

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JANUARY 25, 2011

Preliminary Minutes

(Tape recorded meeting)

Present: Bob Blagden, Vice Chairman Judy Colby, Pam Dunning, Chairman David Nichols, Ed Polewarczyk and Town Manager Laurie Smith

1. Call to Order

The chairman called the meeting to order at 6 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

3. Approval of Treasurer's Warrant: January 11, January 18, and January 25, 2011

Judy Colby moved to approve the Treasurer's warrants of January 11, 18 and 25. Vote 5-0-0.

4. Approval of the Minutes of January 4, 2011 and January 6, 2011

Ed Polewarczyk moved to approve the minutes of January 4, 2011 as amended. Vote 5-0-0. David Nichols moved to approve the minutes of January 6, 2011. Vote 5-0-0.

5. Huntoon Hill Public Safety Tower Lease Special Election

David Nichols read the warrant for the election on March 1, 2011. The public hearing for the special election will be held on February 15 at 7 p.m. at the Wiscasset town office. Nichols moved that the Board of Selectmen authorize a Special Election for the Huntoon Hill Safety Tower Lease on Tuesday, March 1, 2011. Vote 5-0-0. Ed Polewarczyk moved that the Board of Selectmen vote in favor of the article. Vote 5-0-0.

6. Discussion on the RSU vote to immediately suspend the use of Redskins as the Wiscasset High School mascot

Chet Grover, WHS alumnus, coach, father of Wiscasset students, and member of the Mascot Committee, said the committee appointed by the RSU had been making progress on the issue when, at the last RSU board meeting, the committee's mission was changed to finding a new mascot and the use of the Redskins Mascot was immediately suspended. He said the RSU board had acted inappropriately as it did not represent the wishes of the community when four out of five voters had favored keeping the Redskins as the mascot for WHS. He speculated that this issue might fuel the fire for Wiscasset to withdraw from the RSU. He said two of the three Wiscasset representatives on the RSU board had voted to suspend the use of the mascot. He asked the selectmen to support those in favor of keeping the mascot.

Tony True said that in an unofficial poll taken at the last election, 80% of the people were in favor of keeping the name. He asked that the question be put on the warrant for the special election to be held on March 1. In response to David Nichols' suggestion that the group seek legal advice, True asked if the Town Attorney could be used to check if the RSU had acted appropriately in taking away the town's mascot.

Because the RSU board ignored the poll taken at the November election, there was a consensus that a non-binding referendum on keeping the Redskins as the WHS mascot be added to the March 1 warrant. Bob Blagden recommended writing a letter to the RSU board expressing the selectmen's displeasure at the way the matter was handled.

Chris Teel, parent of WHS student and member of the Mascot Committee, said two out of three of the Wiscasset representatives on the RSU board did not represent the community, but voted their own personal feelings. He spoke in favor of either keeping the mascot or allowing the committee's process to continue. He recommended writing a letter to the RSU about the injustice done at the last board meeting and putting the issue on the ballot.

Gene Stover, RSU representative, recommended communication between the Board of Selectmen and the RSU board. An RSU meeting is scheduled for February 10 and Stover understood there would be a motion on the agenda to reconsider the vote taken at the last meeting and to refer the matter to the Mascot Committee for further consideration. He felt that the community would accept the Mascot Committee's decision whether it was to keep the mascot or suspend its use.

Ed Polewarczyk cited three comments made at the RSU meeting – we are the educators and we know better, this is not a Wiscasset high school - it is an RSU high school, and the survey is not valid. He also referred to comments he had heard from groups in the community: the RSU consolidation vote was illegal as an opposition vote would lead to the community being punished; participants in the Wiscasset budget process were not allowed to participate in the RSU budget process; school taxes have increased 17% last year, 5% of which was due to school expenses; the RSU discriminates against Wiscasset students as they are excluded from school choice; and concerns about Wiscasset's share of the cost. He compared the mascot issue to the tipping point for the people who would like to get out of the RSU. He urged the board to appoint a committee to evaluate the RSU and determine whether the RSU is of benefit to the students and the community. He added that the legislature is considering amendments to the school consolidation law.

Candace Powell, resident of Wiscasset and mother of a former student, said parity and distributive justice were very important to her. She said comments she had read in the paper had appalled her and were not good role modeling for children. She said students should think about things in a way that they had not thought before, to think about the big picture and what they can do for society as a whole. She warned students that colleges would be looking at their social involvement. She urged students and others to not reject change out of hand but try to see what can be done to make a difference in the world. She supported the RSU's vote.

Paige Teel, a senior at WHS and member of the Mascot Committee, said she has applied to Bowdoin College and feels her involvement in the mascot matter, which she mentioned in her application, has made her a better person. She said her teachers had said the mascot controversy was a learning experience, but she questioned what the learning experience was when the RSU's action had taken away the role of the Mascot Committee. She said four years ago the students had supported the teachers by walking out of school, but the teachers had not supported this walkout and she felt it was a slap in the face.

Kim Anderson, RSU Board and member of the Mascot Committee, said the RSU motion was made because of concern for the process of education and the safety and well-being of the students. She said comments printed in the newspaper were capable of inflaming people to violence. Teachers had complained that the issue was taking away from education in the school, a hostile environment was being created, and students would not come to Wiscasset because of that. She said legislation is being introduced in Augusta to prohibit offensive public images in schools and she said those that felt strongly about the issue should go to Augusta.

Valerie St. Pierre, whose daughter will be attending 9th grade next year, does not want her to attend Wiscasset High School because of hazing by the principal of students who supported the mascot. She recommended rethinking the appointment of the principal and getting rid of the RSU.

Judy Colby moved to rescind the town warrant as it stands and add an article to vote whether to keep the mascot or let it go and to write a letter from the board of selectmen to go to the RSU with the board's viewpoint of the action they have taken. Vote 5-0-0.

In response to Laurie Smith's question on the views of the board to be sent to the RSU, Judy Colby said if the RSU appointed a committee to investigate whether to keep the mascot, the RSU board should have let the process continue. Pam Dunning said that when the committee was formed it should have been given a written mandate on what was expected of them and a timeline should have been given. The letter will express displeasure with the decision of the RSU board and encourage it to continue the process originally set out for the Mascot Committee.

Duane Goud asked how the mascot issue fell under the scope of education. Kim Anderson said the State Tribal Commission had asked the RSU to stop using the Redskins Mascot. Bob Blagden said it was irresponsible to change the mascot in the middle of the year and it should be allowed to remain until the end of the school year.

7. Adjournment

Judy Colby moved to adjourn at 7:30 p.m. Vote 5-0-0

The meeting resumed at 8:10 to approve the revised warrant. **Judy Colby moved to accept Article 3 as written. Vote 5-0-0.**

Judy Colby moved to adjourn the meeting at 8:20 p.m. Vote 5-0-0.

Maine Power Reliability Program (MPRP)
Montsweag Brook Compensation Parcel
Wiscasset/Woolwich

Central Maine Power Company's (CMP) Maine Power Reliability Program (MPRP) is a proposed upgrade to CMP's bulk transmission line system. The vast majority of Maine's bulk power transmission system (115 kV and 345 kV lines) was placed into service in the early 1970s and is now reaching the limits of its ability to meet the growing electrical demand of Maine customers. Since the last major transmission infrastructure construction was completed more four decades ago, the patterns of both available generation and customer load have shifted significantly.

The MPRP project consists of construction of 440 miles of new and/or upgrade transmission lines and construction and/or expansion of eleven substations in approximately 75 municipalities within the CMP system.

CMP conducted resource inventories and mapping of natural resources (wetlands, vernal pools, deer wintering areas, inland wading waterfowl habitat, RTE habitat) on all of the transmission line corridors and substation sites over the course of three field seasons. This information was used to determine the level of compensation and mitigation CMP would need to provide under Maine Department of Environmental Protection and U. S. Army Corp of Engineers rules and regulations to offset project impacts.

Based on the cumulative project impacts to natural resources, CMP assembled a robust compensation package consisting of a \$1.5 million payment to the MDEP Natural Resources Mitigation Fund and 14 parcels of land consisting of 4,700 acres. Many of the compensation properties were recently purchased by CMP specifically for this purpose, while others, such as the Montsweag Brook parcel, had been owned by CMP for many years.

These compensation parcels contain the same types of natural resources being impacted by the MPRP; though under the regulatory agencies requirements, CMP is required to protect a higher ratio (as much as 8 to 1) of impacted resources with the compensation parcels (i.e., for every acre of wetlands impacted by MPRP, CMP must provide and protect 8 acres of compensation parcel wetlands).

Pursuant to MDEP and USACE requirements, CMP has placed restrictions and covenants on each of the compensation parcels to ensure the properties remain in a near natural state and their sensitive natural resources are protected in perpetuity. These covenants and restrictions run with the land.

Working with local land trusts, state agencies, and other interested parties, CMP will transfer the compensation parcels to such entities. Prior to the transfer to the conservation organizations, CMP has completed boundary surveys (lines blazed/painted, pins set), Phase 1 Environmental Site Assessment,

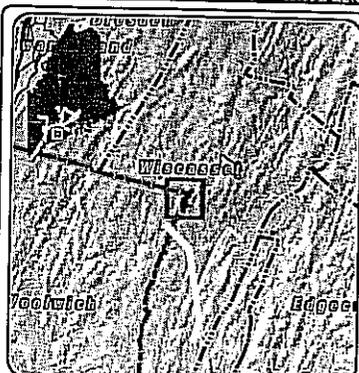
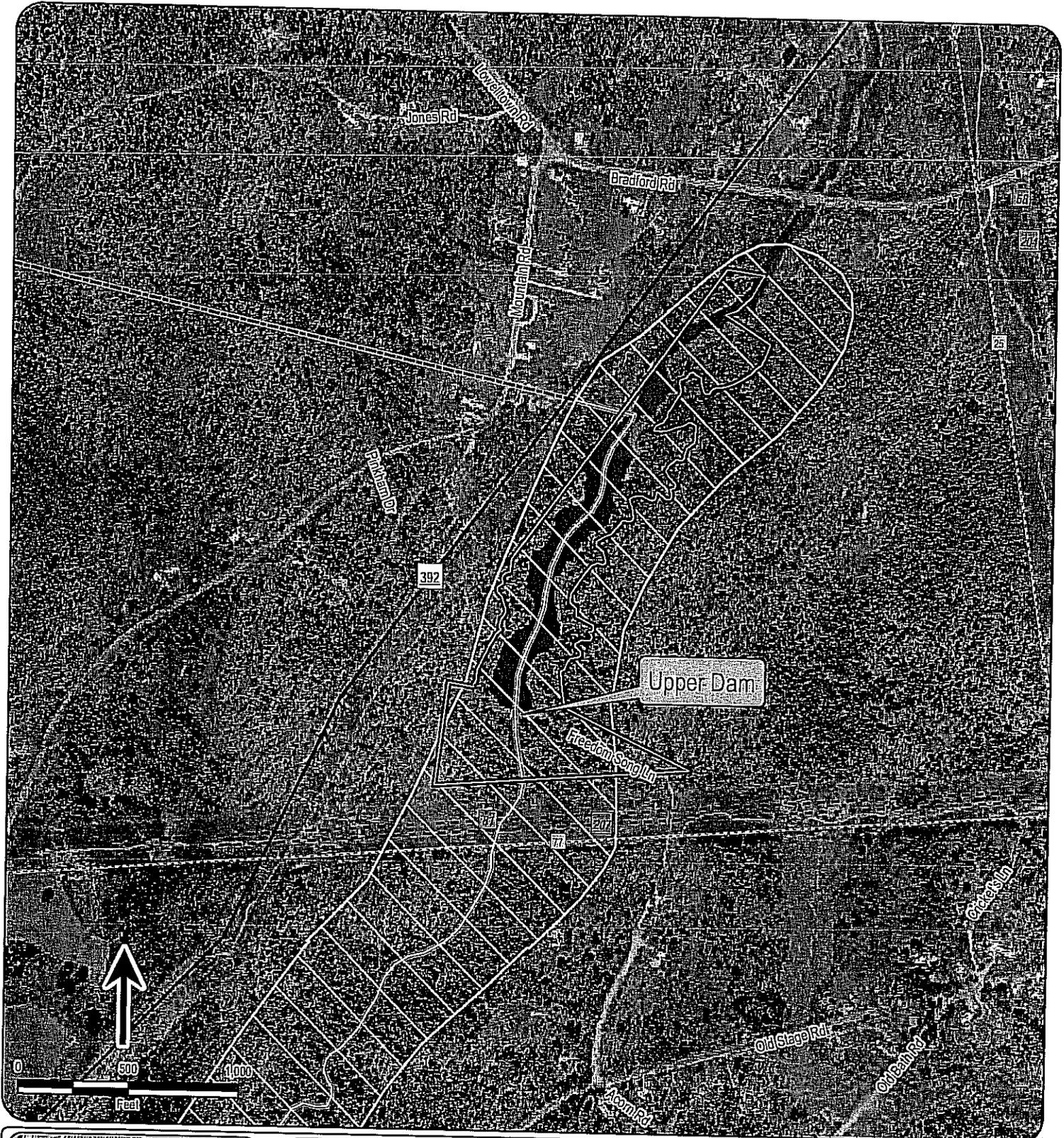
site cleanup and debris disposal, title search and insurance, and established a one-time stewardship fund payment for each parcel.

Monstweag Brook Compensation Parcel

This parcel consists of 22 acres in Wiscasset and Woolwich; 3 acres of wetland and 19 acres of upland buffer also designated as a Maine Department of Inland Fisheries & Wildlife deer wintering area (indeterminate value). Access to the property is over the Freedom Song Road.

Monstweag brook flows through the center of the parcel and is impounded by a dam near the southern end of the property. The dam was constructed in 1941 as a back-up water source for Mason Station.

CMP has offered this property to The Chewonki Foundation. CMP and Chewonki have met several times to discuss the potential transfer and the best way to structure the transfer to the benefit of the parties involved. CMP and Chewonki continue to work towards this goal.



Legend	
	Approximate Site Boundary
	Conservation Lands
	Wildlife Management (WMA)
	Game Land (Missouri) (AGS) (Management)
	Shoal and Wetland Depression (H10)
	Shoal and Wetland Depression (H10)
	Shoal and Wetland Depression (H10)
	Waterway Vegetation Habitat (H17)
	Approximate Location of Stream (H10)
	Approximate Location of Wetlands (H10)
	Open Wetland Area (Indeterminate) (H10)

* Wetlands outside of site boundary are from NWI maps

Montsweag Brook Site Summary	
Town:	Wiscasset & Woolwich
County:	Lincoln & Sagadahoc
HUC & Watershed:	Coastal Drainages East of Small Point
Ecoregion Name:	03-Casco Bay Coastal Subsection
Total Site Area (Acres):	22 +/-
Site Characteristics	
Stream Length (Lin feet):	0 +/-
Wetland (Acres):	2 +/-
Significant Vernal Pool Habitat (Acres):	0 +/-
Inland Waterbird and Wading Bird Habitat (Acres):	0 +/-
Indeterminate Deer Wintering Area (Acres):	21 +/-
Other: Project includes financial contribution to the Chewonki Foundation to facilitate dam removal feasibility study and property stewardship.	



MAINE POWER RELIABILITY PROGRAM
A CENTRAL MAINE POWER COMPANY PROGRAM

Exhibit 13-41
MONTSWEAG BROOK
Wiscasset & Woolwich, ME

13.1 **MONTSWEAG BROOK (WISCASSET AND WOOLWICH)**

13.1.1 **Site Location Information**

Town(s): Wiscasset and Woolwich **County:** Lincoln and Sagadahoc

Biophysical Region: Casco Bay Coast

Watershed (HUC 8): Coastal Drainages East of Small Point (01050002)

MPRP Components Within this Watershed: Segments: 6, 10, 15, 16, 29, & 35; Substations: Cooper's Mills and Maine Yankee Substation

Closest MPRP Components: Segment 29 (0.5 miles)

Coordinates of Site Centroid (Lat/Long WGS 84): 44.0043 / -69.7016

13.1.2 **Natural Resource Inventory Summary (quantities are +/-):**

Total Site Area	22 acres
Wetland Area	3 acres
Upland Buffer Area.....	19 acres
MDIF&W-mapped DWA (indeterminate value).....	19 acres
Potential Riparian Wetland Enhancement Area	6 acres
Potential Stream Restoration Area (length of stream on property above dam)	2,100 linear feet

13.1.3 **Site Description**

The Montsweag Brook property is a single 22 acre parcel that straddles the town line between Woolwich and Wiscasset. The Montsweag Brook site includes 3 acres of existing wetland and approximately 19 acres of surrounding forested buffers. The property is surrounded by forested land and transmission line corridors, and access to the site is via Freedom Song Lane (a gravel road that dead-ends at the site). Montsweag Brook flows north to south through the center of the site, and is impounded by a dam near the southern end of the property. The dam was constructed in 1941 as a back-up water source for nearby Mason Station. The pond that has been created by the dam is no longer used as a water source for Mason Station. There are a few small wetland drainages that flow into the pond from the power line corridors to the west and north, although aside from the pond, the site is primarily upland. The Chewonki Foundation has performed a feasibility study of removing obstacles to fish passage along Montsweag Brook, and is financing a study of a dam removal downstream from the site. Chewonki visited both of the downstream

and on-site Montsweag Brook dams with staff members of the Army Corps of Engineers approximately five years ago. Chewonki has stated that the Army Corps was supportive of the proposed lower dam removal and said that higher value could come from removal of both the lower dam (which Chewonki controls) and upper dam (which CMP owns). Additionally, the Coastal America Partnership cites the removal of the Montsweag dams as a regional restoration site priority.

Once the lower dam is removed, the upper dam at the Montsweag Brook property will continue to be a barrier to diadromous fish passage. Removal of the upper dam at the Montsweag Brook property will improve habitat and provide fish passage to feeding and spawning habitat for Atlantic salmon and other diadromous species such as American eels (*Anguilla rostrata*), alewives (*Alosa Pseudoharengus*), sea-run brook trout, and brown trout in the upper reaches of the Montsweag. Removal of the dam will also allow the riparian wetlands and upland areas to re-grow. The additional streamside vegetation will improve wildlife habitat, sediment retention, and shoreline stabilization.

As part of the MPRP Compensation Plan, the property will be permanently protected via a conservation easement or similar document, and donated to the Chewonki Foundation, which intends to study the possibility of removing the dam. Removal of the upper dam, if determined to be feasible, will result in a change from open water conditions to an emergent or shrub wetland and upland riparian zone. This will provide enhancement of the terrestrial wildlife habitat along the stream as well as water quality enhancements through filtration and sediment trapping. Additionally, dam removal will open fish passage on Montsweag Brook for approximately three miles north of the dam. If dam removal is found to be impracticable, permanent preservation of this site will still provide protection from development, destruction or other adverse modifications of wetlands, upland buffers, and other natural resources.

13.17.4 Surrounding Land Use, Protected Open Space & Focus Areas

Land use in the vicinity of the Montsweag Brook property is primarily forested land, mixed with scattered large residential lots and some agricultural fields. The property is bordered on the north and south by existing CMP transmission line corridors. Montsweag Brook and its associated riparian area are undeveloped throughout its course north of the site. The brook

crosses mostly through forested land for about 2.5 miles upstream from the site. Approximately 2.5 miles north of the site, the brook is abutted on the east by agricultural fields. From the fields to about 0.75 miles north to its headwater bog, the brook is again surrounded by undeveloped forestland. Montsweag Brook flows through culverts under three roads north of the site (one-half mile, 2 miles and 2.7 miles upstream from the project site).

Several protected open space and recreational properties exist in the vicinity of the Montsweag Brook property. The site is:

- Connected to the *Chewonki Foundation's Back River Trail* easement
- Within 1 mile of the Town of Wiscasset's *Sortwell Memorial Forest* (99 acres)
- Within 5 miles of the *Earl E. Kelley WMA (AKA Dresden Bog)* (>500 acres)
- Within 5 miles of the *Steve Kelley WMA* (>1,500 acres)
- Within 5 miles of the *Green Point WMA* (220 acres)

In addition, when Chewonki acquired title to the lower dam through the Maine Yankee decommissioning settlement, it was also granted an easement to a 60-foot-wide strip of land along Montsweag Brook. This land extends from the lower dam north to the upper dam on the Montsweag Brook property. Conservation of the site will enhance the recreation and wildlife benefits of Chewonki's existing easement along Montsweag Brook by extending it approximately three miles upstream.

Such proximity to other open space or conservation areas generally enhances the value of compensation sites, because in aggregate the protected lands create landscape connectivity and provide greater functionality. Thus, in the context of local and regional conservation planning, the proximity of these other existing conserved and public lands enhance the value of the Montsweag Brook property.

13.17.5 Wildlife Use

Both landscape (*i.e.*, map-scale) and on-site investigations were performed to review the site for potential wildlife usage. There is suitable habitat on the property to support a wide range of bird species. Habitat types include the stream area, the riparian shrub wetlands, the pond areas, and

the beaver impounded wetland. No vernal pools were identified on the site, but the pond and stream features provide habitat for frogs and turtles. During a site visit, a field crew located a painted turtle on the edge of the pond. Removal of the existing dams on Montsweag Brook will improve habitat and provide fish passage to premier spawning habitat for Atlantic salmon and other diadromous species such as eels, alewives, sea-run brook trout, and brown trout. Signs of use by beaver, white-tail deer and coyote were noted on the site. Additionally, portions of the property are mapped by MDIF&W as a deer wintering area of indeterminate value.

13.17.6 Vegetation

Uplands around the stream are dominated by mature red oak, red maple, American beech, white ash (*Fraxinus americana*), white pine, and hemlock. The pond-associated, fringe wetlands are dominated by speckled alder and red maple.

13.17.7 Wetland Characteristics, Functions & Values

Approximately three acres of forested and shrub-dominated wetlands were identified on the approximately 38-acre property. In general, wetlands on the site drain into the pond associated with Montsweag Brook. The brook flows south, eventually emptying into Sheepscot Bay. Using the Cowardin classification of the USFWS, forested wetlands on the site are best described as PFO1E, the shrub wetland components as PSS1E, and the pond as PUB3/4.

Wetland functions and values were assessed onsite at the Montsweag Brook property using the USACE's Highway Methodology. A summary of the functions and values of the wetlands at the Montsweag Brook site is included in Table 13-14 (Montsweag Brook).

Table 13-14 (Montsweag Brook): Summary of Existing Functions and Values of the Wetlands on the Site

Function/Value	Notes
Groundwater Recharge/Discharge	The wetlands on the site are associated with the perennial Montsweag Brook, and the pond has a constricted outlet (the dam), thus allowing for groundwater recharge. If the dam is removed, the site will have a lower capacity for recharge, but discharge will remain unchanged.
Floodflow Alteration	The pond currently provides flood storage above the dam. If the dam is removed, the site will have a diminished capacity for floodwater storage by the pond, however, the increase in riparian wetland area will allow for some floodflow alteration.
Fish and Shellfish Habitat	The stream and pond provide fish and shellfish habitat.
Production Export	The site has berry and nut-producing vegetation and the pond provides fish and shellfish habitat.
Sediment/Toxicant Retention	The pond may trap sediments from upstream sources, although this function is probably only marginally provided.
Nutrient Removal	The pond may trap sediments from upstream sources, although this function is probably only marginally provided.
Sediment/Shoreline Stabilization	Floodflow is partially attenuated by the dam, but this function is probably only marginally provided.
Wildlife Habitat	The pond, stream and wetland provide habitat for a variety of birds, fish, amphibians, and mammals.
Educational/Scientific Value	The site contains a pond and wetlands; moreover, Chewonki is a non-profit environmental education provider that will presumably be able use this site for future excursions and educational benefits.
Recreation	The pond and stream provide fishing opportunities, and there are deer on the site for hunting. Additionally, with donation to Chewonki the site will be linked to an easement that follows the Montsweag Brook south and provides hiking and nature watching opportunities.
Uniqueness/Heritage	The pond is approximately 3-acres and undeveloped around its perimeter. The site also provides opportunities for wildlife viewing.
Visual Quality/Aesthetics	The pond is approximately 3-acres and undeveloped around its perimeter. The site also provides opportunities for wildlife viewing.
Endangered Species Habitat	The property is not known to provide habitat for RTE species. If the lower dam is removed, this allows for improved habitat and possible passage of Atlantic salmon from the Sheepscot River.

13.17.8 Compensation

As part of the MPRP Compensation Plan, the 31-acre property will be permanently protected via a conservation easement or similar document, and donated to the Chewonki Foundation in order to enable them to study the possibility of dam removal. CMP will also provide financial assistance to the Chewonki Foundation for the purpose of evaluating and facilitating removal of the upper dam and restoration of fish passage to the upper reaches of Montsweag Brook. As with previous Maine Yankee settlement funds received by the Chewonki Foundation, these funds could possibly be used to acquire matching funds to leverage financing for the dam removal.

Removal of the upper dam, if determined to be feasible, will result in a change from open water conditions to an emergent or shrub wetland and upland riparian zone, and restore approximately 2,100 linear feet of Montsweag Brook to its original course. The additional riparian wetland area will provide enhancement of the terrestrial wildlife habitat along the stream as well as water quality enhancements through filtration and sediment trapping. Removal of both the offsite downstream dam and the dam on the Montsweag Brook property will also facilitate approximately three additional miles of fish passage north of the Montsweag Brook property dam.

If dam removal is found to be impracticable, permanent preservation of this site will still provide (a) protection from development, (b) protection from destruction or other adverse modifications of wetlands, and (c) upland buffers, other natural resources, and their corresponding functions and values.

13.17.9 Site Map

Please see Exhibit 13-20, Site Map: Montsweag Brook (Wiscasset and Woolwich).

TOWN OF WISCASSET RESERVE AND ENDOWMENT (TRUST) INVESTMENT POLICY

This Investment Policy has been adopted by the Board of Selectmen of the Town of Wiscasset on January 18, 2011 and it replaces any previously dated investment policies, guidelines or lists of authorized investments.

1. PURPOSE

The intent of the Board of Selectmen is to establish an Investment Policy that provides clear guidelines for management of the Town's Reserve and Endowment (Trust) funds. The Policy is designed to allow for management of Town monies, subject to the Policy, in a manner that will satisfy budgeted withdrawals, as approved by the Selectmen, garner a market rate of return tempered by an appropriate risk profile and conform to all Federal, State of Maine and local laws governing investment of public funds.

2. GOVERNANCE

A. Investment Committee

The Town of Wiscasset Board of Selectmen shall establish an Investment Committee (the Committee) to act in an advisory role to the Town Treasurer, Town Manager and Board of Selectmen. The Investment Committee shall consist of the Town Treasurer, Town Manager, a member of the Board of Selectmen, and two citizens appointed by the Selectmen. The Selectmen will have a one year term and each citizen will have a three year term. The Committee shall meet on a monthly basis to review the investment statements and shall make quarterly reports to the Board of Selectmen. The Committee shall also meet at least annually with the Board of Selectmen.

B. Delegation of Authority

1. As provided in M.R.S.A Title 30-A, Section 5706 (4), the municipal officers may contract with a qualified financial institution (Investment Advisors or Managers) for professional advice and portfolio management related to the Reserve and Endowment (Trust) Funds. This allows the Town, when appropriate, to benefit from economies of scale and contract for investment/financial expertise that may be unavailable from the Town staff at a given point in time. Maine State law, and this policy, to the extent it does not conflict with State law, will define and control the risks and management of the Town's portfolios and establish performance criteria for monitoring and evaluating results.

2. Under the Maine Revised Statutes Title 30-A Sections 5706 through 5719, responsibility for the investment of the Town's funds covered by this Investment Policy resides with the Board of Selectmen, as the Town's Municipal Officers. The Board, in consultation with the Committee is responsible for developing a policy regarding the investment and custody of the Town's Reserve and Endowment (Trust) funds. The Board of Selectmen have directed the Town Manager and the Town Treasurer to implement this Policy after its approval by the Board of Selectmen and to act as primary points of contact for the Investment Advisor.
3. The Town Treasurer is the primary contact for the Investment Advisors. All communication regarding the investment funds and management issues will be conducted through the Treasurer's office. The Town Treasurer shall keep the Town Manager fully apprised of transactions.
4. The Town's Investment Advisors are required to understand and abide by this policy as they act on behalf of the Town of Wiscasset in any financial transactions.

C. Scope

This Policy shall apply to the investment management of the Reserve and Endowment (Trust) Funds under the control of the Town and accounted for within the Town's Annual Audit Report.

Many of these funds are pooled for investment purposes. The investment income derived from the pooled investment account will be allocated to each of the various funds on a monthly basis and reported to the Town Treasurer as needed, but no more frequently than monthly.

D. Ethics and Conflicts of Interest

Elected officials and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair or create the appearance of an impairment of their ability to make impartial investment decisions. Employees and investment officials shall disclose to the Town Manager any material financial interests they have in financial institutions that conduct business with the Town and they shall subordinate their personal investment transactions to those of the Town.

E. Prudence

As provided for in the Title 30-(A) Section 5706 (4) the standard of prudence to be used in managing the Town's assets shall be Title 18-B, Sections 802-807 and Chapter 9 (The Maine Prudent Investor Act) of the Maine Revised Statutes which broadly states that investments shall be made with the judgment and care that persons of prudence, discretion and intelligence, under circumstances then prevailing, exercise in the management of their own affairs, not for speculation but for investment.

The Town's investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The Town recognizes that no investment is totally without risk and that the investment activities of the Town are a matter of public record. Accordingly, the Town recognizes that occasional measured losses are inevitable in a diversified portfolio and shall be considered within the context of each portfolio's return, provided that adequate diversification has been implemented and that the purchase or sale of any security was perceived to be in the best long-term interest of the Town. The Board of Selectmen feels the approach articulated in the Maine Prudent Investor Act provides the Town with the best opportunity to preserve the long term purchasing power of the subject portfolios and to render those funds, to the extent practical, perpetual in nature; available for use by future generations to serve the best interests of the citizens of Wiscasset.

F. Statutory Compliance

Nothing in the City's Investment Policy shall be read to contravene with State law 30-A M.R.S.A. Sections 5706 through 5719 (the "Act"). Any amendments or additions to State statutes that impact allowable investment types, maturities, or percentage of allocations shall become incorporated as part of this policy.

G. Policy Amendments

Any amendment to this Policy shall be considered by the Board of Selectmen in a public hearing and adopted by a vote of no less than 75 percent of the Board, provided a quorum is present.

3. INVESTMENT ASSUMPTIONS AND GUIDELINES

A. Objectives

1. To provide - over the very long term - a stable, real (inflation-adjusted) cash flow to support the town budget and/or to meet needs specific to the sub-accounts as provided in the trusts that created them, or as adjusted under Maine's Uniform Principal and Income Act, as amended.

2. To achieve long-term portfolio total returns high enough to provide for current distributions (in accordance with the spending guidelines below) *and* maintain the real principal value of the portfolio through capital appreciation equal to or greater than inflation, plus the costs of administering and managing the portfolios.

B. Risks

These funds are *perpetual in nature*, i.e. the assets and the distributions they support must meet the needs of the town in equal measure now and in perpetuity, adjusting for inflation.

Investment risks include *any* factor that might prevent the portfolios from achieving their objectives. However, in terms of this investment policy, risk is broadly defined in terms of *time horizon*, and the policy aims to align the assets in the portfolios with the nature and timing of the liabilities the portfolios' need to fund with them.

In consideration of near term liabilities, the conventional measure of portfolio risk, *volatility*, matters most; to meet liabilities well into the future, *real (inflation adjusted) portfolio total returns* matter most and volatility very little. In between the long and short term, portfolio *cash flow (income)* matters most, and should comprise as much of the amounts distributed from the portfolios as practical.

C. Definitions

1. Total Return - equals the periodic change in principal value, *plus* all dividends and interest received and/or accrued over any measurement period.
2. Earnings - or "income", equals dividends and interest received over any measurement period.
3. Distribution - is any amount paid out of the portfolios to meet current spending needs which may be comprised of a combination of earnings *and* principal, depending on the provisions of the applicable trust document, if any, in the case of the Endowment (Trust) Funds.

D. Spending Guidelines – Reserve Funds

The policy recognizes the creative tension between the need for current income to meet operations today and the deleterious, long-term effects high current spending levels might have on the portfolios' ability to meet future spending needs.

Consistent with the “closed” nature of these Funds, i.e. there is a low expectation there might be future contributions to these portfolios to bolster principal growth, the policy adopts a long-term annual spending rate of 3.5% of the average market value of the portfolio, calculated over a four-year trailing period, using semi-annual portfolio market values as of the last business day of June and December [or six month intervals measured from the end of the fiscal year if the Town is not on a calendar fiscal year]. This results in eight portfolio market values being used in the calculation of the average market value for spending purposes under this guideline. The December 31, 2010 Reserve Fund market value shall determine the 2011 (the first under this policy) annual distribution. The 12/31/2010 Reserve Fund market value shall be deemed the starting point for the purpose of calculating future distributions consistent with the terms of this section 3 D.

In no case, however, shall the annual distribution exceed 4.5% of the most recent portfolio market value nor shall the annual distribution be less than 2.5% of the most recent portfolio market value in instances of extreme market volatility, either negative or positive, respectively.

The Board of Selectmen recognize there may be market or budget circumstances that would, on occasion, make full compliance with this spending guideline difficult, pressuring the Town to exceed the spending level prescribed under this policy. However, over time and to every extent practical, the Selectmen shall make every effort to manage distributions in accordance with these spending guidelines in an effort to properly balance current and future spending needs.

E. Asset Allocation Guidelines

Consistent with the liabilities confronting these funds, the portfolios should provide the right balance of liquidity, income and real return. Generally, equities and hybrid securities (certain equity securities that produce high income (REITS, etc.) or bonds that are priced to yield equity like total returns (i.e. high-yield bonds) and/or may have an equity convertibility) are the best asset classes for total return, i.e. growth and income. Bonds and hybrid securities are most suitable for the production of current income in the form of high dividend yields or interest. Money market funds and very short term bonds are best for providing for short term liquidity needs.

The policy establishes the following Asset Allocation Guidelines within which the policy seeks to achieve the investment objectives while prudently addressing the timing and nature of current and future liabilities. For the most part, achieving the investment objectives will require the portfolios adopt and maintain a long-term investment horizon reflected in the following equity-oriented allocations, and that neither the Manager(s) nor the Town be swayed by short-term market experience

to deviate from these guidelines.

Wiscasset Investment Policy - Asset Allocation Guidelines
 Objectives: Growing Income & Real Capital Preservation

	Strategic Weight	Maximum	Minimum
Equities			
Core	60%	80%	40%
US Small Cap	0%	10%	0%
International Developed	10%	20%	5%
Emerging Markets	5%	15%	0%
REITs	0%	10%	0%
	75%	85%	60%
Fixed Income			
High Yield Bonds	5%	15%	0%
Investment Grade	15%	25%	5%
Government	5%	30%	0%
	25%	40%	15%
Cash	0%	10%	0%

Diversification must play a role in formulating asset allocation and portfolio construction. However, on balance the policy views diversification as a way to increase returns as much as to reduce market risk (volatility). The portfolios' long-term perspective makes diversification a lower policy and portfolio priority since real returns matter most – and portfolio volatility is something the Selectmen recognize as a risk the policy bears for the opportunity to earn higher real returns in the long-run.

F. Asset Allocation Exceptions

Portfolios governed by income-only spending provisions or statutes may suffer unacceptable loss of needed current income if they are constrained by the asset allocation guidelines in this policy to own very low income producing assets. Additionally, there might also be times when bond yields are too low to produce long-term total returns high enough to achieve the dual mandates of income and real capital preservation in portfolios not so constrained.

This policy exception provides that up to 5% of the total portfolio may be allocated in an equity and/or hybrid security *mutual fund or ETF* (exchange traded fund) to count toward the fixed-income allocation when the indicated current yield of such a fund (the “SEC Yield”) exceeds the yield on the generic 5-year US

treasury note.

The manager(s) shall monitor these yield differentials to ensure compliance with this section of the policy. However, the manager(s) may hold an equity/hybrid fund allocated under this exception *for up to one year* from the date of its acquisition regardless of the prevailing yield spreads, whereupon the manager(s) must bring the portfolios into compliance with the regular allocation guidelines should the required yield spread condition for this exception no longer exist.

G. Portfolio Performance Metrics and Benchmarks

The portfolio benchmark return shall be calculated using a 75%/25% weighted product of the Standard and Poor's 500 (S&P 500) and the Barclay's Capital Government/Credit indices, respectively.

Quarterly, the manager(s) shall provide the Committee portfolio return information comparing the aggregate equity and fixed-income portfolios to their respective benchmarks and the total portfolios to the policy benchmark.

Further, the manager(s) shall provide a current and historical perspective on asset allocations around the policy weights with attendant explanatory narrative on a semi-annual basis to augment and attribute portfolio returns.

4. ADMINISTRATION

A. Authorized Securities and Transactions

1. All investments of the Town shall be made in accordance with Title 30-A, Sections 5706 through 5719 of the Maine Revised Statutes. Any revisions or extensions of these sections of the Maine Revised Statutes will be assumed to be part of this Investment Policy immediately upon being enacted.

B. Internal Control

The Town's independent auditors shall review annually the Town's investment internal controls.

C. Accounting Method

Investments will be carried on the Town's books at market value as required by Governmental Accounting Standards Board (GASB) Statement No. 31. Interest on securities will be credited to investment income at the time of sale. The values of investment securities will be accrued as of each fiscal year end.

D. Reporting Authorities and Accounting Jurisdictions

1. Accounting and reporting on the Town's investment portfolio shall conform to Generally Accepted Accounting Principles (GAAP) and the Government Accounting Standards Boards (GASB) recommended practices.
2. The Committee will meet with the Investment Advisors on a quarterly basis and report to the Board of Selectmen on the financial performance and status of the investments. The Investment Advisors and the Committee will meet with the Board of Selectmen on an annual basis in January to review the prior calendar year.
3. Reports prepared by outside advisors shall be sent to the Town's Treasurer.

**WISCASSET
RESERVE & ENDOWMENT FUNDS**
Quarterly Presentation
To The
Board Of Selectmen

Investment Advisory Committee
2/1/11

1

Investment Advisory Committee

- Objective
 - Investment Policy
 - Present the Investment Policy to the Selectmen
 - Discuss significant aspects of the Policy
 - Recommend a Motion for Acceptance
 - Fund Status
 - Provide portfolio quarterly results
 - Recommend distribution for next fiscal year

2

Investment Advisory Committee

- **Wiscasset Investment Policy**
 - Governance (Page 1 Section 2)
 - Policy Amendments (Page 3 Section G.)
 - Investment Objectives (Page 3 Section 3.A.)
 - Spending Guidelines (Page 4 Section D.)
 - Asset Allocation Guidelines (Page 5 Section E.)

3

Investment Advisory Committee

- **Investment Objective**
 - To provide - over the very long term – a stable , real (inflation-adjusted) cash flow to support the town needs
 - To achieve long-term portfolio returns high enough to provide current distributions and maintain the real principal value of the portfolio through capital appreciation equal to or greater than inflation
- **Result**
 - Perpetual Fund with An Annual Distribution
 - Provides Annual Resources for Capital Improvements
 - Maintains the Fund

4

Investment Advisory Committee

Annual Distribution

3.5%

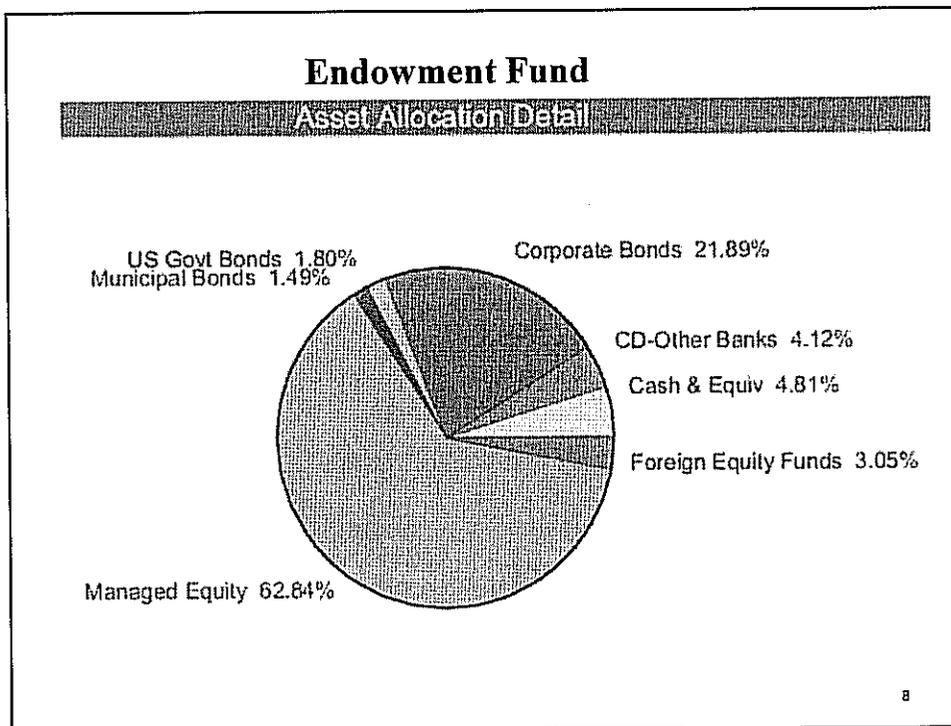
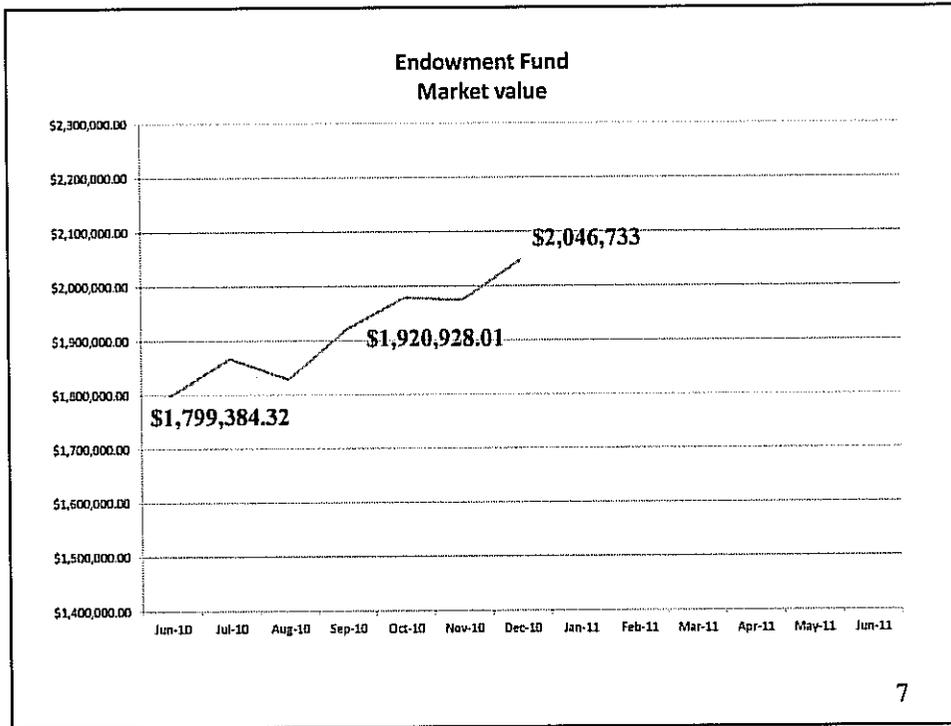
- Long term annual spending rate of 3.5% of the average market value of the portfolio, calculated over a four-year trailing period, using semi-annual portfolio market values as of the last business of June and December. This results in eight portfolio market values being used in the calculation of the average market value for spending purposes under this guideline.
- The December 31, 2010 Reserve Fund market value shall be deemed the starting point for the purpose of calculating future distributions consistent with the terms of this section 3 D.

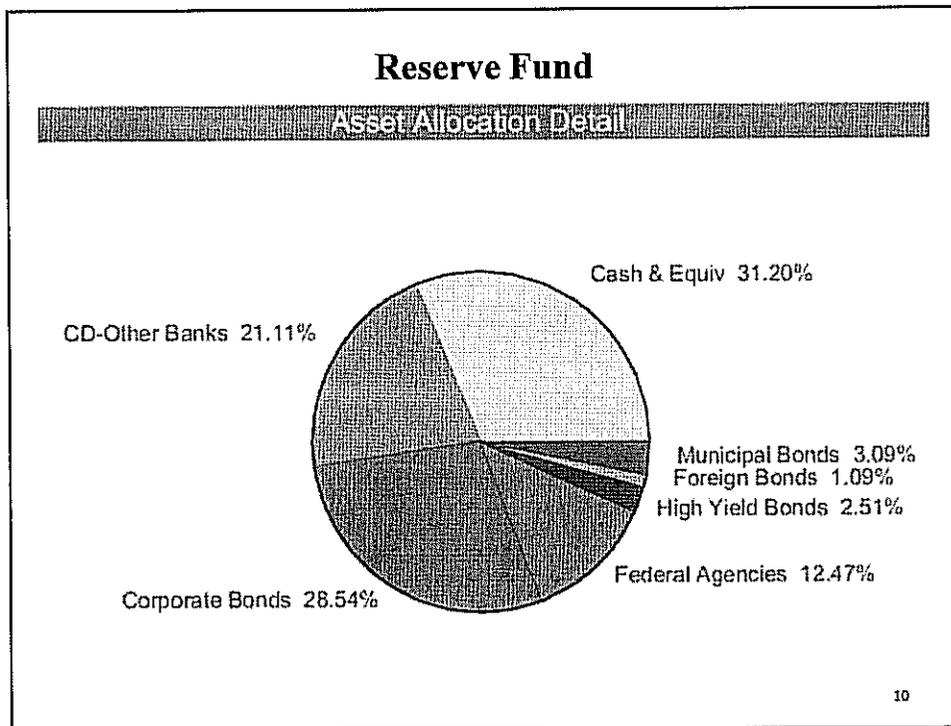
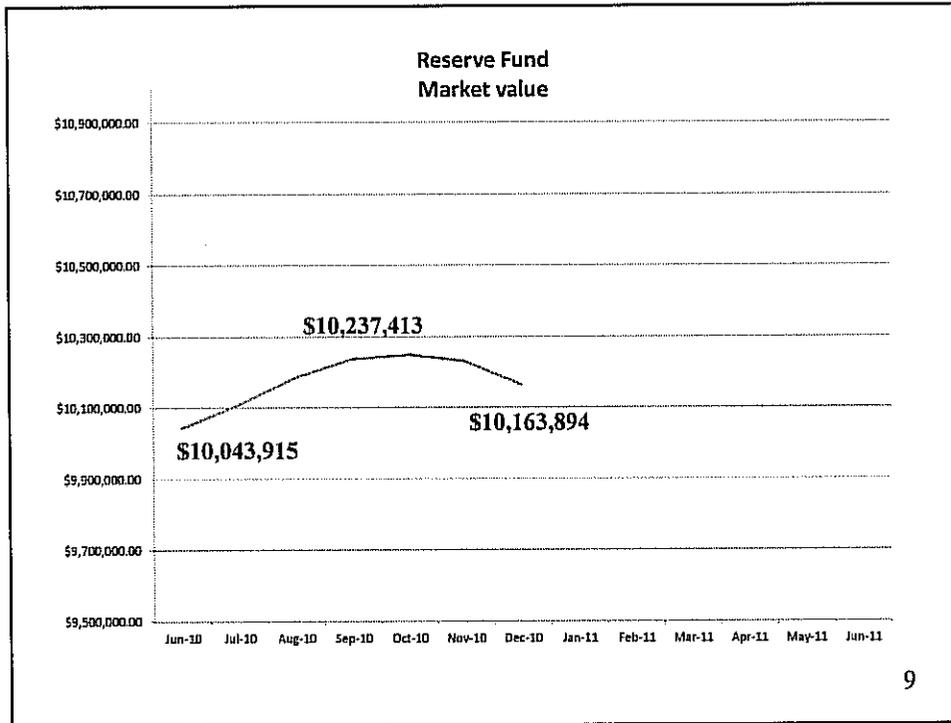
5

Investment Advisory Committee

- Allocation of Assets
 - Current portfolio allocation prevents reaching objective
 - Diversification required to achieve objectives

6





Investment Advisory Committee

- Allocation of Assets

	Strategic Weight	Maximum	Minimum
Equities			
Core	60%	80%	40%
US Small Cap	0%	10%	0%
International Developed	10%	20%	5%
Emerging Markets	5%	15%	0%
REITs	0%	10%	0%
	75%	85%	60%
Fixed Income			
High Yield Bonds	5%	15%	0%
Investment Grade	15%	25%	5%
Government	5%	30%	0%
	25%	40%	15%
Cash	0%	10%	0%

11

Investment Advisory Committee

- Recommended Distribution from the Reserve Fund for Fiscal 2011/2012

\$355,736

- Distribution and allocation to capital improvements to be approved by the voters in June ballot

Uses 3.5% of Market value as of 12/31/2010

12



Town of Wiscasset

MEMORANDUM

To: Board of Selectmen
 Fr: Laurie Smith, Town Manager *LS*
 Re: Lincoln County Planning Assistance
 Dt: January 12, 2011

As part of the realignment of the Planner position duties we have secured an agreement with the Lincoln County Planning Office to assist the Town with ordinance development in the following areas:

1. Revision of zoning provisions
2. New shoreland zoning chapter
3. New Subdivision chapter
4. New site plan review chapter

The town budgeted \$5,000 in the planning budget to match the \$7,000 from the Department of Transportation. The project should be complete by the fall of 2011.

Memorandum

To: Jerry Douglass

Fm: Bob Faunce

Dt: January 6, 2011

RE: **Wiscasset Ordinance Project**

We previously discussed the possibility of using a portion of the task 4 undedicated funds in MDOT's Cooperative Agreement with Lincoln County to update Wiscasset's development ordinances, similar to the recently completed effort in Boothbay Harbor that was partly funded by the Department.

I have met with Town Manager Laurie Smith and Town Planner Jeffrey Hinderliter to discuss the project and we agreed that the work effort should focus on improving and simplifying the zoning ordinance by updating and transferring all shoreland zoning provisions to a new chapter of the code and consolidating remaining zoning provisions, land use and dimensional tables, administrative procedures and development standards into a separate chapter. This would also include re-examining the uses permitted in various zones in order to better control land use in the community. In addition, the current site plan review and subdivision ordinances would be replaced with updated ordinances based in part on the model developed for Boothbay Harbor and would include provisions to better address access management, road standards and impacts of development.

The total estimated cost of my portion of the project is \$12,000. The Town of Wiscasset has agreed to provide \$5,000 that would be matched with a maximum of \$7,000 from the Cooperative Agreement. Any costs associated with mapping, meetings, property research, mailings, legal advertisements, legal service or other activities necessary to complete the project will be borne by the Town of Wiscasset. The following table provides an approximate allocation of costs by work task and funding source. Please understand, however, that it is difficult to estimate at this time the precise work effort that will be required for each task so I reserve

the right to make adjustments to the work effort as long as the total budget is not exceeded.

Work task	Man-hours	Town Match @ \$70	MDOT Match @ \$70	Total
Revise zoning provisions	28	\$ 1,260	\$ 700	\$ 1,960
Develop separate shoreland zoning chapter	30	\$ 2,100		\$ 2,100
Prepare new subdivision chapter	35		\$ 2,450	\$ 2,450
Prepare new site plan review chapter	35		\$ 2,450	\$ 2,450
Meetings and administration	36	\$ 1,400	\$ 1,120	\$ 2,520
Expenses		\$ 240	\$ 280	\$ 520
Total	164	\$ 5,000	\$ 7,000	\$ 12,000

The work would be completed in coordination with town staff and the standing Ordinance Review Committee. It is anticipated that some of the new ordinance provisions could be ready for the June 2011 town meeting but because of the extent of the work effort required, the project would likely not be completed until the Fall of 2011.

I look forward to your comments on this proposal. If you have any questions, please do not hesitate to contact me.



Town of Wiscasset

11c

Proclamation

Recognizing February 5th as Cainin Griffin Day

WHEREAS, blood cancers currently afflict more than 823,000 Americans with an estimated 135,520 new cases diagnosed each year; and

WHEREAS, leukemia, lymphoma and myeloma will kill an estimated 52,310 people in the United States this year; and

WHEREAS, Cainin Griffin an 8th grader at Wiscasset Middle School was diagnosed with Burkitt's Leukemia; and

WHEREAS, Burkitt's Leukemia is a rare and aggressive form of ALL; and

WHEREAS, After several months of intensive chemotherapy, Cainin went into remission in mid-January; and

WHEREAS, the Town of Wiscasset is supports its citizens of all ages through good times and bad; and

WHEREAS, the Town of Wiscasset encourages private efforts to enhance research funding and education programs that address these diseases; and

WHEREAS, the Wiscasset Winterfest 2011 is an opportunity to raise awareness and funding for those suffering; now, therefore

BE IT RESOLVED that the Town of Wiscasset joins with the family of Cainin Griffin in declaring Saturday, February 5th as *Cainin Griffin Day* to enhance the understanding of blood-related cancers and to encourage participation in fund raising activities to support the Barbara Bush Foundation which supported Cainin in his fight for life.

Dated: February 1st, 2011

12F

WISCASSET

RE Collection Account Status List

01/25/20:

11:19 AM

Tax Year: 2008-1 To 2008-1, Show Interest

Order By: Name As Of Date: 01/25/2011

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest
1274 15 SUMMER STREET REALTY TRUST					
2008-1	4,407.00	158.15	-531.35	4,780.20	4,831.76
1790 ABBOTT, MARY LEE					
2008-1	752.47	0.00	-93.38	845.85	854.22
1229 BARNETT TRUSTEE, ETHEL C/O MARILYN ALDRIDGE, PR					
2008-1	2,754.23	0.00	-333.28	3,087.51	3,119.54
1902 BERRY, SALLY A.					
2008-1	518.38	0.00	-65.33	583.71	589.31
422 CARLTON, MICHAEL H.					
2008-1	1,922.88	0.00	-233.64	2,156.52	2,178.72
2313 CONNORS, SCOTT					
2008-1	958.17	0.00	-118.03	1,076.20	1,087.00
1957 CONNORS, SCOTT					
2008-1	175.06	0.00	-24.18	199.24	200.78
114 CONNORS, SCOTT					
2008-1	160.87	0.00	-22.48	183.35	184.72
211 CONNORS, SCOTT CONNORS, WENDY					
2008-1	789.35	0.00	-97.80	887.15	895.95
31 COOMBS, SANDRA					
2008-1	116.89	0.00	-17.21	134.10	134.96
2028 COOMBS, SUSAN					
2008-1	82.63	0.00	-13.21	95.84	96.30
1940 CRAWSON, JAMES					
2008-1	484.34	0.00	-61.25	545.59	550.79
154 CROMWELL, JAMES A.					
2008-1	833.33	0.00	-103.07	936.40	945.72
148 CROMWELL, JAMES A.					
2008-1	2,460.56	0.00	-298.08	2,758.64	2,787.19
2212 CROMWELL, LAURIE M.					
2008-1	606.35	0.00	-75.87	682.22	688.86
2091 DELONG, DARYL L DELONG, VICKI L.					
2008-1	1,846.27	0.00	-224.46	2,070.73	2,092.02
39 DOW, JUDITH					
2008-1	386.44	0.00	-49.51	435.95	439.99
36 DUNNING, DAVID					
2008-1	237.49	0.00	-31.66	269.15	271.43
46 IDUPOUIS, SCOTT					
2008-1	59.53	0.00	-10.38	69.91	70.09
1965 FERRY ROAD DEVELOPMENT CO., LLC					
2008-1	4,704.92	0.00	-567.05	5,271.97	5,327.05
5 !GAECKLEIN, RICK					
2008-1	382.18	0.00	-49.00	431.18	435.17
946 GAGNON, ROBERT R. GAGNON, MISTY K.					
2008-1	1,163.74	0.00	-142.68	1,306.42	1,319.65
949 GAGNON, ROBERT R. GAGNON, MISTY K.					
2008-1	565.20	0.00	-70.94	636.14	642.29
2054 GREENLEAF, ROBERT PRIVE, CARRIE					

WISCASSET
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RE Collection Account Status List

01/25/2011

Tax Year: 2008-1 To 2008-1, Show Interest

Order By: Name As Of Date: 01/25/2011

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest
2008-1	114.06	0.00	-16.87	130.93	131.75
700 HART, JULIA E. (HEIRS) HART,PRESTON,FRENCH,SUSAN &HEILMAN,CONSTANCE					
2008-1	1,336.96	1,409.06	-1,409.06	1,336.96	1,507.12
701 HEILMAN, CONSTANCE E.					
2008-1	51.63	0.00	0.00	51.63	52.56
2284 HOLMES, MARK A.					
2008-1	6,699.59	0.00	-806.10	7,505.69	7,584.34
2125 JAMES, KEVIN					
2008-1	968.11	0.00	-119.22	1,087.33	1,098.25
21 JAMES, MARK					
2008-1	94.19	0.00	-14.49	108.68	109.27
34 KINGSTON, LENA KINGSTON, SEAN					
2008-1	343.88	0.00	-31.82	375.70	379.24
1228 LAEMMLE, DAVID G.					
2008-1	2,608.10	1,013.86	-301.55	1,895.79	1,918.53
153 LANGLEY, CURRIER					
2008-1	1,051.81	419.68	-122.87	755.00	764.02
2052 LEIGHTON, SAMUEL LEIGHTON, RUTH					
2008-1	186.41	0.00	-25.54	211.95	213.63
2405 MASON STATION LLC					
2008-1	587.89	0.00	-73.66	661.55	667.97
2404 MASON STATION LLC					
2008-1	585.06	0.00	-73.32	658.38	664.77
2426 MASON STATION LLC					
2008-1	1,924.16	0.00	-235.00	2,159.16	2,181.49
2403 MASON STATION LLC					
2008-1	583.64	0.00	-73.15	656.79	663.16
2427 MASON STATION LLC					
2008-1	1,758.43	0.00	-214.94	1,973.37	1,993.73
2402 MASON STATION LLC					
2008-1	583.64	0.00	-73.15	656.79	663.16
2401 MASON STATION LLC					
2008-1	583.64	0.00	-73.15	656.79	663.16
2425 MASON STATION LLC					
2008-1	1,684.20	0.00	-206.10	1,890.30	1,909.78
2395 MASON STATION LLC					
2008-1	572.19	0.00	-73.15	645.34	651.71
2428 MASON STATION LLC					
2008-1	2,066.03	0.00	-252.01	2,318.04	2,342.05
2394 MASON STATION LLC					
2008-1	575.03	0.00	-73.49	648.52	654.93
2393 MASON STATION LLC					
2008-1	576.46	0.00	-73.66	650.12	656.54
2396 MASON STATION LLC					
2008-1	576.55	0.00	-72.30	648.85	655.14
2413 MASON STATION LLC					
2008-1	596.41	0.00	-74.68	671.09	677.61

WISCASSET
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RE Collection Account Status List

01/25/20:

Tax Year: 2008-1 To 2008-1, Show Interest

Order By: Name As Of Date: 01/25/2011

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest
2419 MASON STATION LLC 2008-1	2,066.17	0.00	-250.82	2,316.99	2,340.88
2418 MASON STATION LLC 2008-1	2,084.61	0.00	-253.03	2,337.64	2,361.75
2417 MASON STATION LLC 2008-1	2,069.01	0.00	-251.16	2,320.17	2,344.10
2421 MASON STATION LLC 2008-1	2,108.72	0.00	-255.92	2,364.64	2,389.04
2382 MASON STATION LLC 2008-1	576.46	0.00	-73.66	650.12	656.54
2422 MASON STATION LLC 2008-1	2,191.01	0.00	-265.78	2,456.79	2,482.16
2406 MASON STATION LLC 2008-1	572.19	0.00	-73.15	645.34	651.71
2414 MASON STATION LLC 2008-1	600.66	0.00	-75.19	675.85	682.42
2423 MASON STATION LLC 2008-1	2,112.99	0.00	-256.43	2,369.42	2,393.87
2412 MASON STATION LLC 2008-1	596.41	0.00	-74.68	671.09	677.61
2411 MASON STATION LLC 2008-1	575.03	0.00	-73.49	648.52	654.93
2410 MASON STATION LLC 2008-1	572.19	0.00	-73.15	645.34	651.71
2409 MASON STATION LLC 2008-1	572.19	0.00	-73.15	645.34	651.71
2420 MASON STATION LLC 2008-1	2,084.61	0.00	-253.03	2,337.64	2,361.75
2408 MASON STATION LLC 2008-1	572.19	0.00	-73.15	645.34	651.71
2416 MASON STATION LLC 2008-1	593.57	0.00	-74.34	667.91	674.40
2415 MASON STATION LLC 2008-1	603.50	0.00	-75.53	679.03	685.64
2392 MASON STATION LLC 2008-1	575.03	0.00	-73.49	648.52	654.93
2196 MASON STATION LLC 2008-1	1,648.89	0.00	-201.85	1,850.74	1,869.80
2195 MASON STATION LLC 2008-1	587.89	0.00	-73.66	661.55	667.97
2194 MASON STATION LLC 2008-1	1,645.10	0.00	-204.57	1,849.67	1,869.00
2173 MASON STATION LLC 2008-1	1,620.11	0.00	-201.51	1,821.62	1,840.65
2169 MASON STATION LLC 2008-1	1,620.11	0.00	-201.51	1,821.62	1,840.65
2141 MASON STATION LLC					

WISCASSET
 11:19 AM

RE Collection Account Status List

01/25/20:

Tax Year: 2008-1 To 2008-1, Show Interest

Order By: Name As Of Date: 01/25/2011

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest
2008-1	3,192.60	0.00	-387.85	3,580.45	3,617.86
2074 MASON STATION LLC					
2008-1	3,208.14	0.00	-389.72	3,597.86	3,635.45
2205 MASON STATION LLC					
2008-1	1,648.89	0.00	-201.85	1,850.74	1,869.80
2082 MASON STATION LLC					
2008-1	3,192.60	0.00	-387.85	3,580.45	3,617.86
2081 MASON STATION LLC					
2008-1	3,208.14	0.00	-389.72	3,597.86	3,635.45
2080 MASON STATION LLC					
2008-1	3,213.76	0.00	-390.40	3,604.16	3,641.82
2078 MASON STATION LLC					
2008-1	3,213.76	0.00	-390.40	3,604.16	3,641.82
2077 MASON STATION LLC					
2008-1	3,251.87	0.00	-394.99	3,646.86	3,684.97
2076 MASON STATION LLC					
2008-1	3,236.37	0.00	-393.12	3,629.49	3,667.42
2075 MASON STATION LLC					
2008-1	3,198.24	0.00	-388.53	3,586.77	3,624.24
2407 MASON STATION LLC					
2008-1	572.19	0.00	-73.15	645.34	651.71
2376 MASON STATION LLC					
2008-1	590.73	0.00	-74.00	664.73	671.19
2381 MASON STATION LLC					
2008-1	586.38	0.00	-74.85	661.23	667.77
2400 MASON STATION LLC					
2008-1	583.64	0.00	-73.15	656.79	663.16
2399 MASON STATION LLC					
2008-1	585.06	0.00	-73.32	658.38	664.77
2398 MASON STATION LLC					
2008-1	585.06	0.00	-73.32	658.38	664.77
2397 MASON STATION LLC					
2008-1	585.06	0.00	-73.32	658.38	664.77
2380 MASON STATION LLC					
2008-1	573.62	0.00	-73.32	646.94	653.33
2379 MASON STATION LLC					
2008-1	573.62	0.00	-73.32	646.94	653.33
2201 MASON STATION LLC					
2008-1	1,648.89	0.00	-201.85	1,850.74	1,869.80
2377 MASON STATION LLC					
2008-1	587.89	0.00	-73.66	661.55	667.97
2203 MASON STATION LLC					
2008-1	1,643.27	0.00	-201.17	1,844.44	1,863.44
2375 MASON STATION LLC					
2008-1	589.32	0.00	-73.83	663.15	669.59
2240 MASON STATION LLC					
2008-1	589.32	0.00	-73.83	663.15	669.59

Town of Wiscasset
17 Jan 2011 foreclosures (as of 24 Jan 2011)

WISCASSET
11:19 AM

RE Collection Account Status List

01/25/20:

Tax Year: 2008-1 To 2008-1, Show Interest

Order By: Name As Of Date: 01/25/2011

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest
2239 MASON STATION LLC 2008-1	586.48	0.00	-73.49	659.97	666.38
2238 MASON STATION LLC 2008-1	599.25	0.00	-75.02	674.27	680.83
2230 MASON STATION LLC 2008-1	1,664.41	0.00	-203.72	1,868.13	1,887.38
2218 MASON STATION LLC 2008-1	1,640.44	0.00	-200.83	1,841.27	1,860.23
2206 MASON STATION LLC 2008-1	1,653.14	0.00	-202.36	1,855.50	1,874.61
2128 MASON STATION LLC 2008-1	3,192.60	0.00	-387.85	3,580.45	3,617.86
2378 MASON STATION LLC 2008-1	599.25	0.00	-75.02	674.27	680.83
2385 MASON STATION LLC 2008-1	576.46	0.00	-73.66	650.12	656.54
2391 MASON STATION LLC 2008-1	573.62	0.00	-73.32	646.94	653.33
2073 MASON STATION LLC 2008-1	3,195.44	0.00	-388.19	3,583.63	3,621.07
2390 MASON STATION LLC 2008-1	573.62	0.00	-73.32	646.94	653.33
2389 MASON STATION LLC 2008-1	575.03	0.00	-73.49	648.52	654.93
2388 MASON STATION LLC 2008-1	575.03	0.00	-73.49	648.52	654.93
2387 MASON STATION LLC 2008-1	576.46	0.00	-73.66	650.12	656.54
2386 MASON STATION LLC 2008-1	577.87	0.00	-73.83	651.70	658.14
2070 MASON STATION LLC 2008-1	573.62	0.00	-73.32	646.94	653.33
2139 MASON STATION LLC 2008-1	3,192.60	0.00	-387.85	3,580.45	3,617.86
2384 MASON STATION LLC 2008-1	576.46	0.00	-73.66	650.12	656.54
2383 MASON STATION LLC 2008-1	573.62	0.00	-73.32	646.94	653.33
2 MASON STATION LLC 2008-1	1,119.91	0.00	-137.41	1,257.32	1,270.03
472 MCAFEE, MABEL 2008-1	1,807.97	975.14	-237.38	1,070.21	1,072.32
2436 PERKINS, KRISTY 2008-1	159.45	0.00	-22.31	181.76	183.12
1939 PINKHAM, MIKE 2008-1	227.55	0.00	-30.47	258.02	260.18
47 REED, CHARLES					

WISCASSET
11:19 AM

RE Collection Account Status List

01/25/20:

Tax Year: 2008-1 To 2008-1, Show Interest

Order By: Name As Of Date: 01/25/2011

Acct Year	Property Tax Due	Payment Received	Abate - Adjust	Balance Due	Balance Due w/ Interest
2008-1	284.30	0.00	-37.27	321.57	324.40
2066 REED, NAOMI					
2008-1	206.27	0.00	-27.92	234.19	236.10
38 RUSSELL, DONALD					
2008-1	184.99	0.00	-25.37	210.36	212.02
1956 SHEA, BRANDON					
2008-1	186.41	0.00	-25.54	211.95	213.63
432 SPAULDING, JENNY					
2008-1	504.19	0.00	-63.63	567.82	573.25
994 SPRAGUE, KYMBERLY D.					
2008-1	1,202.18	0.00	-147.28	1,349.46	1,363.14
213 SPROUL, MARJORY DELANO, DEVISSSES OF SPROUL, PERRY					
2008-1	1,741.28	0.00	-211.88	1,953.16	1,973.21
410 SUKEFORTH, BRIAN					
2008-1	148.11	0.00	-20.95	169.06	170.28
2271 TENNEY, MARK HUTCHINS, CECILIA					
2008-1	440.35	0.00	-55.98	496.33	501.01
2094 TILAS, LUCINDA S. TILAS, NICHOLAS J.					
2008-1	3,351.49	1,645.40	-367.05	2,073.14	2,097.80
1850 TRUE, DONALD A. TRUE, DENISE L.					
2008-1	3,327.38	0.00	-401.96	3,729.34	3,768.14
1564 WAITE, JOSHUA					
2008-1	321.19	0.00	-41.69	362.88	366.15
650 WALL, HEIDI					
2008-1	167.97	0.00	-23.33	191.30	192.76
594 WEST, JULIE M. J/T WEST ROBERT					
2008-1	1,565.37	0.00	-190.80	1,756.17	1,774.14
851 WISCASSET, INHABITANTS OF MUNICIPALITY OF					
2008-1	2,069.92	0.00	-373.61	2,069.92	2,443.53
854 WISCASSET, INHABITANTS OF MUNICIPALITY OF					
2008-1	508.64	0.00	-91.81	508.64	600.45
	163,783.73		-21,468.93		181,587.88
		5,621.29		179,165.95	

Selectmen Goals 2011

Challenges:

The Town of Wiscasset is struggling to maintain needed infrastructure and capital equipment since the valuation of the Town saw a dramatic decrease with the closing of Maine Yankee. Wiscasset is not in the forefront marketing itself as a business friendly community with development incentives. Public involvement has not been optimized and there is voter apathy. Citizens cannot continue to afford higher taxes and revenues have not been maximized. The Town needs to plan its future including transportation and historic preservation improvements in order to keep the community attractive to both visitors and residents.

Opportunities:

The Town is fortunate to have a historic village which has been preserved through public and private investment. Many people have chosen to retire in Town and are available to serve in a variety of volunteer capacities. Lincoln County Television has allowed the Selectmen to broadcast their meetings to the general public. The Town is situated on the coast with plenty of recreational lands and public trails. Past partnerships with surrounding towns and agencies are a great foundation to build upon future success. The recent development of a chamber of commerce is a new relationship with the local government to develop the Town further.

Goals:

Financial:

- Adopt an investment and capital improvement policy to secure the future investment in the Town's infrastructure and capital equipment without drastically impacting the tax rate.
- Pursue operational efficiencies in order to maintain or lower expenses.
- Seek ways to increase alternative revenues to develop sustainable departmental operations.

Economic Development:

- To be known as a business-friendly community by not only retaining the current businesses by attracting new ones.
- Reduce regulations to allow for business development while retaining character of community.
- Seek businesses that add to the quality of community through newer technologies, the creation of jobs and by developing a diversity of types and sizes of businesses.
- Encourage businesses development in commercial areas along major transportation routes in accordance with the comprehensive plan.

Civic Engagement:

- Engage the general public through the broadcasting of as many public meetings as possible.

- Seek to involve the youth in the public process in partnership with the High School and using social media.

Quality of Place:

- Retain the unique character of Wiscasset from its waterfront and historic village area to its rural landscape.
 - Maximize recreational opportunities for citizens and visitors of all ages.
 - Support local businesses and residents who keep Wiscasset from becoming a cookie cutter coastal community.
-

Challenges:

- Waterfront infrastructure upkeep
- Infrastructure maintenance
 - Sewer – limited users
- Not competitive in Business Market
 - Taxes
 - No Full Time staff or Economic Development
 - BNAS – Incentives
- Ease for business development
- Curb cuts on Route 1
- Public Involvement
 - Volunteers
 - Voting
 - Apathy
 - Sense that Board goes against the legislative body
- Need for Town Train Station
- To decrease taxes we must cut services
- Revenue generation
 - Make certain departments more self sufficient
- Health Care costs for employees
- No significant annual community event
- Emergency Plan has not been exercised
- Historic village
- Bypass – keep up with informal and find acceptable route
- Keeping taxes down
 - Residents on fixed incomes
 - Only ½ of budget under town control
 - Were valuation rich in past
 - Redirect limited resources to reduce town expenses
- Replacing rapidly depreciating equipment
 - Use town reserves

Opportunities:

- People of community
 - Civic engagement
 - Skills and abilities to benefit community
 - Retirement group younger and willing to serve
- Public Television for Board meetings
- Historic Village
 - Private investment downtown
- Recreational trails and lands
- Partnerships
 - Westport
 - Edgecomb
 - Alna
 - Lincoln County
- Developable Land
- Chamber of Commerce
- Spirit Award recognition for St. Phillips – recognize others
- Attrition in workforce allows reduction in labor naturally
- Energy infrastructure power grid
- Tidal energy project
- Riverbank
- Airport
- Eastern Railroad
- Waterfront development

Goals:

- Adopt investment policy
- Capital Improvement Plan
- Finances – Affordable community
 - Maintain taxes and expenses under inflation
 - Reduce expenses and lower taxes through operational efficiencies
 - Get people to recycle more
- Revenues – Find ways to increase revenues and make sustainable departments
- Increase the quality of life through recreational opportunities.
- To be business friendly
 - Relax business regulations
 - Zoning incentives
- Businesses that create job opportunities besides taxes
- Retain the current businesses while growing
 - Would like a mixture of the sizes and types of businesses
- Create business opportunities on major routes
- Maintain the character of the village
- Define what we have and who we want

- Green energy opportunities
- Implement the comprehensive plan.
- Expand recording of public meetings
 - Advertise the schedule of shows
- Engage younger voters
 - Problems of democracy Class
 - How to get high school students involved
 - Facebook
- Find Ways to communicate
 - Opportunities for youth

DRAFT



Town of Wiscasset

12 H.

MEMORANDUM

To: Board of Selectmen
Fr: Peter Arnold
Re: Tidal Power Energy Project Update
Dt: January 27, 2011

The Tidal Power Project is moving forward by seeking funding for a more in depth look at the currents and bottom configuration around the Westport Bridge. This location was selected for further study after the initial transect study, completed in the fall and submitted to the Selectmen, identified this area as having potential for a tidal power project.

I have submitted proposals with a budget of \$36,850 to two possible funding sources. The budget was worked out with Jim Churchill of Woods Hole Oceanographic to do follow up current velocity studies over a month-long tidal cycle as a follow up to a 12.5 hour transect study completed in the fall. Bathometric, side-scan sonar and multibeam studies will also be undertaken to characterize the bottom at that site. If the proposal is funded the money will be used for these follow up studies which were recommended by Ocean Renewable Power Corporation after they reviewed the initial study results and found them encouraging. The budget includes funds for project management services and administrative costs.

Tidal energy is important for Maine because the resource is large; tidal power's environmental and visual impact is low; and the potential for energy-related local jobs is substantial. Wiscasset is well positioned to benefit from tidal power generation. To move the project forward however funds are needed to gather more comprehensive current velocity data and geotechnical information about the riverbed. If funding is secured in-kind donations of technical support from the Maine Tidal Energy Initiative at the University of Maine, Orono, and the Ocean Renewable Power Company of Portland will leverage out-of-pocket costs.