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Wiscasset Board of Selectmen
June 21, 2011

Preliminary Minutes

(tape recorded meeting)

Present: Chairman Judy Colby, Bill Curtis, Vice Chairman David Nichols, Ed Polewarczyk
and Town Manager Laurie Smith

Absent: Pam Dunning

1. Call to Order

Town Clerk Christine Wolfe called the meeting to order at 7 p.m.

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

3. Nominations for Chair of the Board of Selectmen

**David Nichols nominated Judy Colby for Chairman. There were no other nominations.
Vote 3-0-1.**

4. Nominations for Vice Chair of the Board of Selectmen

**Bill Curtis nominated David Nichols for Vice Chairman. There were no other nominations.
Vote 3-0-1**

5. Approval of Treasurer's Warrant: June 14, 2011 and June 21, 2011

Ed Polewarczyk moved to accept the Treasurer's Warrants as presented. Vote 4-0-0.

6. Approval of Minutes: June 7, 2011

David Nichols moved to approve the minutes as read. Vote 3-0-1.

7. Special Presentations or Awards

Susan Robson, Todd Souza and Sherri Dunbar to present Wiscasset's "Alive Summer Concert Series"

Todd Souza announced the schedule for a series of seven concerts at the waterfront that will begin Thursday, July 7, at 6 p.m. and end on August 18. The concerts, rock, jazz, folk, country and bluegrass, will be sponsored by local businesses.

8. Appointments

A. Appoint Stephen Williams and Pamela Brackett to the Airport Committee

David Nichols moved to appoint Stephen Williams and Pamela Brackett to the Airport Committee, serving a term of three years. Vote 4-0-0.

B. Appoint Susan Blagden to the Appeals Board

Ed Polewarczyk moved to appoint Susan Blagden to the Appeals Board, serving a term of three years. Vote 4-0-0.

C. Appoint Norma Gordon, Vickie L. Hersom, Richelle Pontau and Donald Jones to the Appearance Committee

David Nichols moved to appoint Norma Gordon, Vickie L. Hersom, Richelle Pontau and Donald Jones to the Appearance Committee serving a term of one year. Vote 4-0-0.

D. Appoint Dan Sortwell and Anne Leslie to the Conservation Commission

Bill Curtis moved to appoint Dan Sortwell and Anne Leslie to the Conservation Commission. Vote 4-0-0.

E. Appoint _____ from the Board of Selectmen to the Investment Advisory Committee

David Nichols moved to appoint Ed Polewarczyk to the Investment Advisory Committee, serving a term of one year. Polewarczyk declined the appointment as he said he would like to devote time to other issues such as the selectmen's involvement in and appointment of committees, the capital improvement program, the Museum in the Streets, Historic Preservation Ordinance and others. **Judy Colby moved to postpone the appointment until the next meeting. Vote 4-0-0.**

F. Appoint Conrad P. Schilke and Pat Barnes to the Ordinance Review Committee

Ed Polewarczyk moved to appoint Conrad P. Schilke and Pat Barnes to the Ordinance Review Committee, serving a term of three years. Vote 4-0-0.

G. Appoint Stephen House, Lester Morse and Debra Pooler to the Planning Board

Bill Curtis moved to appoint Stephen House, Lester Morse and Debra Pooler to the Planning Board, serving a term of three years. Vote 4-0-0.

H. Appoint Paul Dickson, Richard Forrest, Donald R. James, Timothy F. James, Peter (PJ) Fairfield and Rex Collamore to the Shellfish Conservation Committee

David Nichols moved to appoint Paul Dickson, Richard Forrest, and Donald R. James for a three year term; Timothy F. James and Peter (PJ) Fairfield for a two year term; and Rex Collamore for a one year term to the Shellfish Conservation Committee. Vote 4-0-0.

I. Appoint Donald L. Jones, Lois Kwantz, Seaver Leslie, Sean Rafter and Cynthia Fischer to the Transportation Committee

Ed Polewarczyk moved to appoint Donald L. Jones, Lois Kwantz, Seaver Leslie, Sean Rafter and Cynthia Fischer to the Transportation Committee. Vote 4-0-0.

J. Appoint Lisa Garman and Mary Ellen Barnes to the 4th of July and Town Celebrations Committees

Bill Curtis moved to appoint Lisa Garman and Mary Ellen Barnes to the 4th of July and Town Celebrations Committees, serving a term of one year. Vote 4-0-0.

9. Public Comment on non-agenda items

There were no comments.

10. Department Head or Committee Chair Report

A. Rick Lang to present fees for the sign ordinance and seasonal business

Code Enforcement and Sign Control Officer Rick Lang said the recently adopted seasonal businesses and sign ordinances required the fees to be set by the selectmen. He recommended that the selectmen set a \$40 fee per sign and a \$50 fee for all Temporary Business Licenses. Lang explained the temporary advertising sign regulations would require a one-time yearly permit fee and a business would be allowed four temporary signs at any one time for 30 consecutive days. The cost for four temporary signs would be \$160. **Judy Colby moved to adopt the fees for signs and seasonal businesses as proposed.** In response to Ed Polewarczyk's question about fees for roadside stands, Lang said that temporary businesses compete with local tax-paying businesses. Polewarczyk said there is a conflict in the ordinances where Article IX says there will be no fee for temporary businesses and the new ordinance requires a fee. Lang said the more restrictive would apply. **Vote 3-1-0.**

11. Unfinished Business

A. Discussion of Central Maine Power land transfer of Upper Montsweag Dam

Town Manager Laurie Smith reported that CMP is no longer interested in transferring ownership of this land. She expects a letter from CMP with an explanation.

B. The Town Website Policy

David Nichols moved to approve the attached website policy with a change adding to the end of the first paragraph, "The Town of Wiscasset maintains these links at its sole discretion and may add or remove links at any time with or without written notice to the links sponsor." In response to Polewarczyk's question, Smith explained that the policy had been amended at the recommendation of the town attorney to exclude references to those entities that would not be allowed to have links on the site and focus on the types of entities whose links would be allowed. Polewarczyk recommended that a reference to local businesses be included. The Town Clerk said that businesses and their links are currently listed on the town's website; the majority of the board decided that it was not necessary to add businesses to the policy. **Vote 3-1-0.**

12. New Business

A. Chris Dilts and Chamber of Commerce to request waiver of sign fees for the new information center

David Nichols moved to waive the permit fees for the new Chamber of Commerce information center. Ed Polewarczyk, although he was in favor of waiving the fees, questioned the authority of the board to waive the fee. He recused himself from voting on the motion because, as a member of the Chamber of Commerce, he could not deal with the issue without bias. **Vote 3-0-1.** There will be an open house at the information center on Thursday, June 23 at 5:30. In response to Polewarczyk's comment that the board had just negated the newly adopted ordinance, Smith said that selectmen have authority to set the fees and therefore this matter had been put on the agenda; however, she will check with the town attorney.

B. Open and award the Tax Anticipation Note (TAN) bids

David Nichols moved that the Board of Selectmen authorize the Town Manager to award the Tax Anticipation Note (TAN) bid to the lowest qualified bidder, or to reject any and all bids in consideration of the best interest for the Town. The following bids were received:

<u>Bank</u>	<u>As Needed</u>	<u>Lump Sum</u>
Androscoggin Bank	1.27%	1.09%
Bank of Maine	1.18%	.99%

The First

1.49%

1.49%

All bids were calculated on a 360-day basis. **Vote 4-0-0.**

C. Approval of lien and tax-acquired installment contracts

Smith explained that the only change made since the draft contracts were presented to the board at the last meeting was to the Matured Tax Liens policy. A change was made to indicate that as long as the taxpayer continued to make payments under the contract, additional interest would not accrue. **Judy Colby moved that the Board of Selectmen authorize the Town Manager to enter into agreements with taxpayers for liened or tax-acquired property with a pay-off term of up to 48 months. Vote 4-0-0.**

D. Wiscasset Ambulance Service Collection Policy

David Nichols moved that the Board of Selectmen authorize the use of a collection agency after 120 days. Smith said the town's medical billing service has returned unpaid bills that it would like to write off, as they are unable to collect the approximately \$53,000 outstanding. The town has a policy that allows a waiver in hardship cases. Smith recommended that the outstanding bills be sent to a collection agency after 120 days. **Vote 4-0-0.**

E. Set meeting date for Assessor abatement meeting on June 28th

Judy Colby moved to set an Assessor meeting for abatements on June 28th at 6 p.m. at the Town Office. Vote 4-0-0.

13. Town Manager's Report

A. Roadside mowing

Smith reported that letters had been sent out to potential interested parties for proposals on roadside mowing at the airport. Boothbay has agreed to lend a tractor and sickle bar for mowing to Wiscasset at no cost in exchange for a possible future loan of Wiscasset equipment. The Boothbay equipment will be used this summer.

B. Pier Project bidding process

The pier project was approved by the voters and Smith has contacted the engineers to begin work.

C. Planning Position

Smith has investigated sharing the position with a nearby community, and filling the position on a short-term basis with the Damariscotta planner is a possibility. She said the board could decide to hire someone to work fewer hours at a higher salary or more hours at a reduced salary. She recommended advertising the position to determine the response.

D. White's Island Bridges

The bridges are deteriorating and replacing the piling caps on the second bridge would cost \$2 to \$3,000, which could be handled in house; however, more work is needed. The first set of bridges would need additional work in the near future. The bridges are not currently usable. She said a planned meeting with Mr. Phinney to discuss the bridges had not taken place. Smith expressed concern that the town would continue to spend money on a project without the anticipated outcome. In response to Ed Polewarczyk's question, Smith said that if nothing were done to the bridges and they ultimately collapsed, the town might be negligent in causing damage to others'

property and it may be difficult under the permitting process to replace them in the future. She asked for the board's feedback and suggested a meeting with the town attorney and/or negotiations with Mr. Phinney. There was a consensus to meet with Mr. Phinney.

E. Downtown parking

Smith distributed copies of a brochure and map showing long- and short-term parking in Wiscasset. This will be provided to businesses to give to their employees and customers. The Wiscasset police will be enforcing the parking time limits.

F. Tax club update

To date, no one has signed up for the tax club. It has been publicized on the town sign and in the newspaper. Smith encouraged anyone who was interested to sign up in the town office.

G. Elections update

Chris Wolfe said the elections went well but only 370 people out of 2700 registered voters had voted and more than half of the votes were by absentee ballot. A frequent comment from voters was that the ballot was too long. Others, Wolfe said, asked what they were voting on, which she thought was sad after all the public hearings and information in the newspapers.

H. Town Common Update

The Beautification Committee has met to discuss trimming some areas on the Town Common.

I. General update

Smith distributed a request for proposals for the former Hart property. Originally, the plan was not to turn over the property until it was cleaned up; however, the town attorney advised that if the property were deeded before cleanup, restrictions should be placed on the deed. Smith said the proposal would include cleaning up the property as part of a sale, but the selectmen had also discussed the proposed use of the property, how quickly it would be cleaned up and what the maximum return value would be to the town. Consideration of the RFP will be brought up at a later date.

Referring to the following sections in the town manager's report, (I) Bob Blagden said the more restrictions put on the deed, the less the Hart property will be worth. He added that the town should not be in the business of trying to sell or assess the value of the development. (G) Regarding the low turnout at elections, Blagden asked why they could not be held in the Municipal Building hearing room. (D) He said the White's Island bridges belong to the town and are on the town right-of-way and the town is not obligated to do anything. (C) Blagden said the town could save \$60-\$70,000 a year if it did not hire a planner. He questioned the benefit the town had gotten from having a planner. He added that the ordinances have conflicts that aren't resolved and the town should stop writing ordinances.

Norman Guidoboni said he had dealt with the town planner and found that the ordinances were so poorly written that he and the board could not interpret them. He said the ordinances do not match what's in the master plan. He suggested that if a planner is hired, he or she should be given a two-year contract to look at the ordinances and see how they affect the town and people and see that sentences are constructed so that people can interpret the meaning.

14. Other Business

Bill Curtis moved that the board vote to declare the old generator surplus and authorize the town manager to seek bids on it as scrap. Vote 4-0-0.

Curtis asked that a workshop be scheduled to discuss the Keating property and emergency generator replacement. He said \$14,400 has been approved for a new generator, but that did not happen. He added that loss of power will affect communications for police, fire and ambulance and the backup for the county communication system; and the municipal building also serves as an emergency shelter. A workshop with the heads of the fire, police and emergency management will be scheduled in July.

Richard Hanson said the town mechanic took care of the generator for years but the last time it failed, no one asked him to look at it. Hanson said a man who dealt with generators all over the country had offered to look at the town's generator for three hours at \$75/hr to see what was needed and what was available, but his offer wasn't accepted. David Nichols said that according to a technician from Rangely, it was not possible to get parts. Hanson added that the person who originally evaluated the generator was also one of the bidders.

15. Adjournment

At 8:30 p.m., David Nichols moved to adjourn. Vote 5-0-0

4

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JUNE 28, 2011

Present: Chairman Judy Colby, Bill Curtis, Pam Dunning, Vice Chairman David Nichols,
Ed Polewarczyk, Town Manager Laurie Smith and Assessors' Agent Sue Varney

1. Call to Order

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

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

3. New Business

A. Abatements: Meet with Assessor's Agent to review and act on nine abatement requests

4. Richard C. French (U01-030, Acct. #1163)

Because Mr. French and his attorney Eliot Field were present, this request was taken out of order. Field contended that the barn on the property, which is now used as showroom space for part of the year, was over-assessed, as it has no heat, insulation or plumbing, although there is a monitor heater. Sue Varney will recalculate the value of the barn/store frame without plumbing or insulation and the item will be on the agenda for the July 5 meeting.

1. Rusty and Susan Bryant (R03-047-A, Acct. #2215)

Varney recommended the value on this property be lowered as it is undeveloped. David Nichols moved to approve the abatement in the amount of \$18,000 in valuation resulting in a refund of \$266.40 for tax year 2010. Vote 5-0-0.

2. Constance Heilman (R05-001, Acct. #701)

This property belongs to the town and the total should be abated to clear the books. Pam Dunning moved that this abatement be approved resulting in \$711.08 removed from the record in order to clear the books. Vote 5-0-0.

3. Kenneth L. Gray & Mary Havens (R05-116-015, Acct. #767)

The dock and float has been moved and assessed to the subdivision association and the value should be removed from this account. David Nichols moved to approve the abatement in the amount of \$2,250 in valuation resulting in a refund of \$33.30. Vote 5-0-0.

5. Gail White (U01-125, Acct. #1263)

This property has no attic. Bill Curtis moved to approve the abatement of \$7,100 in valuation resulting in a refund of \$105.08 for tax year 2010. Vote 5-0-0.

6. Dorothy Holbrook (U06-019, Acct. #1523)

Applicant has contested the value as too high and she has been unable to sell her property. The land valuation factor was decreased from 75% factor to 60% in 2008 to recognize the town pump station location nearby. Varney said the property value is consistent with other property along this section of Route 1. David Nichols moved to deny the abatement. Vote 5-0-0.

7. Ruhle & Sons (Shaw's Supermarket) (U17-001-A, Acct #1770)

Varney said the applicant requested using the income approach as a basis for valuation; however, the town attempted this several years ago without success, as businesses did not cooperate by submitting income tax returns. She recommended that the town assess the base commercial value for two acres of commercial prime and assess the remaining 7.10 acres as commercial rear land. She said this would be consistent with the new McDonald's assessment across the street. This would result in an abatement of \$14,000. The board asked how much of the 7.10-acre rear land would be buildable, and if there was the possibility of expansion if the maximum lot coverage had not been reached. **Judy Colby moved to deny the Ruhle & Sons abatement for lack of information. Vote 5-0-0.**

8. Mark Buscanera (Personal Property Acct. #7)

This business has closed. **Pam Dunning moved to grant the abatement for Mark Buscanera resulting in \$41.92 removed from the record in order to clear the books. Vote 5-0-0.**

9. John R. Pray (Personal Property Acct. #271)

This business has closed. **Pam Dunning moved the abatement be approved resulting in \$38.22 removed from the record in order to clear the books. Vote 5-0-0.**

Varney said the County Commissioners had ordered the board to abide by the DEP ruling with regard to R-7A, Lot 72, Mason Station, LLC, and drop the value from 50% factor to 25% factor. The board signed the necessary documentation.

Laurie Smith said valuations in the village area had not equalized to current market values, and because of the economy, forced sales or foreclosure sales did not reflect the true market value of properties. In addition, she said property owners in the village felt their properties were being valued much higher than properties in other parts of town. She said it was difficult to make recommendations on valuing property because trends were not evident; however, in order to respond to the citizens on the issue, the board should consider this when going to commitment and setting the mill rate.

Varney said all coastal towns are having the same problem and she is attempting to see how other towns are handling this situation. The last revaluation was in 2007 and no factoring either up or down had been done since. Factoring was discussed but it was determined that decreasing the property values would only lead to increasing the tax rate. Pam Dunning recommended that rather than reassessing all properties, the town deal only with those property-owners who were complaining and could file for an abatement if they felt their property was not fairly assessed.

Smith said it was important for the board to consider the issue because abatements had not been budgeted and would be a major factor to cash flow.

B. Discussion of Hart property clean-up bid

The board had discussed at the previous meeting the request for proposals for the sale and clean-up of this property and whether deed restrictions or conditions on a purchase and sale agreement were necessary. Smith said according to Town Attorney Dennis Jumper, deed restrictions could be used to require that the land be used for residential property; however, to require a certain type of development, i.e. six-lot subdivision, would have no impact and there would be a deed restriction that would affect the future sale of the property. Considering future tax value to the town and exploring development potential, Smith said, was less important at this time than selling the property. She recommended amending the RFP to retain the first two paragraphs (price and assessment) and the last paragraph (reserving the right to refuse any and all bids). A time limit for clean-up was also recommended with extensions possible. **Ed Polewarczyk moved to accept the first two paragraphs of the Town Manager's proposal**

(the bid information and hiring of a private consultant), to add a clean-up date requirement with a one year limit, which the selectmen would have the ability to extend under extenuating circumstances, and to retain the last paragraph reserving the right of Wiscasset to refuse any and all bids. Vote 5-0-0.

4. Adjournment

At 7:30 p.m., David Nichols moved to adjourn. Vote 5-0-0.

CERTIFICATE OF APPOINTMENT
(Title 30, M.R.S.A. 2253)

6A

MUNICIPALITY OF WISCASSET

To EARL DIGHTON of Wiscasset, in the County of Lincoln, and State of Maine: There being a vacancy in the position of SENIOR CENTER TRUSTEE the Selectmen of the Municipality of Wiscasset do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you as a SENIOR CENTER TRUSTEE within and for the Municipality of Wiscasset, such appointment to be effective through June 30, 2014.

Given under our hand this 5 day of July, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named EARL DIGHTON who has been duly appointed by the Selectmen as a SENIOR CENTER TRUSTEE in said Municipality, and took oath necessary to qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

CERTIFICATE OF APPOINTMENT
(Title 30, M.R.S.A. 2253)

6A

MUNICIPALITY OF WISCASSET

To KEITH BRIDGHAM of Wiscasset, in the County of Lincoln, and State of Maine: There being a vacancy in the position of SENIOR CENTER TRUSTEE the Selectmen of the Municipality of Wiscasset do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you as a SENIOR CENTER TRUSTEE within and for the Municipality of Wiscasset, such appointment to be effective through June 30, 2014.

Given under our hand this 5 day of July, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named KEITH BRIDGHAM who has been duly appointed by the Selectmen as a SENIOR CENTER TRUSTEE in said Municipality, and took oath necessary to qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

CERTIFICATE OF APPOINTMENT
(Title 30, M.R.S.A. 2253)

6A

MUNICIPALITY OF WISCASSET

To ELEANOR TRACY of Wiscasset, in the County of Lincoln, and State of Maine: There being a vacancy in the position of SENIOR CENTER TRUSTEE the Selectmen of the Municipality of Wiscasset do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you as a SENIOR CENTER TRUSTEE within and for the Municipality of Wiscasset, such appointment to be effective through June 30, 2014.

Given under our hand this 5 day of July, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named ELEANOR TRACY who has been duly appointed by the Selectmen as a SENIOR CENTER TRUSTEE in said Municipality, and took oath necessary to qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

CERTIFICATE OF APPOINTMENT
(Title 30, M.R.S.A. 2253)

6A

MUNICIPALITY OF WISCASSET

To **ANTHONY GATTI** of Wiscasset, in the County of Lincoln, and State of Maine: There being a vacancy in the position of **SENIOR CENTER TRUSTEE** the Selectmen of the Municipality of Wiscasset do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you as a **SENIOR CENTER TRUSTEE** within and for the Municipality of Wiscasset, such appointment to be effective through June 30, 2014.

Given under our hand this 5 day of July, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named **ANTHONY GATTI** who has been duly appointed by the Selectmen as a **SENIOR CENTER TRUSTEE** in said Municipality, and took oath necessary to qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

CERTIFICATE OF APPOINTMENT
(Title 30, M.R.S.A. 2253)

LB

MUNICIPALITY OF WISCASSET

To **PAMELA DUNNING** of Wiscasset, in the County of Lincoln, and State of
Maine: There being a vacancy in the position of **INVESTMENT ADVISORY
COMMITTEE** the Selectmen of the Municipality of Wiscasset do, in
accordance with the provisions of the laws of the State of Maine, hereby
appoint you as an **INVESTMENT ADVISORY COMMITTEE** within and for the
Municipality of Wiscasset, such appointment to be effective through June 30,
2012.

Given under our hand this 5 day of July, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named **PAMELA DUNNING** who has been duly appointed by
the Selectmen as an **INVESTMENT ADVISORY COMMITTEE MEMBER** in said
Municipality, and took oath necessary to qualify him to discharge said duties for the term
specified above according to law.

Before me,

Municipal Clerk



9A

MAINE POWER RELIABILITY PROGRAM

A CENTRAL MAINE POWER COMPANY PROGRAM
WWW.MAINEPOWER.COM

June 21, 2011

Ms. Laurie Smith, Town Manager
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578-4108

**Re: Maine Power Reliability Program
Montsweag Brook Compensation Parcel**

Dear Ms. Smith:

Central Maine Power Company (CMP) has designated a 22 acre parcel of land, the so-called "Montsweag Brook parcel", in Wiscasset and Woolwich as a compensation parcel for CMP's Maine Power Reliability Program (MPRP) project.

The MPRP is a system-wide upgrade of CMP's bulk transmission system, consisting of upgrades and/or construction of 440 miles and transmission line and several substations.

Under the conditions of the Maine Department of Environmental Protection (DEP) and the United States Army Corps of Engineers (ACOE) permits, CMP must offset impacts to natural resources caused by the construction of MPRP by providing and protecting compensation parcels which have similar resources.

From a natural resource/compensation value, the property contains 3 acres of wetlands and 19 acres of upland wetland buffer that is also designated as a deer wintering area (indeterminate value). As a condition of the DEP and ACOE permits, CMP placed protective deed covenants and restrictions to ensure the protection of these resources in perpetuity, regardless of who may own the land in the future. These covenants and restrictions are dated August 5, 2010 and are recorded in the Lincoln and Sagadahoc County Registry of Deeds in Book 4304, Page 54, and Book 3212, Page 136, respectively.

CMP had originally contacted Chewonki Foundation and discussed transferring the property to them. Initially Chewonki was interested in the property, but subsequently withdrew their intent to accept the property.

CMP then contacted the Town of Wiscasset, and later on the Town of Woolwich, to determine if either or both towns had an interest in accepting a transfer of the property with the DEP and ACOE provisions. In separate meetings with towns' Selectmen and a joint meeting of the Selectmen, both towns expressed an interest in the property for various reasons.





MAINE POWER
RELIABILITY PROGRAM
A CENTRAL MAINE POWER COMPANY PROGRAM
WWW.MAINEPOWER.COM

Concerns were expressed about potential dam removal requirements, local fire protection, lost tax revenue, condition and maintenance history of the dam, and costs for future maintenance, which are all reasonable concerns. CMP was willing to provide stewardship funds in the amount of \$100,000 to the property recipient to assist with the management and maintenance of the property. From discussions with the towns, it appeared this may not be a suitable level of funding for either town to take on ownership of the property and the dam.

CMP has reconsidered their options and has decided to retain ownership of the Monstweag Brook parcel. This position would appear to satisfy to needs and requirements of CMP as well as the towns:

- Protective deed covenants and restrictions have been placed on the property pursuant to the DEP and ACOE MPRP permit requirements;
- CMP remains responsible for costs associated with the dam;
- The property remains on the tax rolls of both towns;
- The impoundment created by the dam will be available as a water supply for the local fire departments as long as the dam remains viable; and
- The property will remain available for passive recreational activities to residents.

CMP remains open to transferring the property to interested qualified entities provided mutually acceptable terms and conditions can be negotiated.

We appreciate the Town's interest and participation in this process. Please feel free to contact me directly by calling 253-4094, or via e-mail: douglas.herling@cmpco.com.

Sincerely,

Doug Herling
Vice President of Special Projects and Executive Sponsor
Maine Power Reliability Program
Central Maine Power Company

9B

WISCASSET
Name: FRENCH LLC., RICHARD C.

Valuation Report

06/29/2011

Page 3

Account: 1163 Card: 2 of 2

Map/Lot:
Location:

U01-030

8 FEDERAL STREET

Neighborhood VILLAGE

Zoning/Use RESIDENTIAL
Topography Level
Utilities All Public
Street Paved

Example

Reference 1 B3614P0251 (01/06)
Reference 2 U-01-030/00 0000000000
Tran/Land/Bldg 1 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 101

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1,440 Sqft	Grade B 100	Base	264,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-12,933
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,919
Attic	Floor & Stairs			Attic	2,822
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	2,880	Insulation	-4,703
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1784	2009	OLD TYPE	Old Type	Good	Typical		246,205
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	100%	100%	196,964

Acpt Land 0 Accepted Bldg 197,000 Total 197,000

Entered 1440 sf building in as example to get results in \$
 Abatement for monitor heat, No plumbing +
 No insulation = 2,555 valuation
 X .0148 mill rate
 \$ 319.01 refund

11c

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Geoffrey H. Hole
207 228-7211 direct
ghole@bernsteinshur.com

June 29, 2011

Laurie A. Smith, Town Manager
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578-4108

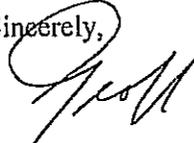
Re: Sign Ordinance

Dear Laurie:

Now that we know the nature of the Chamber of Commerce signs, you have asked me to consider whether they would qualify for an exemption under Section 7.1(E) of the Sign Ordinance. I understand the signs would merely be identifying a location on Route 1 as the Chamber of Commerce and also identifying that location as a place to learn about the various businesses and recreational possibilities in Wiscasset.

It seems to me those signs could be treated as exempt under subsection (E), since they are not promoting an activity at the site, but are rather providing information about the opportunities in the area.

Sincerely,



Geoffrey H. Hole

GHH/lc

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