or Committee Chair

a. Historical Preservation Commission – requesting Board of Selectmen approval to represent the Town of Wiscasset at the Federal Highway Administration 106 review of the “Option 2” downtown improvement plan; Town Planner Ben Averill said that the Historic Preservation Commission will meet Thursday, August 4 before the informational meeting with the MDOT. A second informational meeting will be held in two weeks.

9. Unfinished Business

a. White’s Island Discussion – postponed as Mr. Walker, Maine Coast Heritage Trust was not present.

b. Fire Department response to Select Board’s request to meet: After several emails back and forth with the Fire Department, the board is waiting for a response although the Fire Chief is currently on vacation.

10. New Business

a. Request from Morris Farm for temporary signage on Town Property: Carol Gardner requested permission to erect two temporary banners on the lawn of the town hall/fire department and on the lawn of the sheriff’s department to publicize a bicycle and car tour of working farms in Lincoln County. The tour will take place on September 10, 2016 with rain date of September 11. The banners will be 3 x 10 or 4 x 8. The banners will be installed on August 28 and removed on September 11. **David Cherry moved to grant the request. Vote 5-0-0.**

b. Transfer Station Conventional Dump Trailer bid opening: The following bids were received:

Hale Trailer Co.	\$67,570
Spectec	65,770

Judy Flanagan moved to authorize the Town Manager and Transfer Station Supervisor to award the Conventional Dump Trailer bid to the lowest qualified bidder. Vote 5-0-0.

c. Public Works Backhoe loader bid opening: The following bids were received:

	<u>Price</u>	<u>Trade-in</u>
Nortrax (John Deere 310SL)	\$104,900	\$22,000
JCB Northland (JCB3 CX-15 Super)	126,335	17,000
Beauregard (Case 590SN)	120,700	30,000
Milton (430F2ST)	122,500	19,000

David Cherry moved to authorize the Town Manager and Public Works Director to award the Backhoe Loader bid to the lowest qualified bidder. Vote 5-0-0

d. Town Office Electronic Sign bid opening: The following bids were received:

Northern Signs and Service	\$14,575 (26 X 8, one hour training)
Bailey Signs	12,980 (29 x 7’3” = \$1,800 header)

There was a consensus that the board see a cardboard facsimile of the sign, check the measurements of the current sign area and invite the vendors to discuss the sign, which will replace the sign in front of the municipal building where dates and times of meetings are displayed.

e. FAA Grant Offer for Airport Improvement Program Project No. 3-23-0049-018-016, the maximum FAA obligation under this grant is \$81,000. David Cherry asked that authorization be delayed until the August 16 agenda in order to give him an opportunity to review the document.

f. Goal setting discussion: The Manager requested the Board discuss setting goals for 2016/2017: The current year's goals were distributed; Judy Colby suggested a workshop to discuss goals. The workshop will be held on August 23 at 5 p.m.

g. Maine Aeronautics request for the Town to pay the \$3,500 event insurance to provide police protection and request for permission to place a banner advertising the Rise Above event on August 20. Frank Costa, Airport Manager, said the 4' x 8' banners would be displayed in front of Town Hall and in front of Norm's on Route 144. He said extra insurance was not needed but he would like an officer at the airport for crowd and traffic control. He said the airport had sufficient funds in its budget for an officer and for port-o-potties for the event. Judy Flanagan recommended the Town Manager and Airport Manager work out issues and authorize expenses. **Ben Rines, Jr. moved to approve the sign in front of Town Hall. Vote 5-0-0.**

h. New Hope for Women – Mary Hanley requesting permission to hang a banner across Main Street for a week in October, place a 4' wire lit tree on the town common with a sign for the month of October. A banner will not be allowed. A motion to allow the tree and sign for the month of October failed. **Judy Colby moved to allow New Hope for Women to display a 4' tree and sign for 15 consecutive days in October. Vote 5-0-0.**

i. Board Chairman's request to schedule visits to all Town departments prior to next year's Budget Season: Judy Colby suggested that, on a voluntary basis, members of the select board visit all departments to get information on capital improvement projects for the coming year before working on the budget in the spring. Judy Flanagan suggested that Budget Committee members be invited to join the board. Meetings will start in September.

j. Judy Colby will reach out to Historic Preservation Commission members and potential members regarding lack of a chairman and proper notification of meetings.

11. Town Manager's Report

a. Wiscasset Community Center Auto Floor Scrubber: The bid was awarded to Clean-o-Rama for \$6,907.86.

b. Wiscasset Police Cruiser: The bid was awarded to Wiscasset Ford for \$26,697.

c. Harbormaster Boat: The bid was awarded to Matthew Carter for \$13,401. In response to a question from Margo Strong, Anderson said that the decision to acquire another boat had not been made.

12. Other Board Business – none

13. Executive Session: Judy Colby moved to go into executive session pursuant to the provisions of Title 36, §841 (2) M.R.S.A. to consider a request for a poverty abatement. Vote 5-0-0. The board entered executive session at 7:30 and exited at 7:40. Judy Flanagan moved to approve the poverty abatement as presented to the Board. Vote 5-0-0.

Judy Flanagan moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A. §405(6)(A) to discuss personnel, Town Manager's evaluation. Vote 5-0-0. David Cherry moved to come out of executive session at 9:15 p.m. Vote 5-0-0. No action was taken

14. Adjournment

Jeff Slack moved to adjourn at 9:16 p.m. Vote 5-0-0.

Wiscasset Transfer Station

Item 8b

To the Select Board,

I would like to keep the old Open Top Trailer for parts rather than let it go for the \$1,500 allowed as trade in on the new dump trailer from SpecTec. The ram in it will fit my 3 other trailers and has a value of \$8140 new. The Valve on the front of the trailer that operates the ram goes for \$630 new. I can use the rims, tires and landing gear. When I'm done getting things off that I can use I'll surplus the trailer and we can put it out to bid. If no one wants it I'll take the trailer to Grimmel's and sell it for scrape. Thank you for considering this proposal.

Ron Lear
Transfer Station Manager



Office of Planning & Codes

51 Bath Road • Wiscasset, Maine 04578

TO: Wiscasset Board of Selectmen
FROM: Benjamin Averill, Town Planner
CC: Marian Anderson, Town Manager
DATE: August 10, 2016
SUBJECT: Update on the possibility of installing an ATM at the Creamery Pier

Over the past few weeks I have reached out to local banks located in Wiscasset to explore the possibility of installing an ATM at the Creamery Pier. Currently the First Federal Savings Bank has expressed the most interest and is discussing the possibility of adding an ATM at the Creamery Pier with senior management. I will update the Board as soon as I have additional information.



Office of Planning & Codes

Item 8E

51 Bath Road • Wiscasset, Maine 04578

TO: Wiscasset Board of Selectmen
FROM: Benjamin Averill, Town Planner
CC: Marian Anderson, Town Manager
DATE: August 10, 2016
SUBJECT: Update on Montsweag Dam Natural Resources Inventory

On August 10, 2016 I had a conversation with Lauren Stockwell of Stockwell Environmental regarding the progress she has made in the natural resources inventory. Lauren has made six site visits to the property over the last several weeks in order to catalog the flora and fauna located on the Montsweag Dam Parcel. Lauren has noticed many species of birds and mammals around the impoundment area including beaver, deer, raven, and hawk. She has catalogued much of the fauna as well and noted that one positive sign was that the site remained mostly untouched with many hemlock trees around the banks of the river. She mentioned there may be slope issues if we were to consider creating a trail system as the north side of the stream has a decent slope. Lauren plans to access the site several more times to collect data and will be finishing up her field work in the fall with a report to follow.



Office of Planning & Codes

51 Bath Road • Wiscasset, Maine 04578

TO: Wiscasset Board of Selectmen
FROM: Benjamin Averill, Town Planner
CC: Marian Anderson, Town Manager
DATE: August 10, 2016
SUBJECT: Research on expanded broadband internet service

Over the past few weeks I have begun researching the options available to expand broadband internet service into town. There are currently three service providers in town that offer some form of internet: Fairpoint, GWI, and Time Warner. Most of the "higher speed" internet from these providers is located along the Route 1 corridor with slower speeds located away from infrastructure. I have met a few roadblocks in my research but I will continue to research the availability of expanding broadband into town. I feel that I might be helpful to have someone from the ConnectME Authority come to present to the board at a future meeting. The ConnectME Authority is a state initiative that works to help communities expand broadband access. I would gladly reach out to a member of ConnectME to see if they could come to a future meeting.

8E



Office of Planning & Codes

51 Bath Road • Wiscasset, Maine 04578

TO: Wiscasset Board of Selectmen
FROM: Benjamin Averill, Town Planner
CC: Marian Anderson, Town Manager
DATE: August 9, 2016
SUBJECT: Request to change the animal control ordinance

On August 3rd I had a conversation with our Animal Control Officer, Julie Groleau regarding discrepancies that she noticed in the animal control ordinance. It was brought to my attention during the conversation that the current ordinance does not allow owners of animals that were impounded to retrieve their animal without proof of a rabies vaccination. Recently there have been issues where the owner is unable to prove that the animal has been vaccinated and our ordinance does not allow the owner to remove the animal from impoundment to be vaccinated. Julie Groleau has drafted an ordinance revision to the animal control ordinance to address this issue.

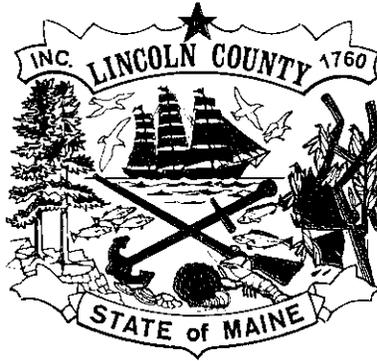
8E

Office Of The Sheriff Lincoln County, Maine

Lincoln County Sheriff's Office
42 Bath Road / P.O. Box 611
Wiscasset, ME 04578

(207) 882-7332 (207) 832-4000
(207) 563-3200 (207) 549-7072

Fax (207) 882-9872



Todd B. Brackett, Sheriff
Maj. Ken Mason, Chief Deputy

Administrative Division
(207) 882-6576

Correctional Services
(207) 882-9728

To the Wiscasset Selectmen:

Currently the Animal Control ordinance for Impoundment Fees (4.7) contains a catch 22. I would like to propose a change to wording of the ordinance to correct this issue.

Currently, it reads as follows:

4.7 IMPOUNDMENT FEES

Owners may reclaim their animal by first licensing (if necessary), and by paying to the Town a fee of \$30. Impounded cats shall be released to the owners upon proof of current rabies vaccination. The owner will also be responsible for any additional costs incurred by the animal at the shelter prior to reclamation. Fees must be paid to the Town Clerk and a receipt of same presented to the shelter prior to the release of an animal.

Unfortunately, the way it is written requires the owner to license their dog before being able to pay the town fee to have it released from the shelter. However, a dog cannot be licensed unless it has a current rabies vaccination. The shelter does not vaccinate impounded animals for rabies, as it needs to be done by a licensed veterinarian. So if the dog is not vaccinated, right now the owner cannot pay the fee to the town to have it released from the shelter so that they can have it vaccinated and then licensed. I would like to suggest the wording be changed to:

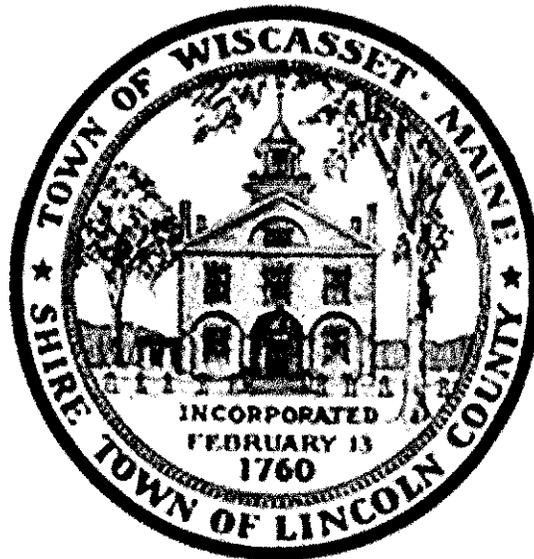
4.7 IMPOUNDMENT FEES

Owners may reclaim their animal by first licensing (if necessary), and by paying to the Town a fee of \$30. ***If the dog is not currently vaccinated for rabies, the owner shall pay the Town fee of \$30 and have 10 working days to vaccinated and license their dog or receive a summons.*** Impounded cats shall be released to the owners upon proof of current rabies vaccination. ***If a cat is not currently vaccinated for rabies, the owner will have 10 working days to vaccinate their cat for rabies or receive a summons.*** The owner will also be responsible for any additional costs incurred by the animal at the shelter prior to reclamation. Fees must be paid to the Town Clerk and a receipt of same presented to the shelter prior to the release of an animal.

Thank you for your consideration in this matter.

Julie Groleau, Animal Control Officer

Town of Wiscasset
July 2016
Monthly Reports





Town of Wiscasset

AIRPORT REPORT

To: Marian L. Anderson, Town Manager
From: Frank Costa, Airport Oversight Manager
Re: Airport Monthly Report
Date: August 8, 2016

The month of July 2016 has once again proven to be very busy at the Wiscasset Airport with good flying activity complemented by good weather and the increase in fuel sales and aircraft tie-down revenue.

On July 26, 2016, the Airport received 8,000 gallons of AvGas-100LL fuel and the cost per gallon went up slightly resulting on a five cent per gallon increase; the challenge remains in maintaining the fuel cost at an affordable level and yet, at a competitive price for the Maine Mid-Coast area.

The Airport Expense Budget for the year 2016-2017 started with \$283,175.00 and is reflecting a -2.69% change of \$7,605.11 to a balance of \$275,569.89, this figure will be adjusted to a more accurate number once the recent delivery of Aviation Fuel is paid.

The current Airport Revenue Budget for 2016-2017 is set at \$250,000.00 and due to excellent weather and air traffic activity already reflects a plus \$24,562.57 as of July 31, 2016.

Other Activity:

1. Peregrine Turbine Technology (Upstairs - Main Terminal Building Tenants).

No announcements have been made as to their departure exact date.

A meeting has taken place between the Airport Manager and Town Planner to map a strategy to promote and advertise the vacant space for rental when it becomes available. This strategy has been shared with the Airport Committee at the most recent meeting.

2. Maine Municipal Association Insurance Loss Prevention Specialist Inspection:

An effort is presently under way to correct the issues found by the Maine Municipal Association insurance loss prevention specialist. As of this writing, 9 out of 12 items have been corrected.

Research and attempt to locate contractors to handle the rest is underway.

3. Airport Safety Auto-Gates:



Town of Wiscasset

The Airport Auto-Gates continue to have difficulties.

The Auto-Gate located directly behind the Maintenance Hangar, lost its capability to recognize the assigned codes and respond accordingly. The motherboard and memory chip had to be replaced and then reloaded with the information. This gate also requires a new "eye sensor" which is on order and will be replaced shortly.

The Auto-Gate Keypad Pedestal that accesses the blue hangars sector on the north side of the main terminal was struck by someone that has not reported the accident to the airport management. Emergency measures were taken to hold the pedestal in the up position and continue the gate operational capabilities but arrangements will have to be made to steady this pedestal properly and permanently.

4. Hangar Condominium Association Safety Fence Request:

Due to an incident previously reported where a male resident from the residence directly across from the blue hangars facing Chewonki Neck Road just walked from the street across a small ditch and brush onto the area where an idling aircraft was preparing to leave the area in an attempt to complain to the pilot about the aircraft noise. The trespasser also attempted to further the confrontation with the pilot by striking the rear portion of the aircraft with his hand. This incident has prompted the Hangar Condominium Association to request the installation of a security fence for the safety of everyone involved (see attached request from the Hangar Condominium Association).

It has also been observed that children playing in the street in this same area will occasionally chase their ball into the brush that rolls down the rock embankment and onto the tarmac.

A request has been made to Stantec Consultants to advise if there any grants available that would help with the financial purchase and installation of the needed fence section.

5. Maine Aeronautics Association (Airport Tenant):

Maine Aeronautics Association was presented with an invoice for \$50.00 for the payment of one of the two counter glass displays in the Airport Management Offices (second display case being used by Seaplane Pilots Association) that they have been using for several years to display the

Maine Aeronautics Association and Seaplane Pilots Association materials used to promote the organizations and as souvenirs.

The amount is in line with the approved prices & fees authorized by the Board of



Town of Wiscasset

Selectmen on May 31, 2016 and implement on June 01, 2016.

Upon delivery of the invoice to the Maine Aeronautics Association, it was explained that the amount covers approximately 2 3/4 hours for one entire year for a town paid staffer at the airport to conduct the business for Maine Aeronautics Association to show, sale, collect the payment and deliver the funds to Maine Aeronautics Association for the items purchased.

Maine Aeronautics Association stated that they are a “non-profit” organization and could not afford to pay for this display.

They were requested to write a letter to the Board of Selectmen requesting a waiver for the charges of the display at the airport since all charges can only be approved or waived by the Board of Selectmen.

Maine Aeronautics Association has not delivered a “waiver request letter” to the Airport Manager and elected to remove all items from both display cases in the management office.

At the end of this report I have included a copy of a letter from John Sowles, President of the Wiscasset Airport Hanger Condominium Association regarding a requesting an extension of the perimeter fence:



Town of Wiscasset

To: Frank Costa, Wiscasset Airport Manager
From: John Sowles, President, Wiscasset Airport Hangar Condominium Association

Date: July 20, 2016

Subject: Perimeter Fence

Last year, an incident highlighted a weakness in airport security. One of our hangar owners was idling his plane when a stranger banged on his fuselage and began yelling incoherently. Not only was this very scary and upsetting for our member, it could have resulted in a tragic ending for the intruder had he walked into the spinning propeller.

Apparently the intruder entered the hangar area via Chewonki Neck Road. That portion of the airport perimeter has no fence and is easily crossed. The incident was reported to the Wiscasset Police Chief and satisfactorily handled and I am not aware of any other similar incidents. We have informed our hangar owners of appropriate steps to both avoid and deal with such intrusions in the future.

At our annual association meeting, I was asked to inquire whether it would be possible for the Town of Wiscasset to consider including the extension of the perimeter fence along Chewonki Neck Road in the town's list of projects. I understand this may take year or so to fit into the budget but if you could pass this request along to the Town Manager for her consideration, we would be very appreciative.

Not only would a fence discourage malicious entry, it would also help prevent dogs, children and others from entering out of curiosity.

Thank you and let me know if you would like further clarification.



Town of Wiscasset

TOWN CLERK REPORT

To: Marian L. Anderson, Town Manager
From: Linda Perry, Town Clerk
Re: July Monthly Report
Date: August 9, 2016

Elections:

The Clerk's office has started receiving official election materials and mailings in preparation for the November 8, 2016, General Election. These materials include several reports that the State of Maine requires the Clerk to complete and return to the Secretary of State in Augusta. Also included in the mailings are instructions and protocol for ordering supplies, ballot retention, completing the Notice of Election, absentee ballot information, and changes in election laws that will be in effect for the upcoming election. Absentee ballots will be available on October 7th.

Education:

The Town Clerk/Excise Tax Collector and her two deputies attended the Basic Excise Tax Collection class on July 12th in Orono.

Upcoming education classes and meetings that the Town Clerk/Registrar of Voters will attend in September are:

- Title 21-A State Election Law
- Voter Registration for the Registrar of Voters
- 2016 Maine Town & City Clerks' Association 21st Networking Day & Annual Meeting
- Lincoln Sagadahoc County Clerks Association meeting – Town Clerk, Linda Perry, was re-elected secretary of the Association for 2016 at the annual LSCCA meeting.

Financials:

	Auto Excise	Boat Excise	Agent Fees	Vital Fees
Monthly Revenues	\$59,041.93	\$418.00	\$1,459.00	\$507.80
Year to date	\$59,041.93	\$418.00	\$1,459.00	\$507.80
Met yearly revenue projection by:	10.36%	7.46%	9.0%	14.89%



Town of Wiscasset

Licenses:

Business License	Dog License	Liquor License	Special Amusement
2	6	0	0



Town of Wiscasset

EMS/EMA REPORT

To: Marian L. Anderson, Town Manager
From: Toby Martin, EMS/EMA Director
Re: July Monthly Report
Date: August 8, 2016

1. Run Volume for July

City	# of Runs	% of Runs
Boothbay	1	1.32%
Boothbay Harbor	1	1.32%
DAMARISCOTTA	1	1.32%
Edgecomb	14	18.42%
Newcastle (Town of)	1	1.32%
Southport	1	1.32%
Westport (Town of)	4	5.26%
Wiscasset	52	68.42%
Woolwich	1	1.32%
Unknown	0	0.00%
Total	76	100%

Updates:

1. License Upgrades- 3 EMT's being sent to AEMT course in Lewiston
2. EMS Subscription- Approx. Subscribers (60) Revenue: \$2080.00
3. Moving forward with RFP for construction. 3 contractors have interest
4. 40th Anniversary- Banner- placed above ambulance bay doors
5. Working on our Mutual Aide Contract- Getting charged \$300 from Bath Fire. Looking to reduce costs

Respectfully Submitted,

Toby Martin- EMS Director



Town of Wiscasset

PLANNING DEPARTMENT REPORT

To: Marian L. Anderson, Town Manager
From: Benjamin Averill, Town Planner
Re: July Monthly Report
Date: August 10, 2016

Community Planning and Economic Development:

July went by very quickly as I was working on several small projects for the town. Over the past few weeks, with the help of our clerk, I have been creating a new resident packet to allow new residents of town to have important information regarding town services and departments. I have also been in contact with several local banks over the last few weeks to explore the possibility of bringing an ATM to the Creamery Pier. Additionally I have been researching grants related to wayfinding signs and trail making as well as conducting research into the availability of expanding broadband service into town.

I had the opportunity to meet with the Waterfront Committee. The Waterfront Committee met to discuss a new vendor application for the Creamery Pier and continued its work to update the pier policies for next year's rental season. The Waterfront Committee approved the application for Petersville Furniture to be located at the Recreational Pier. Additionally even though the historical preservation commission did not meet during the month of July as they had two meetings in June I spent time working on projects for the commission. The historical preservation commission has drafted a letter to send to property owners within the district that will educate them about the historic district. Additionally the historic preservation commission has had four certificate of appropriateness reviews (three during the August 4th meeting) over the last two meetings where I was involved in working with the applicants and ensuring that the commission had enough information to make a determination regarding the applications.

Ordinance Review Committee:

The Ordinance Review Committee (ORC) met on July 11th and July 25th. The ORC revised portions of the shore land zoning ordinance to allow the town to be in compliance with regulations from the DEP. Additionally the ORC revised a few definitions in order to ensure that the wording in the glossary is understandable. The ORC also had a brief discussion regarding solar panels within the historic district.



Town of Wiscasset

Planning Board:

The Planning Board met on July 11th to review the request from Costal Enterprises Inc. to add six solar trackers to their parcel. Three dual axis solar trackers were installed on the property in 2013. The planning board voted to approve the site plan review 8-0.

APPLICANT: John Egan and Richard Simon for Costal Enterprises Inc.

PROPOSAL: Addition of six solar trackers to the parcel. Three dual axis solar trackers were constructed in 2013.

REQUEST: Site Plan Approval

LOCATION: 18 Deer Ridge Road, Tax Map R-06, Lot 6-B

Respectfully submitted,

Ben Averill



Town of Wiscasset

Wiscasset Police Department

To: Marian L. Anderson, Town Manager
From: Jeffrey Lange, Wiscasset Police Chief
RE: Monthly Report
Date: August 8, 2016

Significant Events and Issues

1. The 2016 Ford Explorer has been picked up from Wiscasset Ford and is currently at Coastal Electronics being prepared for duty. Soon after this is completed, both the 2015 and 2016 will have the graphics put on the vehicles. This is currently slated for Aug 12, 2016.
2. Officer Perry Hatch has completed the "LifeSkills" Training for the Elementary, Middle and HS programs. He is currently slated to attend additional training for the Student Intervention Reintegration Program (SIRP). SIRP is an education based program for youth experimenting with alcohol or other drugs. The program empowers youth to make healthy decisions and reduce risk. Both of these training programs were free of charge and sponsored through Healthy Lincoln County.
3. The Wiscasset has received the resignation of Reserve Officer Ben Kolko. Officer Kolko was not able to fulfill the new requirements that all reserve officers must work a minimum of 8 hours a month.
4. Officer Nadean Crossley was officially accepted to the Maine Criminal Justice Academy starting on April 15, 2016. The cost of her training tuition is \$2500.00 not including uniforms and equipment. Once Nadean completes the academy this will signify over \$10,000 dollar investment figure from the Town of Wiscasset. This is an average calculated figure comprising of the weeks of salary, replacement salary, benefits, tuition, uniforms, and equipment.
5. The PD has received 3 applications for the position of Reserve Officer. The PD did hire one individual, a retired LT from Ridgefield CT, Craig Worster. Craig is originally from Maine and is moving back and will be settling in the Wiscasset area. Craig was hired as a Reserve officer and given a temporary permanent shift while Officer Crossley is at the academy. His salary is \$16.00 an hour. The other two candidates were interviewed with one pending his application and the other withdrew from the process.

Respectfully Submitted
Jeff



Town of Wiscasset

PUBLIC WORKS DEPARTMENT

To: Marian L. Anderson, Town Manager
From: Doug Fowler, Public Works Director
Re: July Monthly Report
Date: August 10, 2016

Operations:

I am very pleased with the productivity of my department throughout the month of July. With hardly a "rain-day" we were able to steadily perform earthwork, as in culvert replacement and ditching, in as well as complete various other annual activities. The Cemetery Crew also kept pace and was able to continue with additional endeavors within the eleven Town maintained cemeteries.

Noteworthy:

- Completed ditching and culvert replacement in the Young's Point neighborhood in time for the first phase of paving.
- Roadside mowing
- "Brush Hogged" airport and Town owned fields off of Rte. 144. Fields are also used for remote parking for airport events.
- Mowed and thoroughly trimmed the Primary School grounds.
- Met with School Department to discuss how the Department can assist in the expansion of the Elementary School playground. Our planned efforts in facilitating the earthworks, as well as assisting with labor, will assist the School in staying within budget and acquiring more playground apparatus.
- Met with contractors regarding Hearing Room door replacement.

Financials

At 8.3% of the budget year we are into the budget 7.12%

In conclusion, we look forward to continuing the momentum throughout the season.

Faithfully yours,

Doug

Director of Public Works



Town of Wiscasset

PARKS AND RECREATION DEPARTMENT

To: Marian L. Anderson, Town Manager
From: Todd Souza, Director of Parks & Recreation
Re: July Monthly Report
Date: August 10, 2016

The Parks & Recreation Department strives to work with town departments, community organizations, schools, volunteers and our youth in an effort to provide a well-balanced selection for programming and facilities.

This report is created to highlight these efforts during the past month.

July was a very busy and productive month for our department. We were involved in numerous public events, community meetings, equipment purchasing and replacement, hosted numerous camps, hosted an employee retirement party and negotiated a copier lease.

Community Events

- July 4th Parade, Veterans Ceremony and Yacht Club Events
- Four "Alive on the River" Concerts

Coordination Meetings

- Roof Time Line Meeting – Engineer, Installation Company and WPRD Staff
- WES Playground Meeting – School Staff, Doug Fowler, WPRD Director & Facilities Manager

Staff

- Director started the process of meeting individually with every staff member to increase communications, discuss employee appraisals and Department of Labor requirements
- Hosted retirement party for long time employee Pam Emery, celebrating her 17 plus years of service to our department and community
- Received notification that After-School/Summer Camp Director Heather Jones has accepted a new position in Yarmouth, her last day with the department will be August 12th. Promoted Assistant Director Kristy Lincoln to Inter Director while we open and begin the hiring process

Facilities

- Concession Stand cooler failed. Researched replacement options, reached agreement with Pepsi to used Pepsi cooler and purchase misc. product.

Programs

- Operated the department's "Mainely" Summer camp at the Wiscasset Elementary School



Town of Wiscasset

- Sponsored and registered players for the WHS Girls basketball camp “Wolverine” Camp
- Hosted British Soccer Camp

Public Relations

- Director sat in on the hiring committee for the new High School Athletic Director and Cross Country Coach.

Operations

- Negotiated new copier lease for the department – A-Copi was selected, the overall unit will improve quality and productivity; while also saving our department \$ 102.70 per month in leasing costs

WINTER HOURS

(August 29, 2016 – May 30, 2017)

Monday – Thursday:	5:00am – 9:00pm
Friday:	5:00am – 8:00pm
Saturday:	8:00am – 4:00pm
Sunday:	1:00pm – 5:00pm

Please feel free to contact the department at 882-8230 with any questions or to share program ideas. Once again thank you to our staff, volunteers, community organizations and local businesses for their support and dedication over the past month.

www.wiscassetrec.com



Town of Wiscasset

TRANSFER STATION

To: Marian L. Anderson, Town Manager
From: Ron Lear, Transfer Station Superintendent
Re: July Monthly Report
Date: August 9, 2016

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

Type of Material	Tons	Cost/Ton
Municipal Solid Waste (Trash)	177.59	-\$63
Demo	36.22	-\$63
Single Stream	26.6	-\$5
Metal	25.33	+\$130
Computers	4006 lbs.	+\$.15/lbs
Brush/Lumber	27	-\$35
Organics for Compost	1800 lbs.	0
Mixed Copper/Alum/Lead	0 lbs.	+\$.45/lbs.
Shingles	15.42	-\$25
Sheetrock	0	-\$0
Cardboard	22.85	+\$95

We also recycled 25 bales of cardboard.

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

Types	Revenues:
User Fees	\$2925
MRC Dividend	\$ 0
Metal (Light iron, batteries, mixed copper)	\$2617.40
Cardboard	\$ 0
Computers	\$ 0

Operations:

On the 1st we shipped 9 gaylords of E-waste. 6th we shipped 4 boxes of fluorescent tubes to Veolia. 8th we shipped 36 bales of cardboard. 12th we had Freon evacuated from 50 items.

Expenses & Revenues:

Expenses are at 6.29% and the Revenues are at 9.62%



Town of Wiscasset

TOWN TREASURER REPORT

To: Marian L. Anderson, Town Manager
From: Shari Fredette, Town Treasurer
Re: Monthly Report
Date: August 4, 2016

Finances:

In the month of July the town collected a total of \$157,049.41 in Real estate taxes and \$-0- in personal property taxes.

The Town of Wiscasset awarded the Tax Anticipation Note to Bath Savings Bank for this 2016-2017 Fiscal year. The interest rate is .76%. The amount we were allowed to borrow, based on the Projected Cash Flow I compiled, was \$1,471,922. The cash flow is given to our lawyers and proves that the Town actually needs that amount to cover projected shortages that will occur during the months "between the tax bill due dates". Towns like Wiscasset that have two due dates during the year normally need to borrow the TAN cash for shortages between those due dates and pay interest on that borrowed cash each year. Presently, with the very low interest rates that are available it costs the town a minimal amount in interest. However, when the interest rate is high it costs the Town a substantial amount in interest in addition to the double labor costs incurred by employees every year. Municipalities that have one Real Estate tax due date during the Fiscal Year have the cash available all at once and available in their operating account for the year; and in addition do not have to do the double work of receipting each payment twice, sending reminder notices (extra postage) before the second tax due date and answering double the phone inquiries regarding taxes. This split paying of Real Estate Taxes and Personal Property Taxes is a great benefit that The Town provides to the Residents of Wiscasset but comes with a cost.

Credit card: Receipts for July were \$14,442.48.

The Finance Department as of July 31st has spent percent 8.83 % of its budget; we are 8.33 %through our current fiscal year. YTD Finance has **underspent** by .50 %

School Expenses: The Town of Wiscasset processed checks to The Wiscasset School department in the month of July for \$505,828.53. The School Revenue was \$236,516.15 and was comprised of The State Subsidy, Lunch Subsidies, Tuition, School Lunch, Local Entitlement, Title IA, Bus Repairs and Interest Income. The Total School Revenue including the Town checks was \$742,344.68. The Total School Expense for July was \$711,578.89.

Training: Molly Bonang and Ellin Jasmin attended Excise Tax training in Bangor on July 12th.

Human Resources: This month I caught up on the reporting for the State of Maine's New Hire Reporting Program. What follows explains exactly what this program is; Who, What, When and why. The reporting is required and there is a \$200 per month penalty for not filing.



Town of Wiscasset

(19-A MRSA §2154)

Q. What is New Hire reporting?

A. New Hire reporting is a process by which you, as an employer, report information on newly-hired or rehired employees to us within 7 days of the date of hire.

Q. What is the definition of "employer" for New Hire reporting purposes?

A. Maine law and federal legislation states that an "employer" for New Hire reporting purposes is the same as for Federal income tax purposes (as defined by Section 3401(d) of the Internal Revenue Code of 1986) and includes any governmental entity or labor organization.

Q. Who should be reported?

A. Any individual who receives a W-2 form and any independent contractor when reimbursement for such services is anticipated to equal or exceed \$2,500 in a year.

Q. What will be done with the New Hire information?

A. DSER will match New Hire reports against our child support records to locate parents, establish an order, or enforce an existing order. Once these matches are done, we will transmit the New Hire reports to the National Directory of New Hires (NDNH), the Department of Labor, Workers' Compensation Board and Maine Revenue Services.

Q. What are the advantages for employers?

A. A direct benefit to employers is the prevention of fraudulent unemployment and workers' compensation payments. It reduces the number of requests from other agencies to verify hires, rehires, terminations, income and medical availability. The Division of Support Enforcement provides flexible reporting methods with minimal costs, and creates one central reporting location.

Q. What is the penalty for failure to meet New Hire Reporting requirements?

A. Employers who fail to meet the reporting requirements are subject to a civil penalty up to \$200.00 per month for each violation.

Q. What must be reported on each New Hire report?

A. Each New Hire report should contain the following data elements:

1. Employee name
2. Address
3. Date of birth
4. Date of hire or rehire (the first day services are performed for wages by an individual)
5. Social Security number
6. Employer name
7. Address
8. Phone number
9. Maine Department of Labor Number
10. Federal Employer Identification Number



Town of Wiscasset

The Town had no work related injury report to MMA Risk Management in July. The Town added -0- new employees in July. The MainePers Retirement "Monthly Report" with a due date of July 15th was electronically submitted for the month of June.

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



Town of Wiscasset

WASTE WATER TREATMENT PLANT

To: Marian L. Anderson, Town Manager
From: William Rines, Waste Water Treatment Plant Superintendent
Re: July Monthly Report
Date: August 9, 2016

For the month of July our average flows were 168,000 gallons per day putting us at 27 % of our licensed flow. We recorded 3.0 inches of rain for the month. Our licensed flow is 620,000 gallons per day.

Operations:

Ray Bellefleur has transferred from the Highway Dept. to here at the plant, getting him trained and familiar with the plant operations has been our main goal. We are in hopes of getting out and doing some line cleaning in the near future. This also allows us to check and make note of any issues with the lines and manholes that need repairs.

Training:

Training has been focused on our new employee

Financials:

We received \$35,284.73 in user fees for the month and are at 7 % of the anticipated revenues for the year. Expenses are at 7% at 8% thru the year.



Town of Wiscasset

CODE ENFORCEMENT REPORT

To: Marian L. Anderson, Town Manager
From: Stan Waltz, Code Enforcement Officer
Re: August 11, 2016

This month I issued the following permits:

- 12 Building Permits for \$2,184 and a value of \$586,000 (3 decks, 1 seasonal dock, 1 addition, 2 screen rooms, 1 garage, 1 accessory building, 1 replacement foundation, 1 lean too, and a new modular to replace a home).
- 2 plumbing permits (1 for interior and 1 for a septic for \$217.50)
- 1 Temporary business
- 1 Home occupation

I have been working with the Planner on Historic Appropriateness Certificate Applications. I spoke to QT'S Ice Cream concerning their trash being deposited in the Town trash containers and their ice cream sign on the Town pier. The sign has been removed and they are removing their own trash now.

I still get a lot of calls for information on property files and have been performing appropriate inspections where needed.

I also help Citizens with looking up tax maps and writing letters and notes to realtors and banks concerning files here in the office.

Stan Waltz
Code Enforcement Officer

COPY

1
2
3
4
5 **QUITCLAIM DEED WITH COVENANT**
6 **RESERVING A CONSERVATION EASEMENT**
7 **ON WHITES ISLAND - WISCASSET**
8

9 **MAINE COAST HERITAGE TRUST**, a non-profit corporation, organized and existing under the
10 laws of the State of Maine, having a mailing address of Bowdoin Mill, One Main Street-Suite 201,
11 Topsham, Maine 04086, in consideration of its charitable and benevolent purposes, and in consideration
12 of the covenants herein contained,
13

14 **GRANTS** to **TOWN OF WISCASSET**, a body corporate and politic established under the laws of the
15 State of Maine, with a mailing address of 51 Bath Road, Wiscasset, Maine 04578, **WITH**
16 **QUITCLAIM COVENANT**, three certain lots or parcels of land situated in Wiscasset, Lincoln
17 County, Maine, more particularly described in **Exhibit A** and depicted generally in **Exhibit B**, both
18 attached hereto and made a part hereof by reference; being all and the same real estate conveyed by
19 two deeds: a Warranty Deed conveying a one-half undivided interest in the premises from Donna
20 Burkhardt to Maine Coast Heritage Trust, dated February 12, 2016, and recorded herewith at the
21 Lincoln County Registry of Deeds at Book 4979, Page 310; and a Warranty Deed conveying a one-
22 half undivided interest in the premises from Jodi Phinney and Tasha Phinney, Personal
23 Representatives of the Estate of William Phinney, to Maine Coast Heritage Trust, dated February 17,
24 2016 and recorded at said Registry at Book 4979, Page 312; hereafter referred to variously as the
25 "Premises" and the "Protected Property."
26

27 **EXCEPTING AND RESERVING** to Maine Coast Heritage Trust, its successors and assigns forever,
28 a **CONSERVATION EASEMENT** on the Protected Property; consisting of the following purposes,
29 terms, provisions, restrictive covenants and affirmative rights retained by Maine Coast Heritage Trust, its
30 successors and assigns forever, (referred to in this Conservation Easement as "HOLDER"), which shall
31 run with the Protected Property and be binding in perpetuity upon, the City of Wiscasset, its successors
32 and assigns forever, (referred to in the Conservation Easement as "OWNER"), for the benefit of the
33 general public, pursuant to the Maine Conservation Easement Act, Title 33 M.R.S. Section 476 et seq., as
34 amended and successor provisions thereof:
35

36 **≈CONSERVATION PURPOSES≈**

37 The purposes of this Conservation Easement are to preserve and protect the Protected
38 Property, including White's Island and its bridge and water access lot on the mainland shore,
39 for daytime low-impact outdoor recreation by the general public and for daytime low-impact
40 access for recreational and commercial worming fishing and clamming, to preserve the
41 conservation values of the Protected Property by keeping it in its existing substantially natural,
42 undeveloped, and scenic condition as documented in Baseline Data, to assure continued
43 enjoyment of the Protected Property by the general public for daytime low-impact outdoor
44 recreation, nature observation and study, to protect the natural and scenic view of the
45 Protected Property from mainland points in Wiscasset and from the nearby navigable waters of

COPY

1 the Sheepscot River and Wiscasset Harbor (hereinafter "public vantage points"), and to assure
2 that the Protected Property remains under the ownership of the Town of Wiscasset or of a
3 bona-fide non-profit organization or governmental conservation owner, dedicated to the uses
4 contemplated hereunder.
5

6 **Section A. Conservation Easement Land Use Restrictions.**
7

8 **1. Land Use and Division.** No industrial, quarrying, surface mining, oil or gas
9 exploration, or other extractive activities are permitted on the Protected Property. The Protected
10 Property may not be subdivided or divided, nor used to increase the density of development on
11 other land, except that any portion thereof may be conveyed to an entity, governmental or
12 nonprofit, that meets the conditions stated in Paragraph A.2. hereinbelow, and that commits to
13 upholding the conservation purposes hereof.
14

15 **2. Ownership.** The Protected Property may not be sold, conveyed, or otherwise
16 transferred, except to a nonprofit or governmental entity that qualifies as a "holder" under Title 33
17 M.R.S. Section 476(2), or successor provisions thereof, and then only after 30 days notice in writing
18 to HOLDER, its successors and assigns.
19

20 **3. Existing Conditions.** There are no structures on the Protected Property except for
21 a bridge from the mainland portion of the Protected Property to the island portion of the Protected
22 Property, boundary markers, the remains of piers and pilings, and remains of foundations. There
23 are no surface alterations on the Protected Property except for footpaths on the island portion of
24 the Protected Property and minor alterations associated with the aforementioned existing structures.
25 The Protected Property is primarily open with several shade trees creating a park-like appearance, as
26 documented in Baseline Data, on file with Holder.
27

28 **4. Structures.** OWNER shall have the right to maintain and replace the existing
29 pedestrian bridge with another bridge designed for pedestrian use and maintenance vehicular
30 purposes, with appropriate barriers to discourage vehicular use by the public. OWNER also has the
31 right to install and maintain only minor structures on the Protected Property necessary or
32 appropriate for public use of the island portion of the Protected Property for low-impact outdoor
33 recreation, nature observation and scientific studies, and commercial and recreational fishing and
34 clamming; including but not limited to: small unlighted signs; information kiosks and viewing
35 platforms; privies or outhouses or toilet facilities with or without running water, and any necessary
36 septic waste disposal facilities therefor; trash and/or waste containers; parking lot and road access
37 gates and parking lot barriers on the mainland portion of the Protected Property depicted in Exhibit
38 B; sight pervious fencing; temporary tents and temporary stages for non-commercial events; trail
39 improvements including rustic hand rails, gates, steps, and bog bridges; and erosion control devices;
40 minor rustic enhancements to improve wildlife habitat; and barriers to protect fragile areas and
41 prevent inappropriate use; none of which may be of a height, size or location that materially
42 impedes the substantially natural view of the Protected Property from public vantage points.
43 Notwithstanding the foregoing rights of OWNER, the following are specifically prohibited on the
44 Protected Property: hotels and other lodgings, restaurants, residences, schools, town offices,
45 marinas, boathouses, travel lifts, marine railways, gravel pits, solid waste disposal or transfer sites, oil
46 storage facilities, antennae or apparatus for telecommunication or radar visible from offshore, gravel

COPY

1 pits, feed lots, commercial campgrounds, recreational courts, ATV race tracks or courses or mud
2 runs, towers, playgrounds, paintball and other adventure courses, and playing fields.

3
4 **5. Soils and Surface.** OWNER shall have the right to alter the surface and
5 subsurface only to the minimum extent necessary or appropriate to accomplish the following:

6
7 (a) to install and maintain the minor structures and improvements permitted in Section A.4.
8 hereinabove and as necessary to maintain and replace the bridge portion of the Protected Property;

9
10 (b) to establish and maintain paved or unpaved trails, roads, viewing platforms, and parking
11 areas on the mainland portion depicted in Exhibit B, to accommodate the intended commercial and
12 recreational fisheries and other public low impact outdoor recreational uses of the Protected
13 Property; provided that the hardened or paved surface area of the permitted parking area on the
14 mainland portion of the Protected Property shall not be expanded beyond its current limits of
15 _____ square feet approximately, as documented in the baseline document.

16
17 (c) to excavate soils and alter the natural resources generally, for scientific, ecological, and
18 archeological study under professional supervision, after notice to HOLDER;

19
20 provided that all such surface alterations and improvements must be designed and located in a
21 manner to minimize erosion and avoid unnecessary disturbance to wetlands and fragile natural
22 features, and further provided that all such activities shall be conducted and completed in a manner
23 to cause the least possible disturbance to the substantially natural view of the Protected Property
24 from public vantage points. In all cases, the surrounding disturbed surface area shall be regraded and
25 seeded and otherwise restored as soon as practicable after construction to a condition consistent with the
26 surrounding natural area.

27
28 **6. Vegetation Management.** OWNER shall have the right to plant, harvest, mow
29 and otherwise manage vegetation on the Protected Property, as necessary or appropriate to
30 accomplish the rights permitted to OWNER at Paragraph 4, 5 and 6 herein, and to selectively cut
31 timber, trim and prune branches and remove dead wood, blowdowns, and leaners to the extent
32 necessary to assure the safety of persons using the Protected Property, to combat active fire, and
33 after prior notice to Holder, to treat or prevent disease or exotic or invasive intrusion or harvest
34 timber for use on the Protected Property. Maintenance of existing clearings and creation of
35 additional clearings is permitted for permitted structures, gardens, and viewing areas and non-
36 commercial campsites, and non-commercial campsites; provided that all such vegetation
37 management shall be conducted in a manner to leave a sufficient vegetated buffer along the shore to
38 minimize erosion.

39
40 **7. Waste Disposal and Water Protection.**

41
42 (a) The direct discharge of treated or untreated sewage into surface waters on or about the
43 Protected Property is strictly prohibited, and any such waste shall be disposed of in accordance with
44 applicable laws and regulations.

45
46 (b) It is forbidden to dispose of or store unserviceable or abandoned equipment, such as
47 appliances, boats or vehicles and parts thereof, or any other waste material on the Protected Property,

COPY

1 except that vegetative slash and debris may be allowed to remain on the Protected Property, manure,
2 compost and vegetative waste may be stored and/or used on the Protected Property in accordance with
3 applicable laws and regulations, and other waste generated by permitted uses on the Protected Property
4 may be stored in appropriate containment for removal at reasonable intervals. The Protected Property
5 shall not be used as a site for storage of boats or marine equipment, or other municipal equipment.
6

7 (c) The use, storage, discharge or runoff of chemical herbicides, pesticides, fungicides, and
8 other toxic agents, including discharge of potentially toxic waste water or other toxic by-products of
9 permitted uses, must be limited to prevent any demonstrable adverse impact on wildlife, waters and
10 other important conservation values to be protected by this grant, unless more intensive use is approved
11 in advance and in writing by Holder as appropriate, in its sole and exclusive discretion, to prevent or
12 mitigate harm to the inhabitants, natural resources or permitted uses of the Protected Property.
13

14 **8. Public Outdoor Recreation and Fisheries Access.**

15 OWNER has the right, and by acceptance of this deed accepts the obligation, to manage the Protected Property for daytime
16 low-impact outdoor recreation by the general public and for daytime low-impact access for
17 recreational and commercial fisheries and marine activities ~~worming and clamming~~, and as such
18 agrees to refrain from prohibiting, discouraging, or charging a fee for such daytime uses of the
19 Protected Property by the general public for recreational uses such as walking, hiking, fishing,
20 swimming, nature observation, and picnicking; such uses to be limited to assure the protection of
21 the important natural resources and the high scenic quality of the Protected Property when viewed
22 from public vantage points. All use of the Protected Property for fisheries shall at all times be and
23 remain subject to Federal, State or local licensing, regulatory limitations, seasonal restrictions and
24 other requirements and/or prohibitions.
25

26 OWNER and HOLDER claim the rights and protections against liability for injury to the
27 public to the fullest extent of the law under Title 14 M.R.S. Section 159-A, et seq. as amended and
28 successor provision thereof (The Maine Recreational Use Statute), and The Maine Tort Claims Act,
29 and under any other applicable provision of law and equity.
30

31 **Section B. Affirmative Rights Reserved by HOLDER**

32
33 **1. Entry.** HOLDER reserves the right to enter the Protected Property in a reasonable
34 manner and at any reasonable time for the purposes of monitoring the conditions and terms of this
35 Conservation Easement, and to exercise the rights in Section B.4. hereinbelow.
36

37 **2. Enforcement.** HOLDER reserves the right to enforce this Conservation Easement
38 at law or in equity, including the right to require restoration in the event of a breach, subject to
39 naturally occurring and permitted changes.
40

41 **3. Assignment of Easement.** HOLDER reserves the right to assign its rights and
42 interests under this Conservation Easement to a qualified "holder," defined at Title 33 Maine Revised
43 Statutes Annotated Section 476(2), as amended or successor provisions thereof, that commits to carrying
44 out the purposes of this Easement.
45

COPY

4. **Signage.** HOLDER reserves the right to have its role in the conservation protection of the Protected Property acknowledged in any signage that identifies OWNER as the owner of the Protected Property. OWNER will consult with HOLDER about any signage.

Section C. General Terms and Provisions of Conservation Easement:

1. **Interpretation.** If uncertainty should arise in the interpretation of these easements and restrictions, judgment should be made in favor of preserving the Protected Property in its substantially unaltered natural and scenic condition as a nature preserve in perpetuity.

2. **Amendment.** The perpetual conservation easement reserved herein may be amended or terminated only in accordance with Title 33 M.R.S. Section 477-A, (as amended or successor provisions thereof).

3. **Acceptance of Conservation Easement.** By execution and delivery of this deed and by creation of the Conservation Easement herein, the HOLDER agrees to accept the rights and obligations as Holder thereof, pursuant to Title 33 M.R.S. Section 476 et seq. and successor provisions. By acceptance of this deed, OWNER agrees, on behalf of itself, its successors and assigns, to be bound by the terms of this Conservation Easement.

IN WITNESS WHEREOF, the said Maine Coast Heritage Trust has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by William T. Glidden, Jr., its President, hereunto duly authorized, on this _____ day of _____, 2016.

Signed, Sealed & Delivered
in the presence of:

MAINE COAST HERITAGE TRUST

Witness

by William T. Glidden, Jr.
its President

STATE OF MAINE
COUNTY OF SAGADAHOC, ss.

Date:

Then personally appeared the above-named William T. Glidden, Jr., President of Maine Coast Heritage Trust, hereunto duly authorized, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Notary Public

Print name

My commission expires:

SCHEDULE A

COPY

Description of Premises Conveyed in Deed from Maine Coast Heritage Trust to Town of Wiscasset, and Description of the Protected Property subject to Conservation Easement

A certain three parcels of land located in Wiscasset, County of Lincoln, and State of Maine, consisting of three parcels as follows:

All of Grantor's right, title and interest in and to a certain island situated at the south end of Pleasant Street, so-called, in the Sheepscot Bay in Wiscasset, Lincoln County, Maine, formerly known as Holbrook Island or Foote's Island and now known as White's Island, together with any interest in the upland adjacent to said island, bounded and described as follows:

On or before the twenty-third day of March, 1889, used and occupied by one Isaac T. Hobson and all the flats described in a levy on execution in favor of John K. Russell against John C. Harriman and Joseph K. Clark, dated October 7th, 1857, and recorded Page 14 of Book 214 in Lincoln County Registry of Deeds, and all the flats described in a levy on execution in favor of Philonder Coburn against said Harriman and Clark, dated October 7th, 1857, and recorded Page 18 of Book 214 in said Registry, and all privileges on said flats; also a certain piece of land and flats situate in said Wiscasset and bounded as follows to wit: BEGINNING on the southerly side of Fore Street, on the easterly line of Fort Hill Street projected; thence running westerly by said Fore Street to Pleasant Street; thence by said Pleasant Street and the bridge leading from said Pleasant Street to the island aforesaid, to said island; thence easterly by said island and by low water mark of Sheepscot Bay or River, to the easterly line of said Fort Hill Street projected; thence by said last mentioned line in the first bound.

Also conveying any right, title and interest in and to the bridges as noted above for foot and vehicular ingress and egress and for utilities. Being and conveying all of Grantor's right, title and interest in and to the same land described in two certain deeds to Grantor herein, recorded in the Lincoln County Registry of Deeds in Book 4979, Page 310 and Book 4979, Page 312.

For further reference, see said Deed from Anne Tierney Stetson to William T. Phinney and Donna B. Phinney recorded at Book 2879, Page 203 of the Lincoln County Registry of Deeds. For further reference see said Deed from Deborah Anne Stetson to William T. Phinney and Donna B. Phinney recorded at Book 2879, Page 200 of the Lincoln County Registry of Deeds. For further reference see said Deed from Thomas B. Stetson, Trustee of the Omega Trust to William T. Phinney and Donna B. Phinney recorded at Book 2879, Page 205 of the Lincoln County Registry of Deeds.

For further reference see Divorce Judgment dated November 17, 2014 in the matter *Donna Burkhardt v. William T. Phinney, Wiscasset District Court, FM-2012,181.*

Subject to the rights of others if any to have a memorial stone on White's Island sandblasted with the name of William T. Phinney, on an existing stone within the premises, in accordance with a

certain Divorce Decree, Lincoln County, State of Maine, Docket No. FM-2012-181.

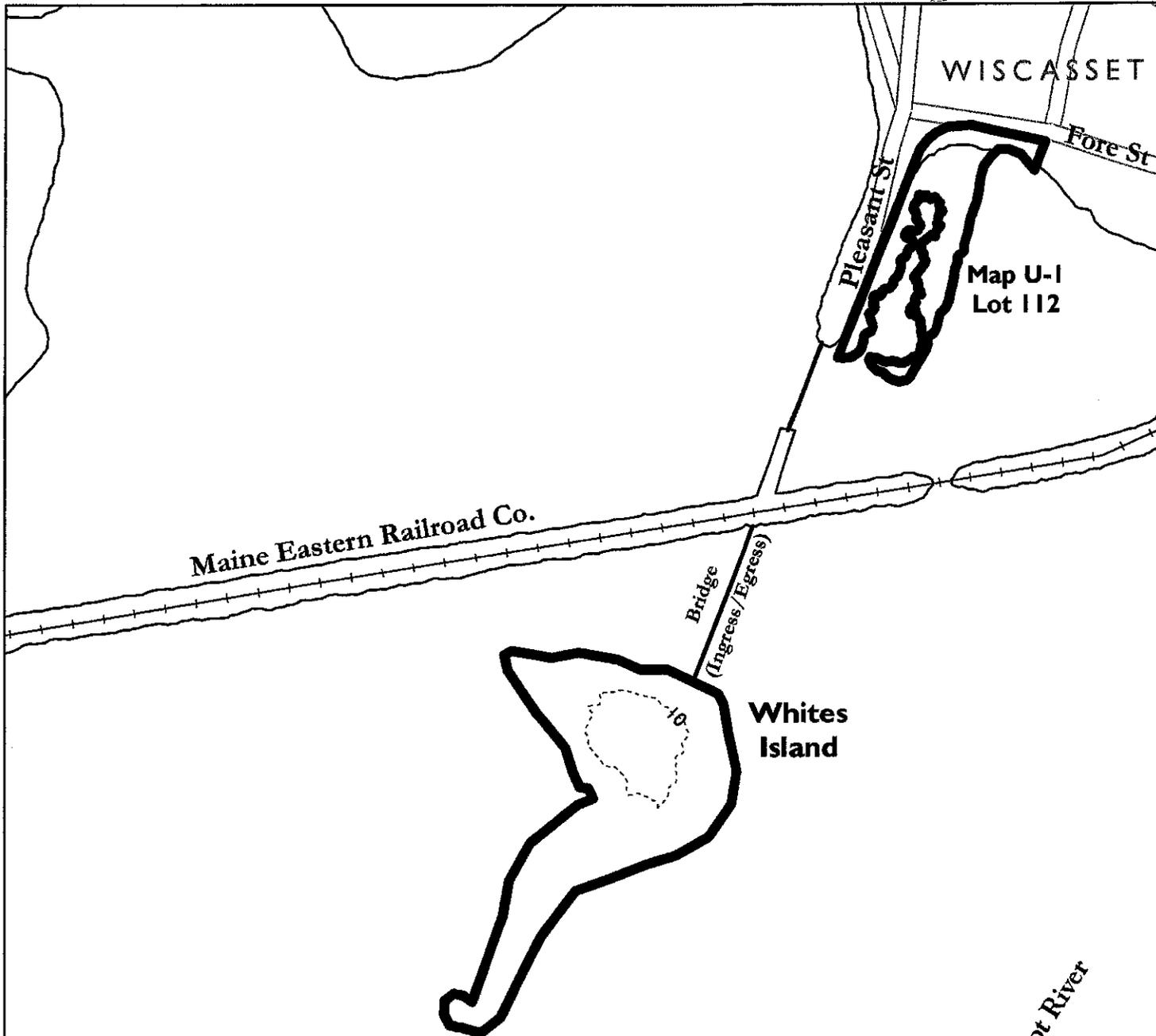
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Whites Island Preserve Baseline Documentation

SKETCH MAP

Map showing the existing structures on the Protected Property, attached to the preservet as Exhibit B; map scale 1:2,400.

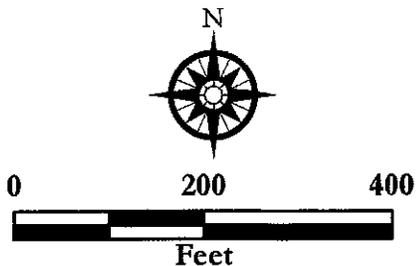
COPY



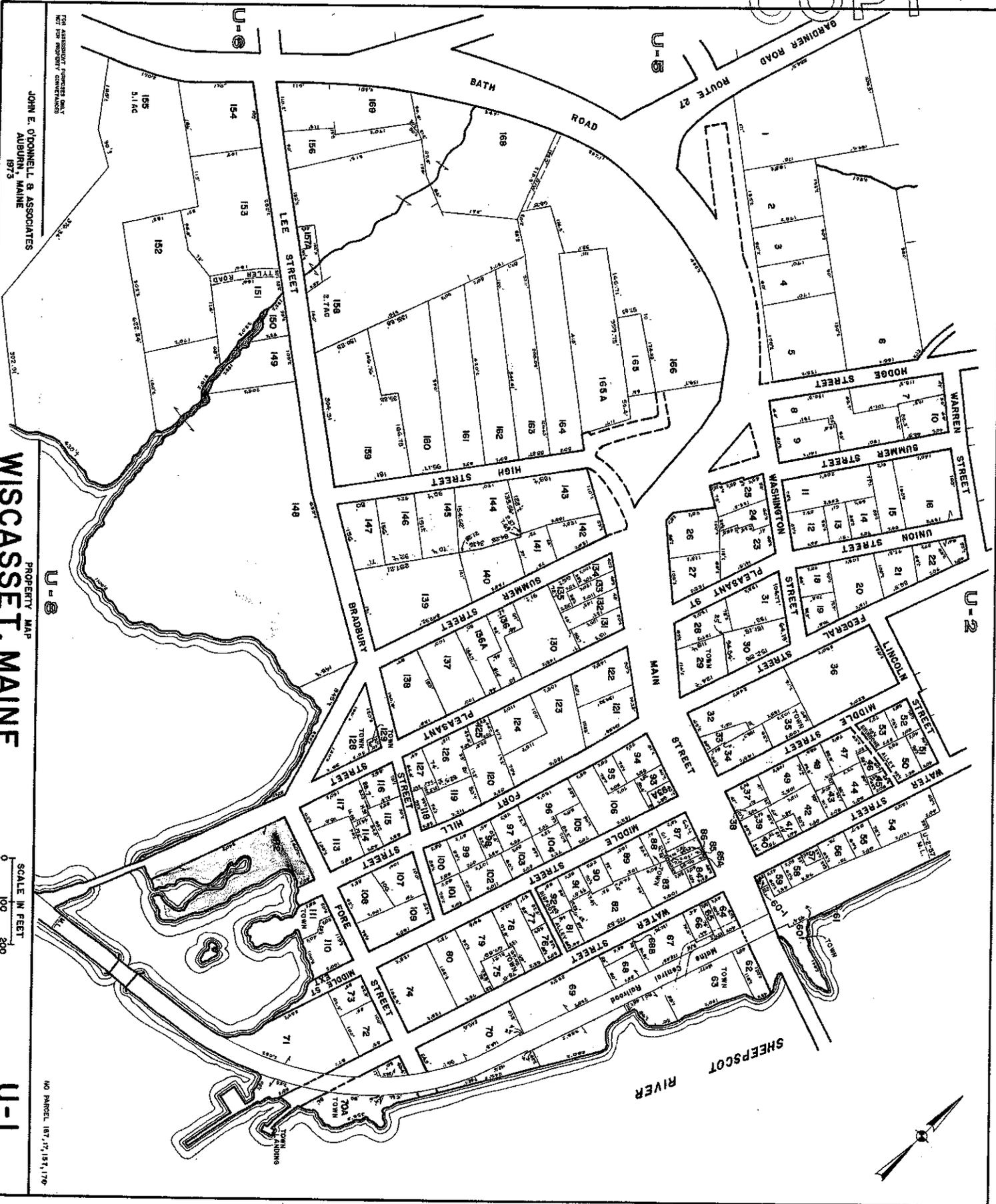
	Protected Property
	Roads
	Railroad
	Contours - 10' Intervals

Map produced by Maine Coast Heritage Trust, August 2016.
Map based on data for the Maine Office of GIS, and the Town of Wiscasset.

Not a survey, do not rely on for boundaries.



COPY



FOR ASSASSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1973

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
0 100 200



NO PARCEL 187, 17, 151, 176

10A

5369

I. PARK WISCASSET, LLC
485 W. PUTNAM AVE.
GREENWICH, CT 06830

COPY

JPMORGAN CHASE BANK, N.A.
GREENWICH, CONNECTICUT 06830
WWW.CHASE.COM
51-36-211

7/19/2016

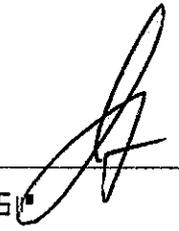
PAY TO THE ORDER OF Town of Wiscasset

\$ **46,998.40

Forty-Six Thousand Nine Hundred Ninety-Eight and 40/100***** DOLLARS

Town of Wiscasset

MEMO



⑈005369⑈ ⑆021600361⑆ 644028595⑆

I. PARK WISCASSET, LLC

5369

Town of Wiscasset

7/19/2016

Date	Type	Reference		Original Amt.	Balance Due	Discount	Payment
7/22/2016	Bill	R07A-081	2072 MS	38,081.72	38,081.72		38,081.72
7/22/2016	Bill	R07A-073	2417	1,257.67	1,257.67		1,257.67
7/22/2016	Bill	R07A-074	2418	1,276.22	1,276.22		1,276.22
7/22/2016	Bill	R07A-075	2419	1,252.61	1,252.61		1,252.61
7/22/2016	Bill	R07A-076	2420	1,276.22	1,276.22		1,276.22
7/22/2016	Bill	R008-006-004	1968 FR	935.57	935.57		935.57
7/22/2016	Bill	R08-006-003	1969 FR	820.90	820.90		820.90
7/22/2016	Bill	R07A-078	2422 MS	2,097.49	2,097.49		2,097.49
						Check Amount	46,998.40

JP Morgan Chase

46,998.40

Security Features Included. Details on back.

FERRY ROAD DEVELOPMENT CO., LLC
 Tax Lien Payment 1968-2015
 Principal 305.38
 Lien Interest 27.46
 Costs 64.48
 TWIN RIVERS DRIVE

FERRY ROAD DEVELOPMENT CO., LLC
 Tax Lien Payment 1968-2014
 Principal 457.78
 Interest 34.15
 Lien Interest 1.58
 Costs 44.74
 TWIN RIVERS DRIVE

FERRY ROAD DEVELOPMENT CO., LLC
 Tax Lien Payment 1969-2015
 Principal 126.70
 Lien Interest 31.34
 Costs 64.48
 TWIN RIVERS DRIVE

FERRY ROAD DEVELOPMENT CO., LLC
 Tax Lien Payment 1969-2014
 Principal 513.65
 Interest 38.32
 Lien Interest 1.67
 Costs 44.74
 TWIN RIVERS DRIVE

MASON STATION LLC
 Tax Lien Payment 2422-2008
 Interest 855.14
 4 NORTH POINT ROAD

MASON STATION LLC
 Tax Lien Payment 2422-2007
 Principal 1,129.04
 Interest 113.31
 4 NORTH POINT ROAD

Total: 46,998.40*
 Paid By: MASON STATION LLC
 Remaining Balance: (8) 260,409.98
 Check : 46,998.40
 5369 - 46,998.40

Town of WISCASSET
 ----- Receipt -----

*** REPRINT ***

08/05/16 1:03 PM ID:STF #1051-1
 TYPE----- REF--- AMOUNT
 MASON STATION LLC
 Tax Lien Payment 2072-2011
 Principal 22,780.34
 Interest 9,576.74
 Lien Interest 1,167.57
 Costs 62.25
 1 POINT EAST DRIVE

MASON STATION LLC
 Tax Lien Payment 2072-2010
 Principal 4,169.38
 Interest 325.44
 1 POINT EAST DRIVE

MASON STATION LLC
 Tax Lien Payment 2417-2007
 Principal 1,075.53
 Interest 182.14
 14 NORTH POINT ROAD

MASON STATION LLC
 Tax Lien Payment 2418-2007
 Principal 1,093.63
 Interest 182.59
 12 NORTH POINT ROAD

MASON STATION LLC
 Tax Lien Payment 2419-2007
 Principal 1,070.38
 Interest 182.23
 10 NORTH POINT ROAD

MASON STATION LLC
 Tax Lien Payment 2420-2007
 Principal 1,093.63
 Interest 182.59
 8 NORTH POINT ROAD

**RE Account 2072 Detail
as of 08/05/2016**

Name: MASON STATION LLC
Location: 1 POINT EAST DRIVE
Acreage: 8.3 Map/Lot: R07A-081
Book Page: B3208P307
2006-1 Period Due:

Land: 694,600
Building: 1,563,000
Exempt: 0

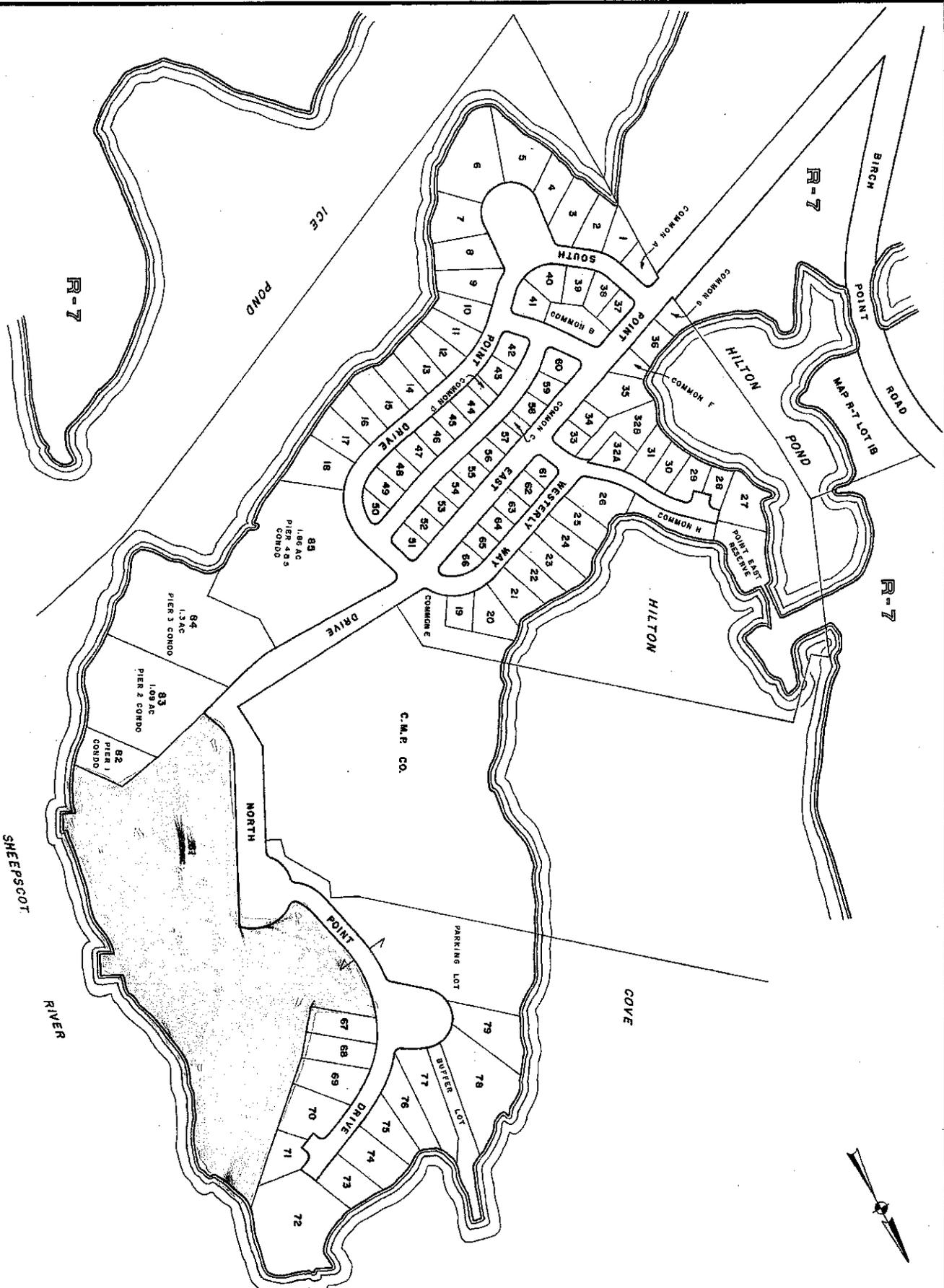
Total: 2,257,600
Ref1: B3208P0307 (12/03)
Mailing Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2015-1	L *				37,024.64	1,352.68	71.22	38,448.54
2014-1	L *				38,379.20	4,121.82	60.96	42,561.98
2013-1	L *				36,573.12	1,167.41	70.44	37,810.97
2012-1	L *				35,895.84	8,866.76	66.30	44,828.90
2011-1	L *				11,422.30	30.67	0.00	11,452.97
2010-1	L *				0.00	0.00	0.00	0.00
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	L *				0.00	0.00	0.00	0.00
2007-1	L *				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016					159,295.10	15,539.34	268.92	175,103.36

Per Diem

2015-1	7.1006
2014-1	7.3604
2013-1	0.0701
2012-1	6.8841
2011-1	2.1906
Total	<hr/> 23.6059

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



FOR ASSURANCE PURPOSES ONLY
 NOT FOR PRESENT OR FUTURE DEVELOPMENT

PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. O'CONNELL & ASSOCIATES
 AUBURN, MAINE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON OWNERSHIP DEVELOPMENT LOT NO. 1
 SCALED DIMENSION ±

PROPERTY MAP

WISCASSET, MAINE

SCALE IN FEET
 0 100 200

R-7A

MASON STATION LLC

485 WEST PUTNAM AVENUE
GREENWICH CT 06830
B3208P307

Property Data		Assessment Record				
Neighborhood	111 MASON LANDING	Year	Land	Buildings	Exempt	Total
Tree Growth Year	0	2006	429,800	3,600,000	0	4,029,800
FARMI LAND YEAR	0	2007	694,600	2,205,200	0	2,899,800
OPEN SPACE YEAR	0	2008	694,600	2,205,200	0	2,899,800
Zone/Land Use	26 MARINE OVERLAY DISTRICT	2009	694,640	1,563,020	0	2,257,660
Secondary Zone		2010	694,600	1,563,000	0	2,257,600
Topography	1 Level	2011	694,600	1,563,000	0	2,257,600
1.Level	4.Below St	2012	694,600	1,563,000	0	2,257,600
2.Rolling	5.Low	2013	694,600	1,563,000	0	2,257,600
3.Above St	6.Swampy	2014	694,600	1,563,000	0	2,257,600
Utilities	2 Public Water 3 Public Sewer	2015	694,600	1,563,000	0	2,257,600
1.Public	4.Dr Well					
2.Water	5.DUG/LAKE					
3.Sewer	6.Septic					
Street	1 Paved					
1.Paved	4.Proposed					
2.Semi Imp	5.Private					
3.Gravel	6.Pub Eas					
	9.NoStreet					
TREE GROWTH PLAN	0					
CONSERV EASE	0					
Sale Date	12/12/2003					
Price	3,900,000					
Sale Type	2 Land & Buildings					
1.Land	4.Mobile					
2.L & B	5.Other					
3.Building	6.					
Financing	9 Unknown					
1.Convent	4.Seller					
2.FHM/VA	5.Private					
3.Assumed	6.Cash					
9.Unknown	7.					
Validity	5 Partial Interest					
1.Valid	4.Split					
2.Related	5.Partial					
3.Distress	6.Exempt					
9.Poveclose	7.Renovate					
8.Other	8.					
9.	9.					
Verified	1 Buyer					
1.Buyer	4.Agent					
2.Seller	5.Pub Rec					
3.Lender	6.MLS					
7.Family	8.Other					
9.	9.					
Notes:						
2006-LOT #82 POINT EAST MARITIME VILLAGE PLAN - REMAINING LAND OF MASON STATION LLC. 1688.67' FRONTAGE. BUILDINGS ON THIS LOT AS WELL.						
2007-RENUMBERED TO LOT #81 INCLUDING OFFICE SPACE, PARKING LOT & COMMON AREA IN ACREAGE.						
2009-Changed code from power plant to masonry warehouse to remove plant status due to asbestos abatement costs. No longer functions as a power plant. Not necessary to measure or code docks as they are not going into the water.						
WISCASSET						

Land Data

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

Total Acreage 8.30

**RE Account 2417 Detail
as of 08/05/2016**

Name: MASON STATION LLC

Location: 14 NORTH POINT ROAD
Acreage: 0.19 Map/Lot: R07A-073
Book Page: B3208P307

2006-1 Period Due:

Land: 74,000
Building: 0
Exempt: 0

Total: 74,000

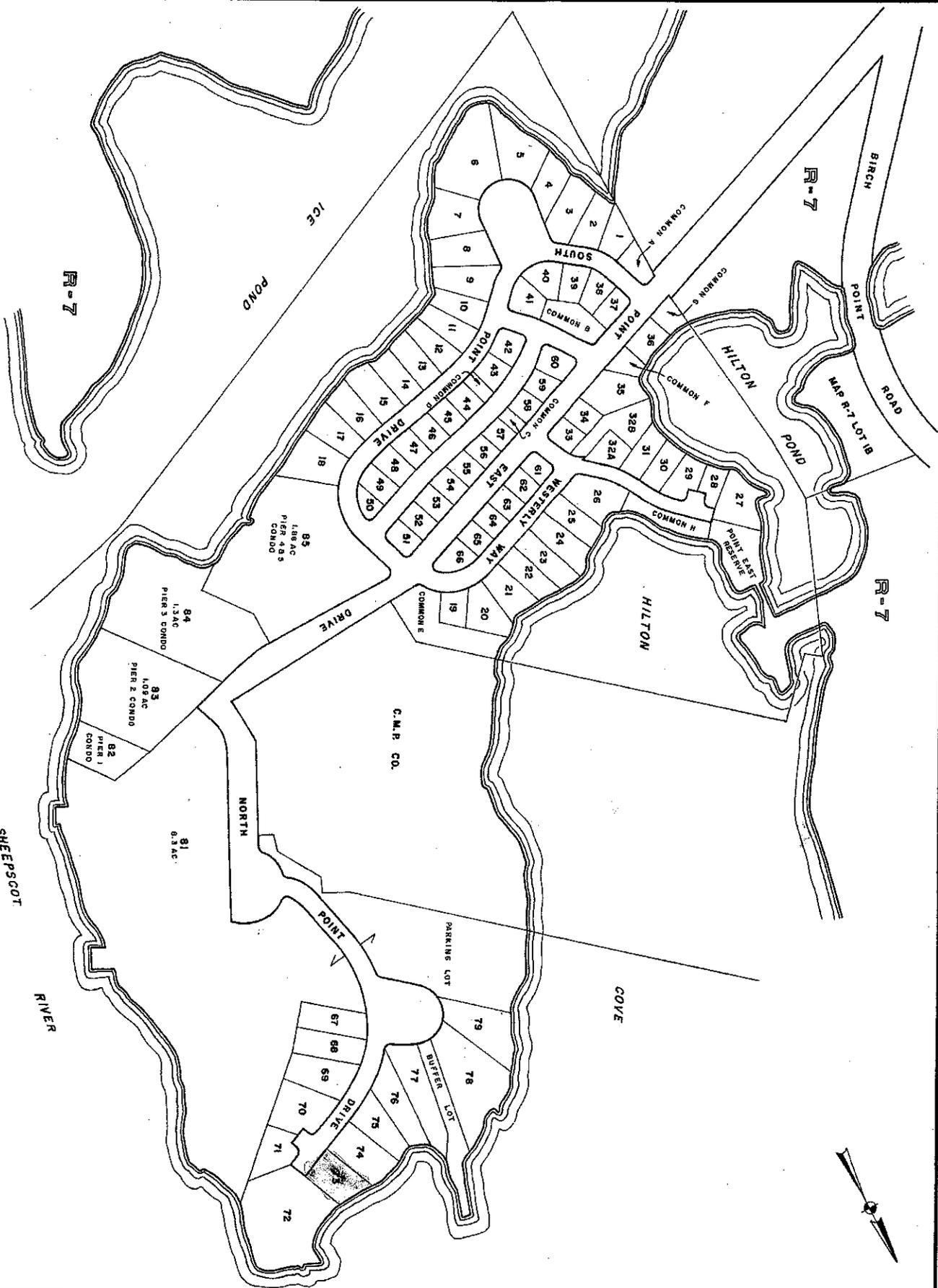
Ref1: B3208P0307
Mailing
Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2015-1	L *				1,213.60	44.33	71.22	1,329.15
2014-1	L *				1,258.00	135.11	60.96	1,454.07
2013-1	L *				1,198.80	38.26	70.44	1,307.50
2012-1	L *				1,176.60	290.64	66.30	1,533.54
2011-1	L *				1,121.10	355.19	62.25	1,538.54
2010-1	L *				1,095.20	424.91	72.18	1,592.29
2009-1	L *				2,062.45	944.15	55.08	3,061.68
2008-1	L *				1,940.72	1,316.46	59.08	3,316.26
2007-1	L *				739.38	2.55	0.00	741.93
2006-1	R				0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016					11,805.85	3,551.60	517.51	15,874.96

Per Diem

2015-1	0.2327
2014-1	0.2413
2013-1	0.0023
2012-1	0.2256
2011-1	0.2150
2010-1	0.2100
2009-1	0.3955
2008-1	0.4785
2007-1	0.1823
Total	2.1834

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



FOR ASSISTANCE, PLEASE CONTACT
 THE PROPERTY OWNERS

PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE

LEGEND
 ADVANCE SHEET NO. 122
 COMMON OWNERSHIP
 DEVELOPMENT LOT NO. 1
 SCALED DIMENSION ±

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
 0 100 200

R-7A

MASON STATION LLC

485 WEST PUTNAM AVENUE
GREENWICH CT 06830
B3208P307

Property Data

Neighborhood	111 MASON LANDING
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0
Zone/Land Use	14 SHORE RESIDENTIA
Secondary Zone	
Topography	1 Level
1. Level	4. Below St
2. Rolling	7. Steep
3. Above St	8. Rough
	9.
Utilities	9 NoWater/NoSewer
1. Public	4. Dr Well
2. Water	5. DUG/LAKE
3. Sewer	6. Septic
	7. Cesspool
	8.
	9. NoStreet
Street	1 Paved
1. Paved	4. Proposed
2. Semi Imp	5. Private
3. Gravel	6. Pub Eas
	7.
	8.
	9. NoStreet

Sale Data

TREE GROWTH PLAN	0
CONSERV EASE	0
Sale Date	
Price	
Sale Type	
1. Land	7.
2. L & B	8.
3. Building	9.
Financing	
1. Convent	7.
2. FHA/VA	8.
3. Assumed	9. Unknown
Validity	
1. Valid	7. Renovate
2. Related	8. Other
3. Distress	9. Foreclose
Verified	
1. Buyer	7. Family
2. Seller	8. Other
3. Lender	9.

Inspection Witnessed By:

No./Date	Description	Date Insp.

Notes:
2006-LOT #73 POINT EAST MARITIME VILLAGE PLAN - 75' FRONTAGE.
2010-As of now unbuildable lot due to asbestos related issues but could be combined with next lot and be buildable in the future.

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	74,500	0	0	74,500
2007	142,700	0	0	142,700
2008	142,700	0	0	142,700
2009	142,730	0	0	142,730
2010	74,000	0	0	74,000
2011	74,000	0	0	74,000
2012	74,000	0	0	74,000
2013	74,000	0	0	74,000
2014	74,000	0	0	74,000
2015	74,000	0	0	74,000

Land Data

Front Foot	Effective		Influence	Code	Influence Codes
	Frontage	Depth			
11. Regular Lot			%		1. Open Space
12. Delta Triangle			%		2. Neighborhood A
13. NAbia Triangle			%		3. Topography
14. Rear Land			%		4. Size/Shape
15. Front Foot			%		5. Access
			%		6. Restriction
			%		7. Corner/Locatio
			%		8. View/Environ
			%		9. Fract Share
			%		Acres
			%		30. Rear 20+
			%		31. Waterfront Rea
			%		32. Open Space
			%		33. RestrictEsm
			%		34. PASTURE 1
			%		35. HORTICULTURAL-
			%		36. Pasture 3
			%		37. Softwood
			%		38. Mixed Wood
			%		39. Hardwood
			%		40. Wasteland
			%		41. CAMP SITE
			%		42. Mobile Home Si
			%		43. Condo Site
			%		44. Site Improvement
			%		45. CAMP SITE
			%		46. PAVING/00

Total Acreage 0.19

WISCASSET

**RE Account 2418 Detail
as of 08/05/2016**

Name: MASON STATION LLC
Location: 12 NORTH POINT ROAD
Acreage: 0.23 Map/Lot: R07A-074
Book Page: B3208P307

Land: 75,100
Building: 0
Exempt: 0

Total: 75,100

2006-1 Period Due:

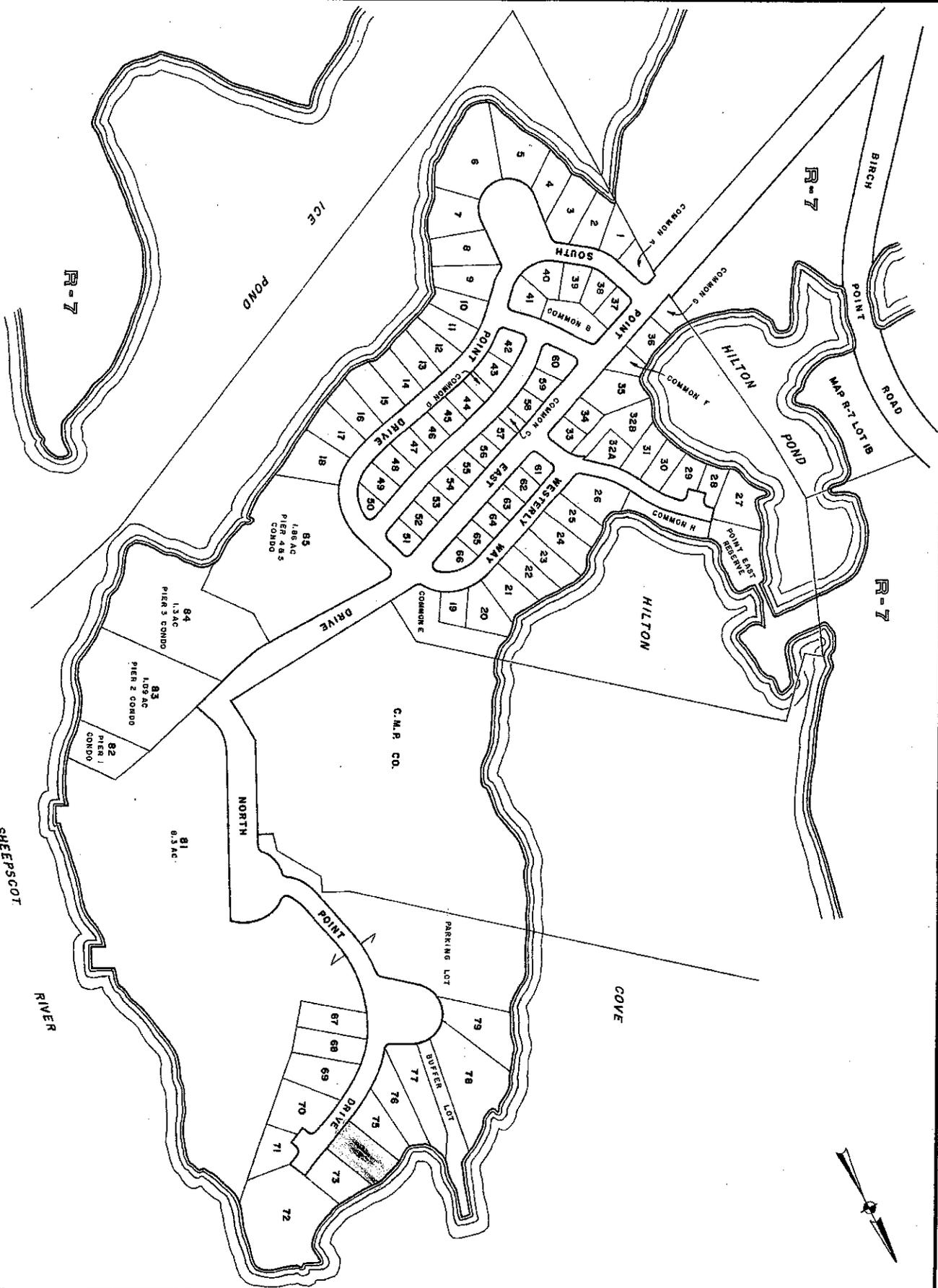
Ref1: B3208P0307
Mailing
Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1 L *				1,231.64	45.00	71.22	1,347.86
2014-1 L *				1,276.70	137.11	60.96	1,474.77
2013-1 L *				1,216.62	38.84	70.44	1,325.90
2012-1 L *				1,194.09	294.96	66.30	1,555.35
2011-1 L *				1,137.77	360.47	62.25	1,560.49
2010-1 L *				1,111.48	431.22	72.18	1,614.88
2009-1 L *				2,078.34	951.43	55.08	3,084.85
2008-1 L *				1,955.68	1,326.60	59.08	3,341.36
2007-1 L *				725.82	2.51	0.00	728.33
2006-1 R				0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016				11,928.14	3,588.14	517.51	16,033.79

Per Diem

2015-1	0.2362
2014-1	0.2448
2013-1	0.0023
2012-1	0.2290
2011-1	0.2182
2010-1	0.2132
2009-1	0.3986
2008-1	0.4822
2007-1	0.1790
Total	2.2035

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



FOR ASSASSMENT PURPOSES ONLY
NOT FOR PROSPECT CONVEYANCE

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE

LEGEND
MASSCHET SHEET NO. 122
COMMON OWNERSHIP
DEVELOPMENT LOT NO. 1
SCALE DIMENSION ±

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
0 100 200

R-7A

RE Account 2419 Detail
as of 08/05/2016

Name: MASON STATION LLC
Location: 10 NORTH POINT ROAD
Acreage: 0.18 Map/Lot: R07A-075
Book Page: B3208P307

Land: 73,700
Building: 0
Exempt: 0

Total: 73,700

2006-1 Period Due:

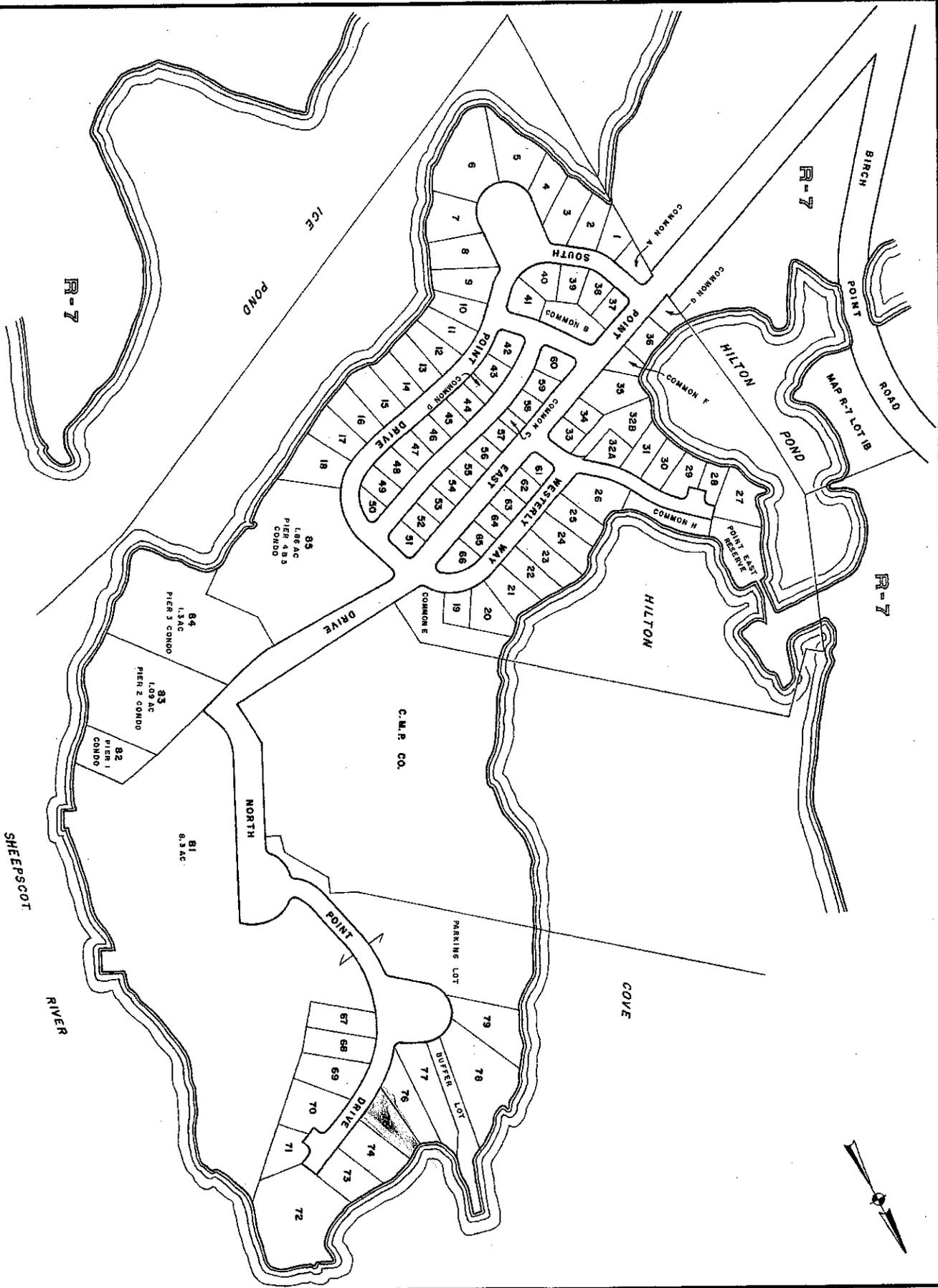
Ref1: B3208P0307
Mailing
Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1	L *			1,208.68	44.16	71.22	1,324.06
2014-1	L *			1,252.90	134.56	60.96	1,448.42
2013-1	L *			1,193.94	38.11	70.44	1,302.49
2012-1	L *			1,171.83	289.46	60.20	1,521.49
2011-1	L *			1,116.56	353.74	62.25	1,532.55
2010-1	L *			1,090.76	423.19	72.18	1,586.13
2009-1	L *			2,058.40	942.29	55.08	3,055.77
2008-1	L *			1,938.00	1,314.61	59.08	3,311.69
2007-1	L *			745.47	2.57	0.00	748.04
2006-1	R			0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016				11,776.54	3,542.69	511.41	15,830.64

Per Diem

2015-1	0.2318
2014-1	0.2403
2013-1	0.0023
2012-1	0.2247
2011-1	0.2141
2010-1	0.2092
2009-1	0.3948
2008-1	0.4779
2007-1	0.1838
Total	2.1789

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



FOR ASSASSOR'S PURPOSES ONLY
 NOT FOR PROPERTY OWNERS USE

PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. DONNELL & ASSOCIATES
 AUGUSTA, MAINE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON OWNERSHIP DEVELOPMENT LOT NO. 18
 SCALED DIMENSION ±

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
 0 100 200

R-7A

**RE Account 2420 Detail
as of 08/05/2016**

Name: MASON STATION LLC
Location: 8 NORTH POINT ROAD
Acreage: 0.23 Map/Lot: R07A-076
Book Page: B3208P307

Land: 75,100
Building: 0
Exempt: 0

Total: 75,100

2006-1 Period Due:

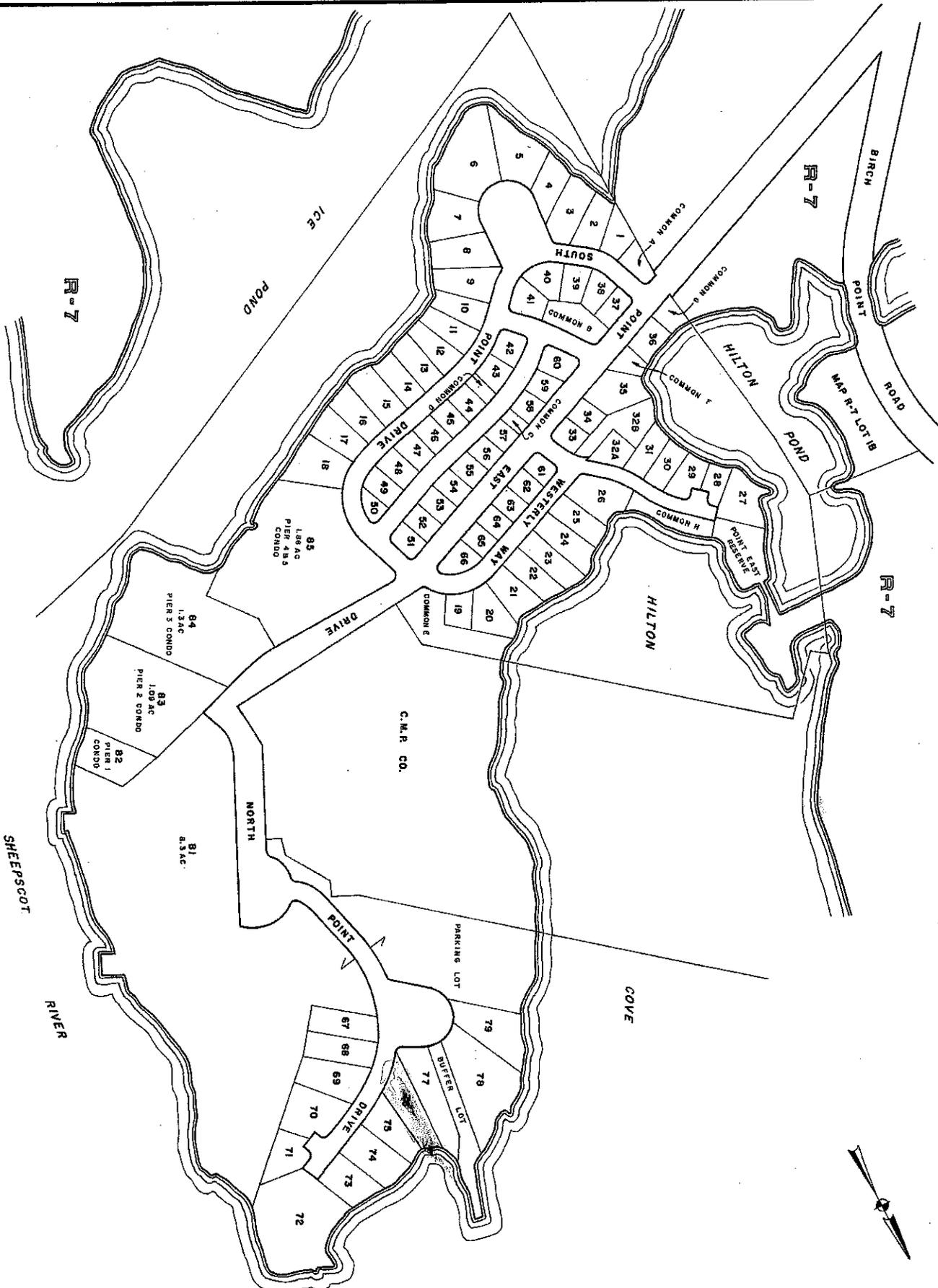
Ref1: B3208P0307
Mailing
Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1 L *				1,231.64	45.00	71.22	1,347.86
2014-1 L *				1,276.70	137.11	60.96	1,474.77
2013-1 L *				1,216.62	38.84	70.44	1,325.90
2012-1 L *				1,194.09	294.96	66.30	1,555.35
2011-1 L *				1,137.77	360.47	62.25	1,560.49
2010-1 L *				1,111.48	431.22	72.18	1,614.88
2009-1 L *				2,078.34	951.43	55.08	3,084.85
2008-1 L *				1,955.68	1,326.60	59.08	3,341.36
2007-1 L *				725.82	2.51	0.00	728.33
2006-1 R				0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016				11,928.14	3,588.14	517.51	16,033.79

Per Diem

2015-1	0.2362
2014-1	0.2448
2013-1	0.0023
2012-1	0.2290
2011-1	0.2182
2010-1	0.2132
2009-1	0.3986
2008-1	0.4822
2007-1	0.1790
Total	2.2035

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



FOR ASSASSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON OWNERSHIP DEVELOPMENT LOT NO. 1
 SCALED DIMENSION ±

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
 0 100 200

R-7A

MASON STATION LLC
 485 WEST PUTNAM AVENUE
 GREENWICH CT 06830
 B3208P307

Property Data		Assessment Record	
Neighborhood	111 MASON LANDING	Year	2006
Tree Growth Year	0	Land	82,000
FARM LAND YEAR	0	Buildings	0
OPEN SPACE YEAR	0	Exempt	0
Zone/Land Use	14 SHORE RESIDENTIA	Total	82,000
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St		
2.Rolling	5.Low		
3.Above St	6.Swampy		
Utilities	9.NoWater/NoSewer		
1.Public	4.Dr Well		
2.Water	5.DUG/LAKE		
3.Sewer	6.Septic		
Street	1 Paved		
1.Paved	4.Proposed		
2.Semi Imp	5.Private		
3.Gravel	6.Pub Eas		
4.NoStreet	9.NoStreet		
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile		
2.L & B	5.Other		
3.Building	6.		
Financing			
1.Convent	4.Seller		
2.FHA/VA	5.Private		
3.Assumed	6.Cash		
Validity			
1.Valid	4.Split		
2.Related	5.Partial		
3.Distress	6.Exempt		
Verified			
1.Buyer	4.Agent		
2.Seller	5.Pub Rec		
3.Lender	6.MLS		
	7.Family		
	8.Other		
	9.		

Front Foot		Land Data		Influence Codes	
11.Regular Lot		Type	Effective	Influence	Influence
12.Delta Triangle		Frontage	Depth	Factor	Code
13.Noble Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
Square Foot					
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homeste				%	
Fract Acre					
21.HS Size Adj				%	
22.Base Waterfron				%	
23.Deep WF Size A				%	
Acres					
24.Base waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Int				%	
27.Influence W SI				%	
28.Rear Land 1-10				%	
29.Rear Land 11-2				%	
		Total Acreage		0.23	

Notes:
 2006-LOT #76 POINT EAST MARITIME VILLAGE PLAN - 93.68 FRONTAGE.
 2010-As of now unbuildable lot due to asbestos related issues but could be combined with next lot and be buildable in the future.

WISCASSET

**RE Account 1969 Detail
as of 08/05/2016**

Name: FERRY ROAD DEVELOPMENT CO., LLC

Land: 54,900

Location: TWIN RIVERS DRIVE

Building: 0

Acreage: 3.19 Map/Lot: R08-006-004

Exempt 0

Book Page: B3339P11

Total: 54,900

2012-1 Period Due:

Ref1: B3339P001 (08/04)

Mailing

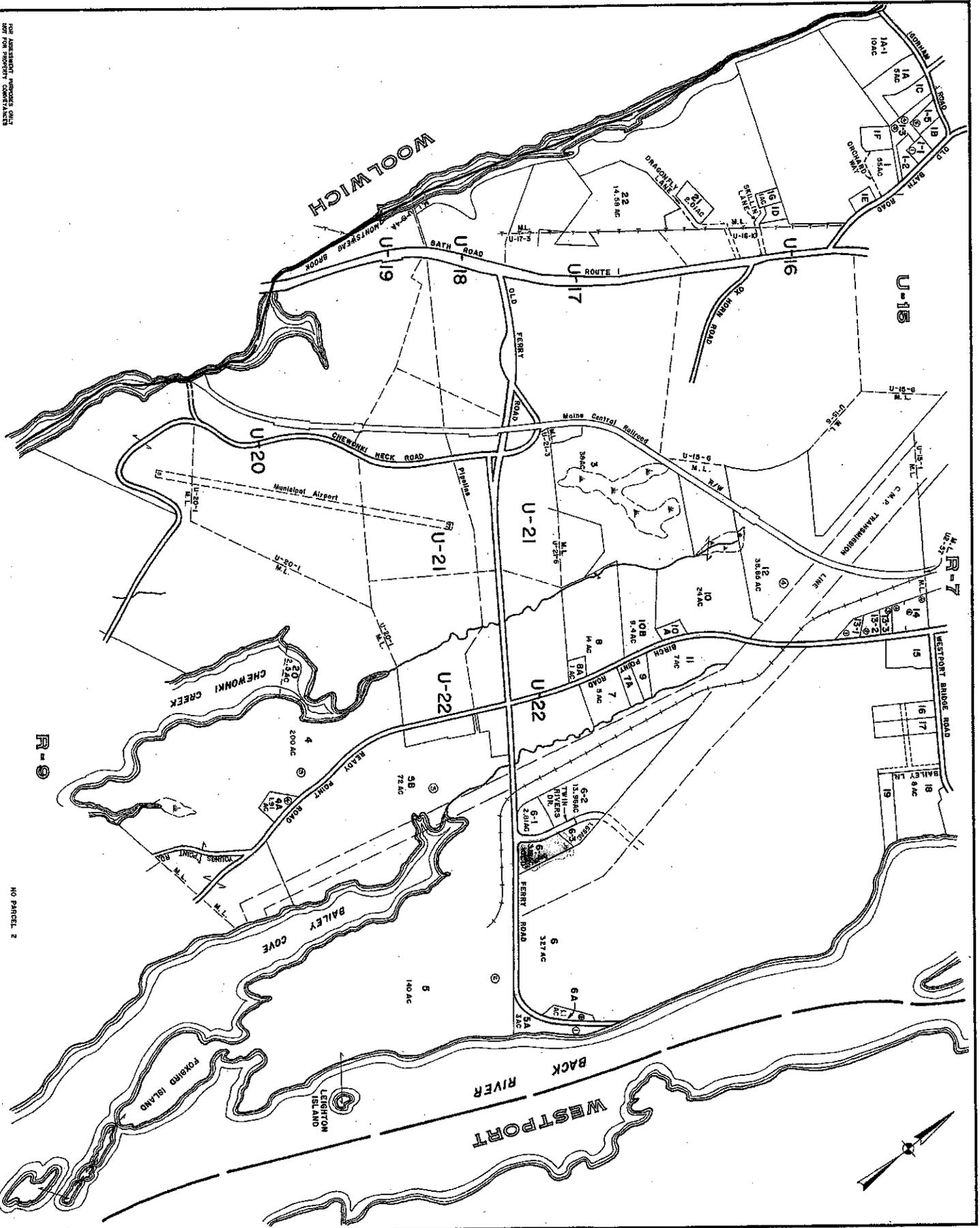
Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2015-1	L *			773.66	1.34	0.00	775.00
2014-1	L *			0.00	0.00	0.00	0.00
2013-1	L *			0.00	0.00	0.00	0.00
2012-1	R			0.00	0.00	0.00	0.00
2011-1	R			0.00	0.00	0.00	0.00
2010-1	R			0.00	0.00	0.00	0.00
2009-1	L *			0.00	0.00	0.00	0.00
2008-1	L *			0.00	0.00	0.00	0.00
2007-1	R			0.00	0.00	0.00	0.00
2006-1	R			0.00	0.00	0.00	0.00
2005-1	R			0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016				773.66	1.34	0.00	775.00

Per Diem

2015-1	0.1484
Total	0.1484

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



NO ASSURMENT, IMPROVED ONLY
NOT FOR PROPERTY COMPARISONS

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1973

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
0 500 1000

NO PARCEL 2

R-8

**RE Account 1968 Detail
as of 08/05/2016**

Name: FERRY ROAD DEVELOPMENT CO., LLC

Land: 48,100
Building: 0
Exempt 0

Total: 48,100

Location: TWIN RIVERS DRIVE
Acreage: 1.69 Map/Lot: R08-006-003
Book Page: B3339P11

Ref1: B3339P0011 (08/04)
Mailing
Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

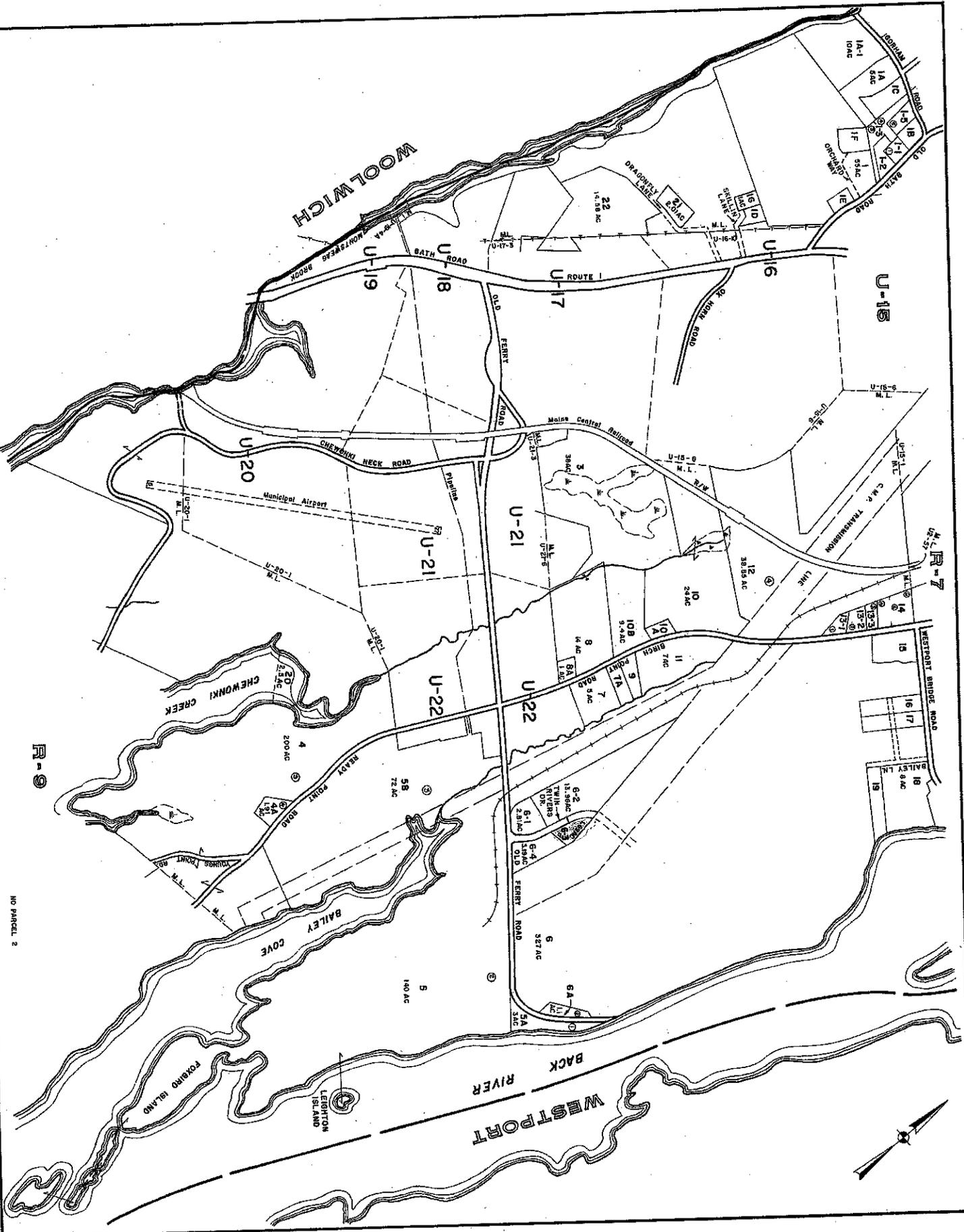
2012-1 Period Due:

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2015-1	L *				483.46	0.83	0.00	484.29
2014-1	L *				0.00	0.00	0.00	0.00
2013-1	L *				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	L *				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016					483.46	0.83	0.00	484.29

Per Diem

2015-1	0.0927
Total	0.0927

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



FOR ASSIGNMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCE

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1973

PROPERTY MAP
WISCASSET, MAINE

SCALE IN FEET
0 500 1000

R-8

NO PARCEL 2

**RE Account 2422 Detail
as of 08/05/2016**

Name: MASON STATION LLC
Location: 4 NORTH POINT ROAD
Acreage: 0.5 Map/Lot: R07A-078
Book Page: B3208P307

Land: 123,800
Building: 0
Exempt: 0

Total: 123,800

Ref1: B3208P0307
Mailing Address: 485 WEST PUTNAM AVENUE
GREENWICH CT 06830

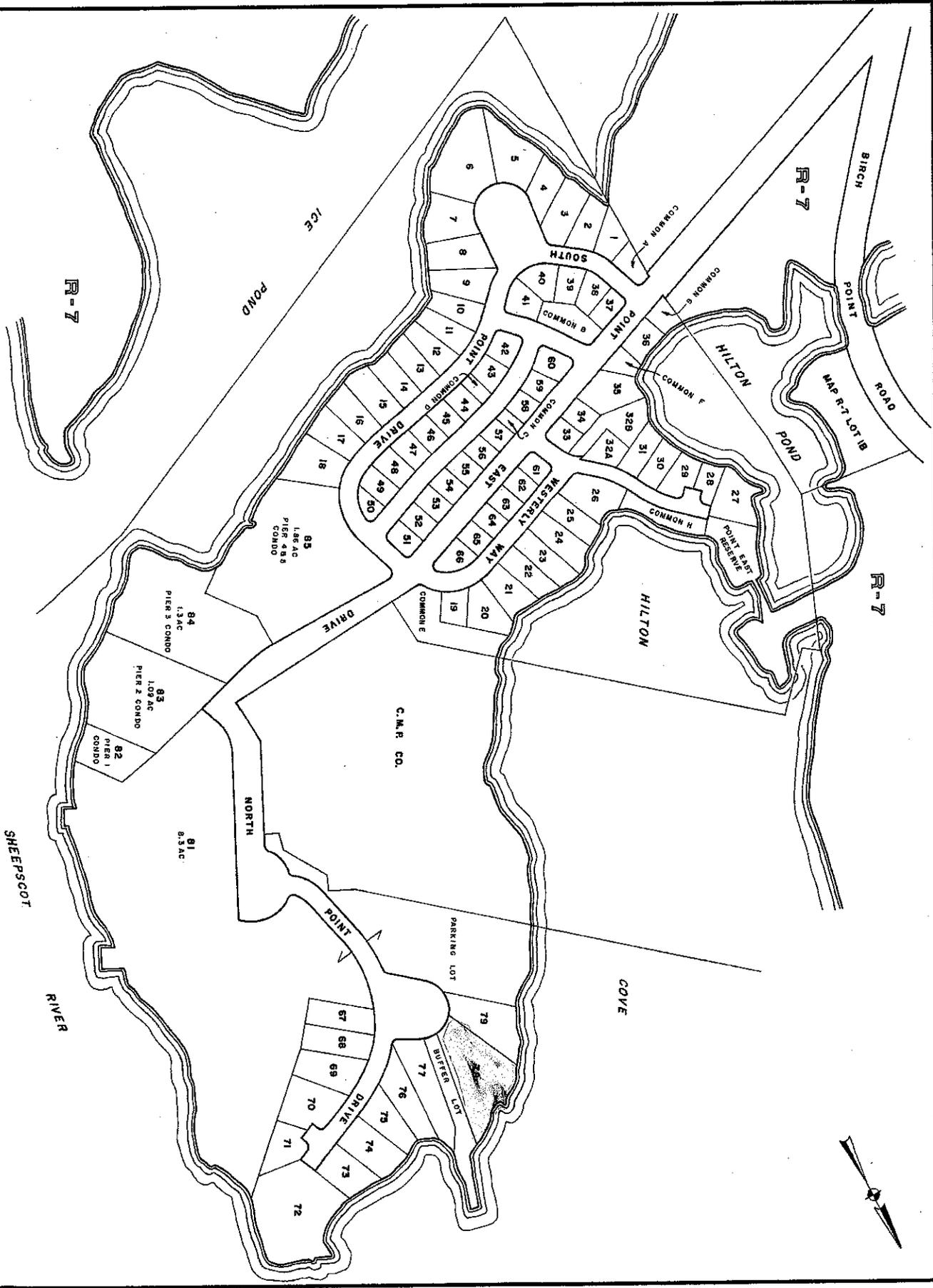
2006-1 Period Due:

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2015-1	L *				2,030.32	74.17	71.22	2,175.71
2014-1	L *				2,104.60	226.03	60.96	2,391.59
2013-1	L *				2,005.56	64.02	70.44	2,140.02
2012-1	L *				1,968.42	486.23	66.30	2,520.95
2011-1	L *				1,875.57	594.23	62.25	2,532.05
2010-1	L *				1,832.24	710.86	72.18	2,615.28
2009-1	L *				2,185.56	1,000.51	55.08	3,241.15
2008-1	L *				2,057.68	540.64	59.08	2,657.40
2007-1	L *				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
Account Totals as of 08/05/2016					16,059.95	3,696.69	517.51	20,274.15

Per Diem

2015-1	0.3894
2014-1	0.4036
2013-1	0.0038
2012-1	0.3775
2011-1	0.3597
2010-1	0.3514
2009-1	0.4191
2008-1	0.5074
Total	2.8120

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

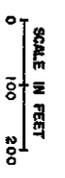


FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON OWNERSHIP (OR)
 DEVELOPMENT LOT NO. 1
 SCALED DIMENSION ±

PROPERTY MAP
WISCASSET, MAINE



R-7A

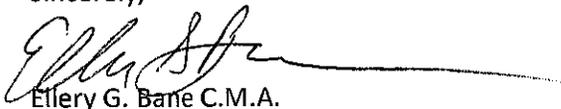
Subject: FW: 2016/2017 Homestead exemption increase

From: Wiscasset Assessor [mailto:assessor@wiscasset.org]
Sent: Monday, August 08, 2016 8:43 AM
To: townmanager@wiscasset.org
Subject: 2016/2017 Homestead exemption increase

To the select board and interested parties, this email is in reference to the upcoming impact of the increase in the homestead exemption program. As many of you know the most recent rendition of this exemption was an applied \$10,000 decrease in the assessment for all qualifying residents. The new amendment to the program is a \$5,000 increase in this exemption in the 2016 and 2017 tax years respectively. The obvious takeaway from all publicity and promotion is the increase itself, which at first glance is a positive movement to giving some more essential tax relief to Maine citizens. As an assessor, although I can see the obvious intent of the expansion and welcome it, I felt it necessary to caution all that is involved in the budgetary process the actual impact of this change. The State of Maine homestead exemption program has since its' inception in 1998 has reimbursed municipalities 50% for their assessed value loss in granting these exemptions. This part will stay the same with the exception of the 2017 year in which it is proposed a 75% reimbursement will be applied for the last \$5,000 installment. What this means is that for the 2016 tax year, because of this change the 1,000 +- homestead exemptions granted in the Town of Wiscasset will cause a 5 million dollar loss in assessed value with a resulting net loss of 2.5 million after reimbursement. This means that in most cases many municipalities, who may still be struggling in these hard fiscal times will see a possible loss in their town's taxable valuation each time the exemption is increased. This could possibly mean that an increase in the mil rate is unavoidable in most cases. I am in no means trying to cause alarm or panic. I just felt that it was necessary to inform the possibilities of this impact.

****See attached****

Sincerely,



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

Maine Revenue Services

Home → Frequently Asked Questions → Homestead Exemption FAQs

Homestead Exemption FAQs

1. What is the homestead exemption?

The homestead exemption provides a reduction of up to \$15,000 (\$10,000 for years prior to 2016) in the value of your home for property tax purposes. To qualify, you must be a permanent resident of Maine, the home must be your permanent residence, you must have owned a home in Maine for the twelve months prior to applying and an application must be filed on or before April 1 with the municipality where the property is located. The exemption applies to any residential property that is assessed as real property. For instance, a mobile home located on a rented lot may qualify for the exemption. You can download the application at www.maine.gov/revenue/forms/property/apps/homesteadapp.pdf.

2/1/16

2. Am I a permanent resident?

A permanent resident is an individual who has a true, fixed and permanent home to which the individual, whenever absent, has the intention of returning. You may have only one permanent residence at a time and, once a permanent residence is established, that residence is presumed to continue until circumstances indicate otherwise. For more information, see 36 M.R.S. § 682.

5/20/14

3. How do I apply for the homestead exemption?

The homestead exemption application is available at most municipalities or you may download the application at www.maine.gov/revenue/forms/property/apps/homesteadapp.pdf. The completed application must be submitted to the municipality where you reside. If there is more than one owner, only one signature is required. Forms filed after April 1 of any year will apply to the next year's tax assessment.

5/20/14

4. Do I have to apply for the exemption each year?

No. Once the exemption has been approved, it will remain in effect as long as your ownership and residency status remains unchanged.

5/20/14

5. Can I have more than one exemption?

No. The homestead exemption is limited to only your primary residence; camps, vacation homes and second residences do not qualify. If you also qualify for a veteran or blind exemption, the

homestead exemption is in addition to those exemptions. Please visit our Property Tax Exemptions page for more information.

5/20/14

6. Why is the exemption on my tax bill less than \$15,000?

The \$15,000 exemption must be adjusted by the local certified ratio. The local certified ratio is generally the percentage difference between the fair market value of your home and the local assessed value. Since your property taxes are based on the local assessed value, the \$15,000 statewide exemption must be adjusted to apply to all property in the state equally. For example, if the local ratio in your town is 80%, your homestead exemption is computed in the following manner: $\$15,000 \times .80 = \$12,000$. Your property value would be reduced by \$12,000 by the homestead exemption. If you have further questions regarding the computation of your exemption, please contact your municipality or your local tax assessor. The homestead exemption cannot exceed the total value of your homestead; if the total value of your homestead is \$9,300; your homestead exemption cannot exceed \$9,300.

2/1/16

7. What should I do if my application is rejected?

If the assessor determines that you are not entitled to the home exemption, the assessor shall provide a notice of denial that includes the reasons for denial. You may appeal the denial in writing to the local Board of Assessment Review or to the County Commissioners. Further guidance may be found in Property Tax Bulletin #10 and Title 36, §§ 843 and 844.

5/20/14

Credits

DAFSHome

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10d



Office of Planning & Codes

51 Bath Road • Wiscasset, Maine 04578

TO: Wiscasset Board of Selectmen
FROM: Benjamin Averill, Town Planner
CC: Marian Anderson, Town Manager
DATE: August 9, 2016
SUBJECT: Application for Creamery Pier

On July 28th during their monthly meeting the waterfront committee reviewed an application for the creamery pier for Petersville furniture. While reviewing the application it was noted that the applicant sells handmade wooden furniture and home decorations which are similar products to one of the current vendors on the pier, the Two Bridges Jail crafts. The waterfront committee discussed the practice of encouraging diversity among the vendors on the pier. After consideration of the application and the existing businesses on the pier the waterfront committee recommended the approval of the application for Petersville Furniture on the condition that it was placed on the grassy area next to the recreational pier or on the recreational pier. After reviewing the recommended sites I would recommend that vendor be placed either on the recreational pier or on the Creamery Pier. Upon consultation with Tiffany Peters, owner of the Petersville Furniture she would like to rent one of the open spaces on the Creamery Pier. I have included the vendor application as well as maps highlighting the current vendors and proposed locations of the applicant.

TOWN OF WISCASSET
Main Street Pier
Vendor Permit Application

APPLICANT NAME: Rusty & Tiffany Peters

BUSINESS NAME: Petersville Furniture & Home Decor

MAILING ADDRESS: 184 Highland Ave. Gardiner ME 04345

PHONE NUMBER: (207) 441-8799

EMAIL ADDRESS: petersvillefurniture@gmail.com

SEASONAL PERMIT: \$400 (10' X 20') or \$600 (30' x 34')

WINTER RENTAL PERMIT: \$300 (10' X 20') or \$400 (30' x 34')

DAY USE PERMIT: DATE(s): _____ \$25

FOR PROFIT NON PROFIT

DESCRIPTION OF ALL BUSINESS ACTIVITIES THAT WILL TAKE PLACE ON SITE: The sales of our furniture pieces for example jelly cabinets, small tables, benches, clocks, coasters, ornaments and other small crafted items. Sale of some seasonal berries.

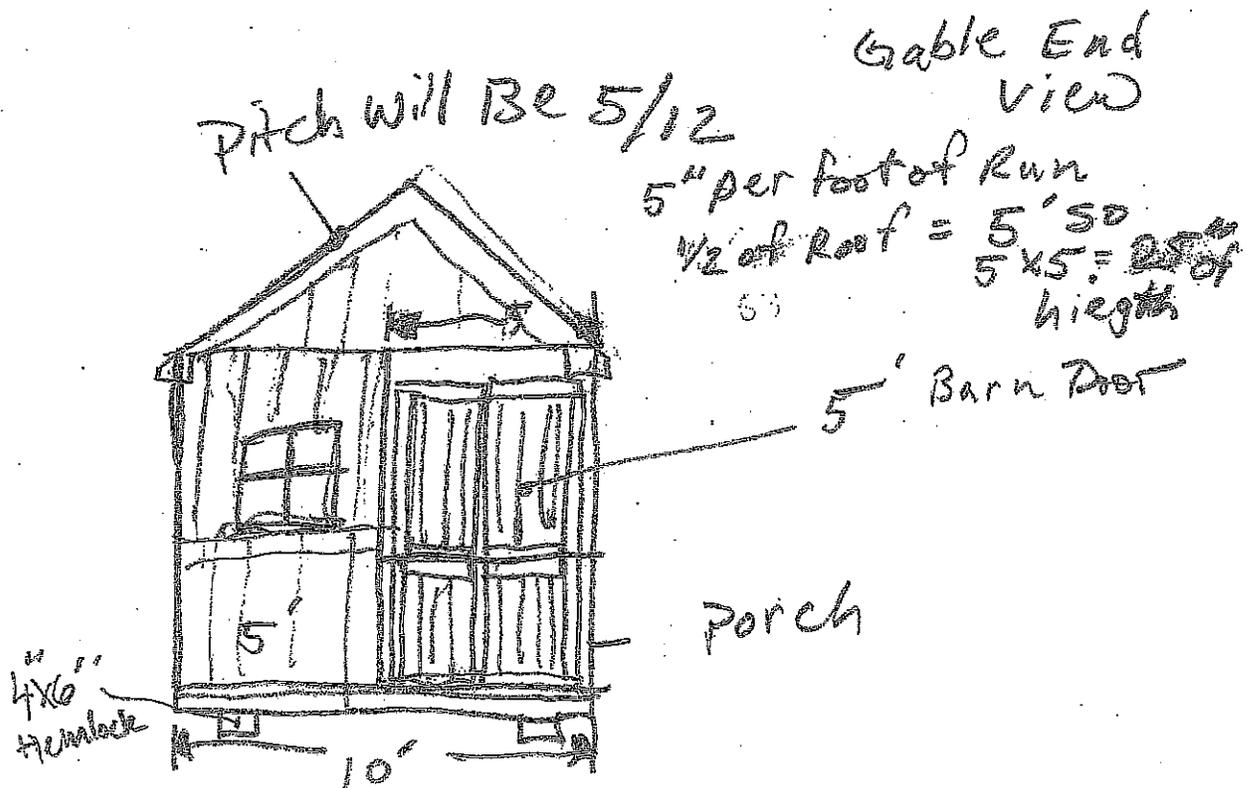
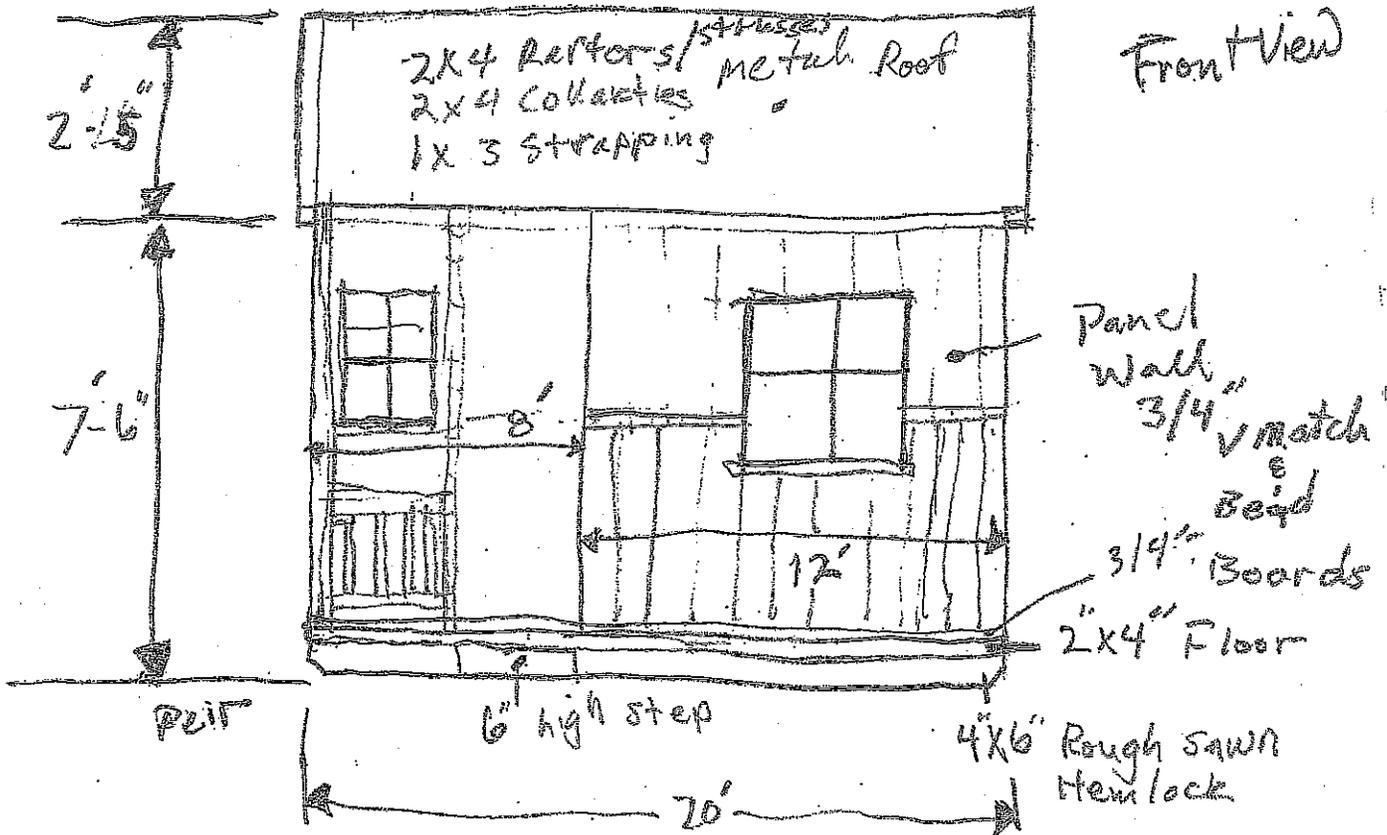
REQUEST FOR APPROVAL OF ACCESSORY FURNITURE: (please list all furniture and size and attached a sketch of placement)

All of our furniture will be stored in our cabin each night however I would like to display some items like the benches and chairs within our space during the day.

I REQUEST ELECTRICAL SERVICE: 110 Volt outlet

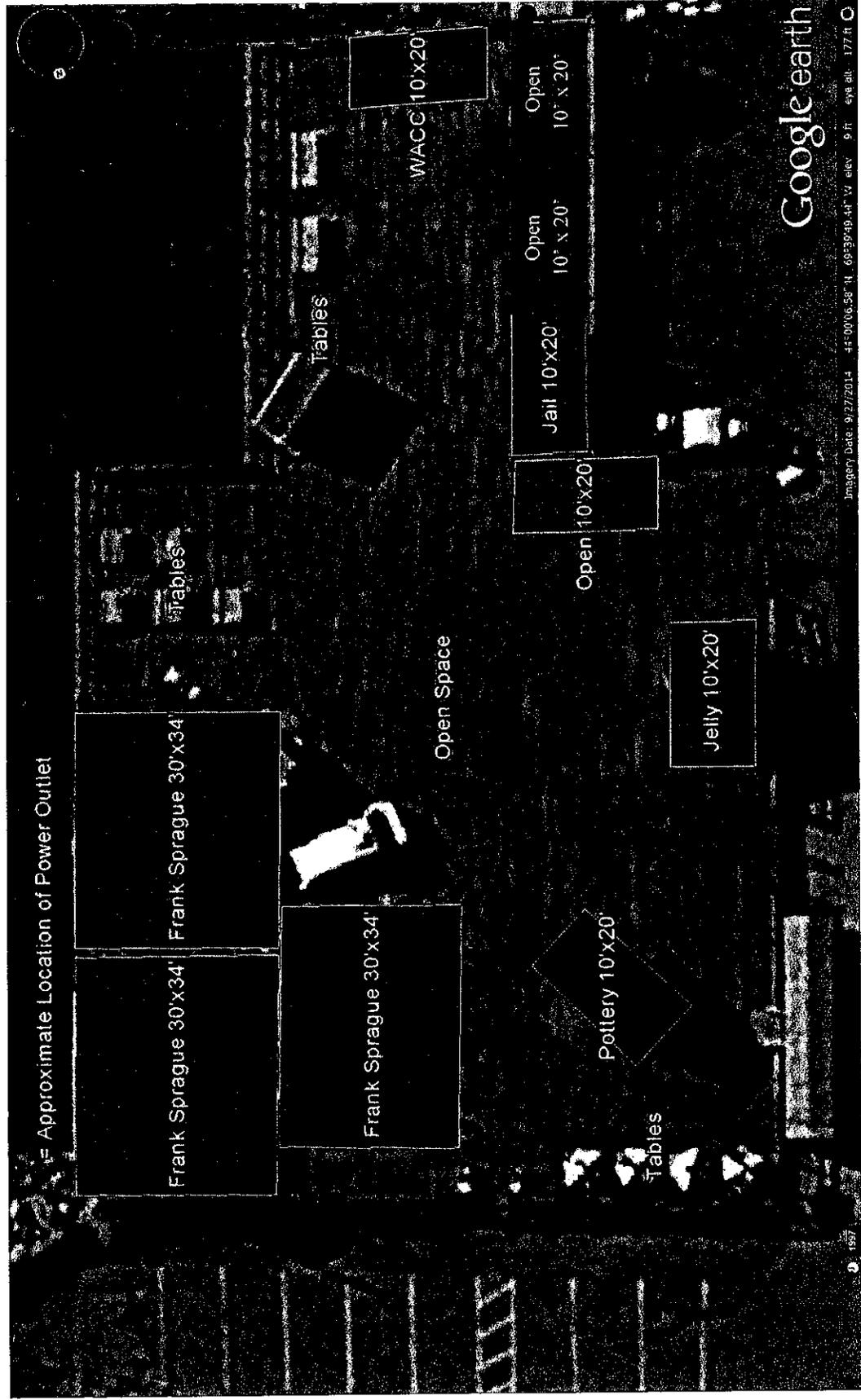
\$100/season or \$5/day additional use will be billed by the Town

- ATTACH A CERTIFICATE OF INSURANCE, NAMING THE TOWN OF WISCASSET AS AN ADDITIONAL INSURED. upon approval.
- ATTACH A PHOTO OR SKETCH OF THE PROPOSED STRUCTURE.



Creamery Pier Rental Chart – 2016 Season

Please Note: Sizes and locations of plots are approximate and are for planning purposes only



I represent that all of the above information is true and correct. I have read the attached Main Street Pier Policies and agree that I will comply with all rules and regulations.

Tiffany A. Pelton
Signature

July 13, 2016
Date.

Office use only

Permit fee _____
Electric fee _____
Total amount _____
Approval Date _____
Assigned location _____
Issue date _____
Expiration date _____

Recommended Not Recommended _____ by Waterfront Committee

Authorized by S. Robson

Approved for ^{suggested} placement on grassy area north of Rec pier. In order to prevent a conflict of interest w/ Two bridges Jail that sells similar products.

Approved by municipal officers:

Dept	Account	2016-2017 Approved Budget	2016-2017 YTD 07/31/16	Balance	% spent of budget	% into budget year
25-01	ADMINISTRATION	\$ 193,478	\$ 18,339	\$ 175,139	9.5%	8.30%
72-01	AIRPORT	\$ 283,175	\$ 7,605	\$ 275,570	2.7%	8.30%
27-09	ANIMAL CONTROL	\$ 11,487	\$ -	\$ 11,487	0.0%	8.30%
25-05	ASSESSING	\$ 6,192	\$ 199	\$ 5,993	3.2%	8.30%
25-32	BOARDS & COMMITTEES	\$ 1,611	\$ 46	\$ 1,565	2.9%	8.30%
53-14	CAPITAL IMPROVEMENT	\$ 486,430	\$ 24,435	\$ 461,995	5.0%	8.30%
25-31	CELEBRATIONS	\$ 14,500	\$ 8,000	\$ 6,500	55.2%	8.30%
31-11	CEMETERIES	\$ 57,962	\$ 6,763	\$ 51,199	11.7%	8.30%
25-33	CODE ENFORCEMENT	\$ 48,769	\$ 5,219	\$ 43,550	10.7%	8.30%
45-15	COMMUNITY ORG/WP LIBRARY	\$ 71,433	\$ 8,933	\$ 62,500	12.5%	8.30%
25-11	CONTINGENCY	\$ 35,000	\$ -	\$ 35,000	0.0%	8.30%
25-30	CONTRACTUAL SERVICES	\$ 116,372	\$ 4,763	\$ 111,609	4.1%	8.30%
14-99	COUNTY TAX	\$ 545,654	\$ -	\$ 545,654	0.0%	8.30%
25-08	ELECTIONS	\$ 19,254	\$ 5	\$ 19,249	0.0%	8.30%
78-01	EMS	\$ 478,250	\$ 52,195	\$ 426,055	10.9%	8.30%
25-06	FINANCE	\$ 218,632	\$ 19,312	\$ 199,320	8.8%	8.30%
27-02	FIRE	\$ 137,173	\$ 28,179	\$ 108,994	20.5%	8.30%
25-34	GENERAL ASSISTANCE	\$ 25,077	\$ 1,042	\$ 24,035	4.2%	8.30%
25-12	MUNICIPAL BUILDING	\$ 61,508	\$ 3,483	\$ 58,025	5.7%	8.30%
25-35	MUNICIPAL INS./UNEMPLOY	\$ 45,520	\$ 11,320	\$ 34,200	24.9%	8.30%
25-02	OFFICE OF SELECTBOARD	\$ 27,247	\$ 1,458	\$ 25,789	5.4%	8.30%
79-01	PARKS & RECREATION	\$ 723,263	\$ 71,947	\$ 651,316	9.9%	8.30%
25-17	PLANNING	\$ 66,596	\$ 5,690	\$ 60,906	8.5%	8.30%
27-01	POLICE	\$ 425,603	\$ 37,751	\$ 387,852	8.9%	8.30%
25-37	PUBLIC UTILITIES	\$ 204,600	\$ 3,187	\$ 201,413	1.6%	8.30%
31-03	PUBLIC WORKS	\$ 679,944	\$ 48,441	\$ 631,503	7.1%	8.30%
240-35	RETIREE HEALTH INSURANCE	\$ 37,314	\$ 3,003	\$ 34,311	8.0%	8.30%
77-01	SENIOR CENTER	\$ 21,577	\$ 441	\$ 21,136	2.0%	8.30%
45-04	SHELLFISH	\$ 10,585	\$ 39	\$ 10,546	0.4%	8.30%
25-36	TAN INTEREST/School withdrawal BAN	\$ 245,234	\$ -	\$ 245,234	0.0%	8.30%
25-07	TOWN CLERK	\$ 80,823	\$ 7,123	\$ 73,700	8.8%	8.30%
76-01	TRANSFER STATION	\$ 555,873	\$ 34,987	\$ 520,886	6.3%	8.30%
74-01	WASTEWATER	\$ 458,695	\$ 32,399	\$ 426,296	7.1%	8.30%
73-01	WATERFRONT	\$ 41,175	\$ 2,651	\$ 38,524	6.4%	8.30%
	Totals	\$ 6,436,006		\$ 5,987,051		

Item
10e

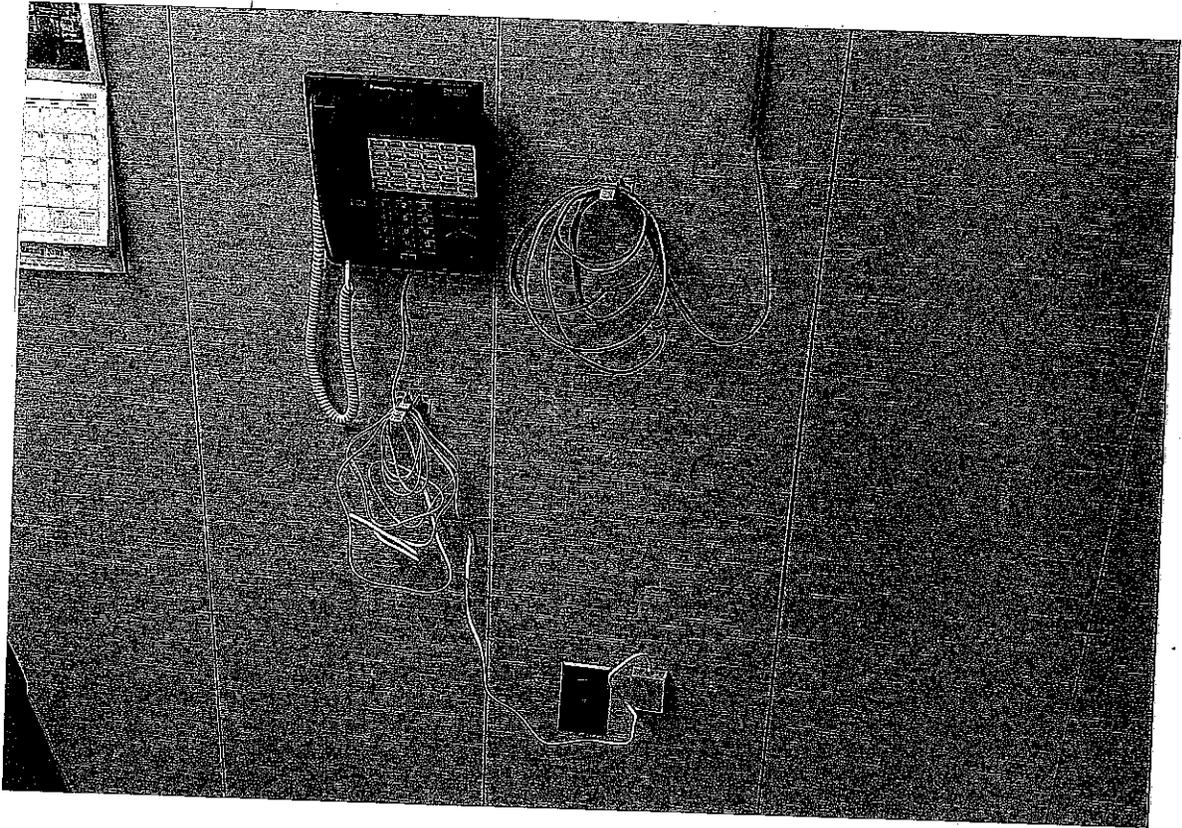
HM Payson Monthly Statement of Wiscasset Accounts

Account Name	Market Value as of 05/31/2016	Market Value as of 06/30/2016	Market Value as of 07/31/2016
Montsweg Dam Reserve Fund	\$ 118,818.88	\$ 118,384.64	\$ 121,822.63
Cemetery Trust Fund	\$ 1,612,860.04	\$ 1,606,965.64	\$ 1,653,633.34
General John French Scholarship	\$ 46,433.37	\$ 43,263.68	\$ 47,607.21
Jackson Cemetery Fund	\$ 22,065.86	\$ 21,958.22	\$ 22,623.69
Larabee Band Fund	\$ 534,032.01	\$ 532,080.32	\$ 547,532.40
Haggett Scholarship Fund	\$ 11,022.56	\$ 10,982.27	\$ 11,301.21
Mary Bailey Fund	\$ 325,253.21	\$ 324,064.53	\$ 333,475.65
Seth Wingren Fund	\$ 20,437.98	\$ 20,363.29	\$ 20,954.65
Wiscasset Community Center Endowment Fund	\$ 2,315.51	\$ 2,307.05	\$ 2,374.05
Cooper-DiPerri Scholarship Fund	\$ 42,404.32	\$ 32,045.77	\$ 32,976.41
Recreation Scholarship	\$ 598.34	\$ 596.16	\$ 613.47
Town of Wiscasset Edowment Fund Total	\$ 2,736,242.08	\$ 2,713,011.57	\$ 2,794,914.71
Town of Wiscasset Capital Reserve	\$ 1,910,258.35	\$ 1,905,482.24	\$ 1,949,397.57
Town of Wiscasset Construction Reserve	\$ 2,177,090.81	\$ 2,171,647.55	\$ 2,221,697.15
Town of Wiscasset Equipment Reserve	\$ 3,415,358.83	\$ 3,406,819.60	\$ 3,485,336.01
Town of Wiscasset Furnace Replacement Reserve	\$ 268,680.83	\$ 268,009.06	\$ 274,185.83
Town of Wiscasset Major Repairs Reserve	\$ 361,934.58	\$ 361,029.65	\$ 369,350.24
Town of Wiscasset Recreation Building Reserve	\$ 1,479,492.17	\$ 1,475,793.08	\$ 1,509,805.44
Town of Wiscasset Retirement Health Insurance Reserve	\$ 362,768.12	\$ 361,861.11	\$ 370,200.87
Town of Wiscasset Roof Repair Reserve	\$ 246,726.28	\$ 246,109.40	\$ 251,781.44
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 67,396.67	\$ 67,228.16	\$ 68,777.56
Town of Wiscasset Highway Department Capital Reserve	\$ 1,736.83	\$ 1,732.49	\$ 1,772.42
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 2,315.79	\$ 2,310.00	\$ 2,363.24
Town of Wiscasset Reserve Funds Total	\$ 10,293,759.26	\$ 10,268,022.34	\$ 10,504,667.77

11B



11c



Marian Anderson

11d

From: Leon Neihouse <neihouse@gwi.net>
Sent: Tuesday, August 09, 2016 7:43 AM
To: townmanager@wiscasset.org
Cc: 'Hall, Thomas D'; 'Chet Grover'; 'Fournier, LeRoy J'; 'Colton, Kimber'; 'Garland, Denise'
Subject: Maine Yankee Former Site
Attachments: 08-09-16-DEB-COO.docx

Ms. Marian Anderson
Manager
Town of Wiscasset
51 Bath Road
Wiscasset, Maine

Dear Ms. Andersen,

Dirigo Energy International, Inc. (aka DEI) is an Arkansas based company evaluating an option to incorporate a franchise named Dirigo Energy Base A03 (aka DEB A03) in Maine.

In that the former Maine Yankee site has access to high voltage lines, DEI wants to know if DEB A03 could use these lines as a conduit to transmit electricity to the grid.

If DEB A03 were to be located on this site, the objective would be to use sources that might include, but not be limited to solar cells, biomass generators, and gas turbines (a nuclear power plant is not even being considered as an option for this location) to generate and transmit electricity to the grid.

If there were an excess capacity available it could be generated by offshore sources that might include, but not be limited to wind generators, ocean wave converters, and ocean current converters. This would be transmitted to the DEB A03 site via underwater power cables and then sent to the grid.

One overriding concern of DEI is the fate of the spent nuclear fuel (SNF) stored on site, which is a potential problem for the DEB A03 employees who would be working on site.

I am aware of the Nuclear Regulatory Commission (NRC) claim that SNF stored at Wiscasset is not a threat to the health and safety of the general public – perhaps they do so because their calculations and models indicate that no radioactivity will be released, even if the canisters took a direct hit by a crashing airplane.

To my knowledge this has never been tested in the real world. If not, the SNF might suffer the same fate as the twin towers comprising the former World Trade Center.

Pursuant to this topic, a 2004 study, made by the Committee on the Safety and Security of Commercial Spent Nuclear Fuel Storage of the National Research Council of The National Academy of Sciences under grant number NRC-04-04-067 between the National Academy of Sciences and the U.S. Nuclear Regulatory Commission, recognized a terrorist attack as a valid concern.

FINDING 2A: The probability of terrorist attacks on spent fuel storage cannot be assessed quantitatively or comparatively. Spent fuel storage facilities cannot be dismissed as targets for such attacks because it is

not possible to predict the behavior and motivations of terrorists, and because of the attractiveness of spent fuel as a terrorist target given the well known public dread of radiation.

I am operating under the assumption that one plausible terrorist goal is an attack on the Maine Yankee SNF. In that the casks are not only in close proximity to news cameras and people but also relatively inexpensive to attack, they might be on the "hit list" of one or more terrorist organizations.

In that the design life of storage casks can extend into the 100 year range, I am concerned that DEB A03 would have to live with this potential danger until the SNF is moved offsite – which, since it is in the hands of politicians, might not happen in this century.

This is unacceptable: assurances given by the NRC that storage of SNF in casks is safe and secure is overridden by a fact of life that the unexpected can always happen.

Witness the attack on USS Cole by suicidal terrorists, the Oklahoma City bombing, 9-11, and the disgruntled taxpayer who flew a plane into an IRS building in Austin, Texas. Based on these incidents it is easy to contemplate similar activities, with one simple and obvious example being a terrorist Kamikaze attack in which a Cessna loaded with explosives is flown into the SNF casks stored in the open environment at Wiscasset.

It is impossible to guarantee that there will be no unexpected events associated with SNF storage so I would much prefer that this SNF be sent elsewhere as soon as possible (this is a personal choice – I was the Site Manager for Combustion Engineering during the startup of Maine Yankee and was present when the first fuel assembly arrived; I would like to be present to witness the last fuel assembly leaving).

If left on site for the indeterminate future, DEI would prefer for this SNF to be surrounded by a 16 foot high 30 foot wide barrier patterned after that described in the attachment.

If this is of interest to the Town of Wiscasset, I will be happy to meet with you at a time and place of your choosing to discuss this in greater depth and detail.

As Vice-President of Quality Assurance, I have been empowered by DEI to speak for DEI in any ongoing negotiations.

Sincerely,

Leon Neihouse
Vice President: Quality Assurance
Dirigo Energy International, Inc.
Bath Office
24 Oak Grove Ave.
Bath, ME 04530
1-207-443-5184

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