

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS & OVERSEERS OF THE POOR
SEPTEMBER 20, 2011

Preliminary Minutes

(tape recorded meeting)

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

1. Call to Order

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

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

3. 6 p.m. Executive Session

Judy Colby moved to enter executive session pursuant to 1 M.R.S.A. §405(6)(E) - Consultation with legal counsel. Vote 5-0-0.

David Nichols moved to come out of executive session at 6:47 p.m. Judy Colby said the executive session was to discuss the town's rights and duties as they apply to the sidewalks on Federal Street. **Vote 5-0-0.**

4. Approval of Treasurer's Warrant: September 13, 2011 and September 20, 2011

Ed Polewarczyk moved to approve the Treasurer's Warrant of September 13 as presented. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrant of September 20 as presented. Vote 4-1-0.

5. Approval of Minutes: September 6, 2011 and September 13, 2011

Ed Polewarczyk moved to approve the minutes of September 6 as presented. Vote 5-0-0. Ed Polewarczyk moved to approve the minutes of September 13 as amended. Vote 5-0-0.

6. Special Presentations or Awards

A. Sarah's Café Business Recognition Award: Town Manager Laurie Smith read the Sarah's Café Story, a short history of Sarah Heald's business career in the restaurant business. Chair Judy Colby presented the Town of Wiscasset Business Recognition Award, which read, "To Sarah Heald in recognition of 30 years of business with 25 years of service within the Town of Wiscasset as a valuable member of our community and an important economic contributor to Wiscasset's downtown."

7. Appointments - None

8. Public Comment

Constance Schumann asked whether there would be a cost savings if voting were held at the town office, considering the large number of absentee ballots that were received for the June town meeting. Town Clerk Christine Wolfe said that the town office was not handicapped accessible and there was no additional cost to holding the election at the Community Center.

9. Department Head or Committee Chair Report

Ervin Deck with an Airport News Update: Deck said the open house held in August was a success. Donations of \$8,200 were made, the bulk of the donations going to charities. Deck reported on the upcoming 4th Annual Mid-coast Air and Land Family Festival and Air Show on October 1 from 7:30 a.m. to 5 p.m. at the Wiscasset Municipal Airport. It will feature the Texas Flying Legends, the Tuskegee Airmen Red Tail Traveling Exhibit, Young Eagles Rally, CHIPS Child Identification Program and Touch the Trucks. He said the airport has been working with the FAA on safety issues.

10. Unfinished Business

A. Approval of the warrant articles for the November 8, 2011 election

**Judy Colby moved to approve Article 2 of the November 8, 2011 election. Vote 5-0-0.
Judy Colby moved to approve Article 3 of the November 8, 2011 election. Vote 5-0-0.**

B. Sign the warrant for the November 8, 2011 election

Judy Colby read the warrant. **Pam Dunning moved to sign and authorize the attached warrant. Vote 5-0-0.**

C. Set Public Hearing date on the November 8, Warrant Articles

Judy Colby moved that the Board of Selectmen set a Public Hearing on the November 8, 2011 warrant articles for October 6, 2011 at 7 p.m. Vote 5-0-0.

11. New Business

A. Open Winter Sand Bids for 2011-2012 Season

The following bids were received:

<u>3000 cubic yds.</u>	<u>Loaded on Town Truck/cu.yd.</u>	<u>Mileage</u>	<u>Delivered/cu.yd.</u>
Nathan O. Northrop	\$4.50	27	\$11.74
Scott Connors	6.00	11	11.00
Jacobs Excavation, Inc.	6.90	10	11.90
Harry Crooker	7.00	10	11.00

David Nichols moved that the Board of Selectmen authorize the Town Manager and Road Commissioner, Greg Griffin, to award the 2011-2012 Winter Sand Bid to the lowest qualified bidder. Vote 5-0-0.

B. Koehling Property Bid

Laurie Smith said after discussing this property with Sue Varney, Assessors' Agent, and CEO Rick Lang, it appeared from a market standpoint that \$25,000 to \$30,000 would be an appropriate bid; however, there are outstanding taxes, attorney fees, and tipping fees of \$29,260. There was discussion whether the property could be kept on the tax rolls, or if sold to a non-profit organization, that payments in lieu of taxes would be made. **David Nichols moved that the Board of Selectmen authorize the Town Manager to place the Koehling property out to bid with a minimum bid of \$30,000 with the following condition: it must go back on the tax rolls, and if a non-profit is the high bidder, it would have to make yearly payments equal to the taxes. Vote 5-0-0.**

C. Review and Sign Assessors' Return for Tax Commitment

David Nichols moved that the Board of Selectmen approve the Assessors' Return as submitted. In response to Ed Polewarczyk question on the valuation, Laurie Smith explained there are differences in the valuations; the town's taxable valuation differs from the state's because the state's valuation includes the reimbursements to the town. **Vote 5-0-0.**

D. Discuss mandatory recycling ordinance and the proposed policy for Commercial Waste Haulers

Bill Curtis expressed concern that adequate training on mandatory recycling had not taken place and that a formal presentation to the public should be held on a Saturday or in the evening.

Smith said that she and Ron Lear, Transfer Station Manager, had worked on the administration of the recycling ordinance. The goal is to increase recycling rates and decrease tipping fee costs. For recycling, the town pays \$5 per ton and for waste, \$72-73 per ton. With recycling, the town receives revenues from the sale of metal and cardboard and the tipping fee costs decrease. Beginning October 1, the penalty for not recycling is \$2 per bag.

Ron Lear said 1200 to 1300 flyers had been handed out. He said it was the same single stream recycling that has been used in the past.

An F.A.Q sheet has been developed reminding that this is not a pay-per-bag system. Warnings will be given for the first violation. A 30-gallon bag or the equivalent will be considered a bag for the purpose of the penalty. The goal is to increase recycling to 60% to 80% of the waste, but 25% is expected, or one out of every four bags.

In response to concerns from the public, Ron Lear said the goal was to have people make an attempt to recycle, and there will be a sticker system to identify those people who come monthly.

Regarding the commercial haulers, Smith said penalties would be assessed to whoever brings the trash to the Transfer Station. Packer trucks can be used for single stream recycling; however, the town does not have the facilities to accept packer truck dumping. The packer trucks can drive to West Bath and drop the recyclables there and the town would pay the tipping fees.

Smith said it would be necessary to calculate a per-bag penalty for the mix of Giles' customers and this will be reviewed on a quarterly basis.

Pam Dunning moved that the Board approve the process that the Town Manager and Department Head of the Wiscasset Transfer Station have put in place to implement the ordinance on recycling. Vote 4-1-0.

E. Discussion of Maine Department of Transportation selection of Wiscasset's Recreational Pier for submission to the U.S. Fish and Wildlife Service's Boating Infrastructure Grant (BIG) program. The grant is in the amount of \$100,000 with a local match of \$33,333.33 for a total maximum amount of \$133,333.33 (75% BIG, 25% local)

Smith said the town did not receive the SHIP grant but the Maine Department of Transportation has selected Wiscasset's Recreational Pier for submission to the U.S. Fish and Wildlife Service's Boating Infrastructure Grant (BIG). The town's match of \$33,333.33 will be funded from \$23,000 remaining in the waterfront fund and \$10,000 from the Capital Improvement Reserve fund in the next budget cycle. The grant will fund work on framing the pier, decking, a railing, improved electrical and water service and replacement of dolphins and fender pilings. **Judy Colby moved to move forward with the grant application and request the 25% match from the Town at a future election. Vote 5-0-0.**

F. Discussion on Federal Street sidewalks

The Town Manager said the board met in executive session earlier on the Federal Street sidewalks. **Pam Dunning moved that the board authorize the Town Manager to set up a meeting with the Water District Trustees at the Middle School to walk the site. Vote 5-0-0.**

G. Discussion regarding fireworks ordinance

Smith said, in response to a question raised at the public hearing on September 13, the attorney had advised against an ordinance allowing the selectmen to deal with the permitting of the sale or discharge of fireworks. As far as timing is concerned, an ordinance would have to be completed by the end of October in order to be voted on before the end of the year when the state ordinance takes effect. She and CEO Rick Lang will work on an ordinance and if time allows, the ORC will review the draft.

Bill Curtis asked why the board was in a hurry to get an ordinance ready. He said he had asked the Fire Chief to request ordinances from New Hampshire and Massachusetts. He added that the board members would first have to decide whether they were in favor of permitting sale and discharge of fireworks. He also recommended that the fire and police chiefs be involved in the process.

Smith said if the town did not have an ordinance, the sale and discharge of fireworks would be permitted under state law. There was a consensus that the town manager should proceed with an ordinance dealing with permits for the sale and discharge of fireworks. Bill Curtis opposed.

H. Appointment of Clifford Hendricks to the Budget Committee

Pam Dunning moved to appoint Clifford Hendricks to the Budget Committee, term to expire June 12, 2012. Vote 5-0-0.

I. Appointment of member of Planning Board to the Ordinance Review Committee

David Nichols moved to request the Town Manager to forward a letter to the Planning Board requesting they delegate a third member to the Ordinance Review Committee. The ordinance requires that three members of the Ordinance Review Committee be members of the Planning Board and at present, there are only two planning board members on the ORC. **Vote 5-0-0.**

J. Constitution Week proclamations

The Daughters of the American Revolution have requested Wiscasset to proclaim this Constitution Week. **David Nichols moved to authorize Proclamations designating September 17 through September 23 as "Constitution Week" in the Town of Wiscasset. Vote 5-0-0.**

12. Town Manager's Report

A. Town Common Update: In response to requests to improve the appearance of the town common, and clearing a visual corridor toward the church and courthouse, the Town Appearance Committee met with a group of concerned neighbors near the common and decided that the hemlocks behind the war memorial, the yew at the bottom of the town common and the yew across the street near the Ledges would be removed. The Christmas tree has not been pruned over the years and because of its height, it is difficult to trim. There was a consensus that the Christmas tree be replaced and the Appearance Committee will be so informed.

B. Community for Maine's Future Grant: Smith reported that the town's application for \$350,000 to fund the train station project was not accepted; however, Wiscasset's application is next in line in the event one of the 11 projects, which were accepted, is not able to accept the grant.

C. General Update: The County Commissioners have asked that the board meet with them on the tax abatement for Dorothy Holbrook on October 4; however, that date has been extended to November 1 at 11 a.m. **Pam Dunning moved that the Board of Selectmen sign the letter for extension of the tax abatement hearing for Dorothy Holbrook. Vote 5-0-0.**

Smith reported that she has been called to jury duty. She will appear on October 11 and has blocked out the following two weeks.

13. Other Board Business - None

14. Adjournment

At 8:37 p.m., **David Nichols moved to adjourn. Vote 5-0-0.**

SB



Wiscasset Selectmen Meeting

October 4th 2011

Overview of Partnership Possibilities

Habitat for Humanity/7 Rivers Maine stands ready to assist the communities we serve (Lincoln and Sagadahoc Counties, and the towns of Brunswick and Harpswell).

Through a variety of programming, we can provide service to residents of Wiscasset ranging from home building to weatherization and repair.

Habitat also has extensive experience in working with towns that have taken ownership of properties. We stand ready to accept properties that the town has on its books. Habitat has participated in these kinds of projects many times. Below are some details should a town want to donate a parcel of property to Habitat.

Without Buildings/homes:

- Habitat accepts the property and associate tax obligations
- Habitat works with municipal and private partners to ensure the property is safe and cleaned up
- Habitat maintains property appropriately until it is developed as an affordable housing project and a Habitat partner family is chosen and closes on the home.
- Habitat assumes the costs/responsibilities of developing the lot.
- Habitat attaches all appropriate insurance to the property.

With buildings/homes: All of the above apply with the addition of the following:

- Habitat assesses the structures and determines if they are livable and what work needs to be done.
- Habitat works with volunteers and industry vendors to complete all work needed to rehabilitate the home to the point where it can be sold to a new Habitat partner family.
- Habitat works with the community to gather financial and volunteer support for the project
- Habitat works closely with the town to ensure all codes are being followed
- Habitat works closely with the family providing support, homeownership education and financial literacy education.

Habitat 7 Rivers Maine

Programs for Housing Assistance

General Descriptions

Habitat organizations are primarily known for the construction of affordable housing through the use of donated materials, funds, labor and homeowner "sweat equity". In our area of Maine, there is also a great need to help existing homeowners find ways to afford their homes as the cost of energy rises. Habitat 7 Rivers has created a number of programs that extend the original theme as well as address the need of local homeowners.

Existing Programs:

New Home Construction is the traditional Habitat program that builds affordable new houses. The houses are built to the latest energy efficiency standards to reduce utility costs. The mortgages are subsidized through low interest and or sub-mortgages that are due only upon sale of the home. The families selected must have good credit, be able to afford the cost of the mortgage and operating cost, contribute with "sweat equity" and be currently living in sub-standard housing. Currently Habitat 7 Rivers Maine is only building 2 new homes a ye

Winterization

This program is the only program for which Habitat doesn't require either payback nor sweat equity. This program aims at providing some minimal weatherization for families that qualify for LIHEP, the fuel assistance program. In this program Habitat volunteers seek to reduce the amount of air infiltration by caulking leaks and providing interior storm windows that are produced by Habitat. We spend less than \$100 on any one home, but we estimate that most of this is repaid in one year.

Weatherization

This program attempts to provide a major improvement in the energy efficiency of the home. Habitat 7 Rivers has invested in training and equipment to create a baseline for the house and has the expertise as well as support from professionals and volunteers to bring the home to a high level of energy efficiency. The projects normally use up to \$5K of value, (cash out lay, in-kind material/labor) for which the homeowner is required to supply sweat equity and payback the outlay with an interest free loan. The homeowner must meet income and credit requirements'.

Repair

This program is in support of the Weatherization program. Often, weatherization cannot be accomplished because of the condition of the house. For example it makes no sense to add insulation to an attic if the roof is leaking. For this

program the same homeowner requirements must be met. These projects have a current expenditure cap of \$5K, but an increase in that is being considered. The homeowner's capacity to pay is the governor.

House Rehab

This program seeks to purchase low cost houses, invest in a significant improvement in their energy efficiency and sell them to qualified Habitat homeowners. The goal is to keep the purchase and investment to a range of \$75K to \$90K per house. The home selling range would be \$90 to \$110K. The criteria for homeownership would be the same as that for a newly constructed house. In addition to this program we have discussed with some financial institutions the possibility of Habitat supplying the capital for a rehab of a house that is bank owned to enable a potential mortgagee to purchase the rehabbed house.

Mortgage Assistance

This program offers up to \$300 per month for one year of mortgage assistance. The amount is paid directly to the mortgage holder. The mortgagee would be referred to Habitat and Habitat would decide if the candidate was eligible for this program. The loan is interest free and can be paid back over three years.



TOWN OF WISCASSET BUSINESS RECOGNITION AWARD

To Wayne Averill in recognition of 40 years of business within the Town of Wiscasset as a valuable member of our community and an important economic contributor to Wiscasset's downtown.

Ames True Value Supply

Date

Judith Colby,
Chair of the Board of Selectmen

True Value.
START RIGHT. START HERE.

50A

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

6A

MUNICIPALITY OF WISCASSET

To DUDLEY LEAVITT III of Wiscasset, in the County of Lincoln, and State of Maine: There being a vacancy in the position of RSU #12 BOARD OF DIRECTORS, 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 DIRECTOR ON THE RSU #12 BOARD OF DIRECTORS within and for the Municipality of Wiscasset, such appointment to be effective through June 12, 2012.

Given under our hand this 4 day of October, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named DUDLEY LEAVITT III who has been duly appointed by the Selectmen as a DIRECTOR ON THE RSU 12 BOARD OF DIRECTORS 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)

60

MUNICIPALITY OF WISCASSET

To AL COHEN of Wiscasset, in the County of Lincoln, and State of Maine:

There being a vacancy in the position of ORDINANCE REVIEW COMMITTEE MEMBER, 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 ORDINANCE REVIEW COMMITTEE MEMBER within and for the Municipality of Wiscasset, such appointment to be effective through June 30, 2013.

Given under our hand this 4 day of October, 2011.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named AL COHEN who has been duly appointed by the Selectmen as a ORDINANCE REVIEW 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

GENERAL ASSISTANCE ORDINANCE APPENDICES A-C 2011-2012

The Municipality of _____ adopts the MMA Model Ordinance GA Appendices (A-C) for the period of Oct. 1, 2011—Oct. 1, 2012. These appendices are filed with the Department of Health and Human Services (DHHS) in compliance with Title 22 M.R.S.A. §4305(4).

Signed the _____ (day) of _____ (month) _____ (year)
by the municipal officers:

(Print Name)

(Signature)

GA Overall Maximums

Metropolitan Areas

Persons in Household

COUNTY	1	2	3	4	5*
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	611	712	909	1155	1304
Penobscot County HMFA: Alton, Argyle UT, Bradford, Bradley, Burlington, Carmel, Carroll plantation, Charleston, Chester, Clifton, Corinna, Corinth, Dexter, Dixmont, Drew plantation, East Central Penobscot UT, East Millinocket, Edinburg, Enfield, Etna, Exeter, Garland, Greenbush, Howland, Hudson, Kingman UT, Lagrange, Lakeville, Lee, Levant, Lincoln, Lowell town, Mattawamkeag, Maxfield, Medway, Millinocket, Mount Chase, Newburgh Newport, North Penobscot UT, Passadumkeag, Patten, Plymouth, Prentiss UT, Seboeis plantation, Springfield, Stacyville, Stetson, Twombly UT, Webster plantation, Whitney UT, Winn, Woodville	623	625	751	939	1151
Lewiston/Auburn MSA: Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	523	655	800	1013	1122
Portland HMFA: Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth; Buxton, Hollis, Limington, Old Orchard Beach	812	964	1249	1573	1686
York/Kittery/S.Berwick HMFA: Berwick, Eliot, Kittery, South Berwick, York	1013	1020	1222	1781	1940
Cumberland County HMFA: Baldwin, Bridgton, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	674	794	1024	1223	1567
Brunswick	676	808	1043	1322	1585

Appendix A

Effective: 10/01/11-10/01/12

COUNTY	1	2	3	4	5*
Sagadahoc HMFA: Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins UT, Phippsburg, Richmond, Topsham, West Bath, Woolwich	803	804	965	1217	1671
York County HMFA: Acton, Alfred, Arundel, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Shapleigh, Waterboro, Wells Biddeford, Saco, Sanford	734	764	970	1161	1268
	742	827	1042	1322	1563

*Note: Add \$75 for each additional person.

Non-Metropolitan Areas

Persons in Household

COUNTY	1	2	3	4	5*
Aroostook County	475	586	701	915	1013
Franklin County	589	635	773	924	1199
Hancock County	643	742	913	1215	1250
Kennebec County	510	611	760	1037	1107
Knox County	582	770	879	1190	1373
Lincoln County	703	756	912	1101	1242
Oxford County	491	653	753	1002	1256
Piscataquis County	611	697	861	1093	1170
Somerset County	489	608	702	1016	1078
Waldo County	686	735	887	1088	1157
Washington County	589	636	759	940	1025

* Please Note: Add \$75 for each additional person.

Appendix B

Effective: 10/01/11 to 09/30/12

Food Maximums

Please Note: The maximum amounts allowed for food are established in accordance with the U.S.D.A. Thrifty Food Plan. Through October 1, 2012, those amounts are:

Number in Household	Weekly Maximum	Monthly Maximum
1	46.51	200
2	85.35	367
3	122.33	526
4	155.35	668
5	184.42	793
6	221.40	952
7	244.65	1,052
8	279.53	1,202

Note: For each additional person add \$150 per month.

GA Housing Maximums (Heated & Unheated Rents)

NOTE: NOT ALL MUNICIPALITIES SHOULD ADOPT THESE SUGGESTED HOUSING MAXIMUMS! Municipalities should ONLY consider adopting the following numbers, if these figures are consistent with local rent values. If not, a market survey should be conducted and the figures should be altered accordingly. The results of any such survey must be presented to DHHS prior to adoption. Or, no housing maximums should be adopted and eligibility should be analyzed in terms of the Overall Maximum—Appendix A. (*See Instruction Memo for further guidance.*)

Non-Metropolitan FMR Areas

<u>Aroostook County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		66	285	84	362
1		80	343	103	445
2		90	385	122	526
3		120	517	161	693
4		120	517	173	745
Franklin County					
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		95	408	108	465
1		97	418	115	493
2		114	491	139	596
3		134	578	165	708
4		172	741	216	930
Hancock County					
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		105	451	119	512
1		117	503	135	582
2		130	557	155	668
3		191	820	223	959
4		191	820	223	959
Kennebec County					
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		79	339	92	394
1		93	399	110	471
2		113	484	136	584
3		159	685	189	811
4		159	685	197	848

Appendix C

Effective: 10/01/11-10/01/12

Non-Metropolitan FMR Areas

<u>Knox County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	94	405	107	460	
1	126	541	143	614	
2	137	590	161	691	
3	191	821	220	948	
4	209	899	252	1083	
Lincoln County					
<u>Lincoln County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	119	513	132	568	
1	123	528	140	601	
2	144	619	167	720	
3	172	741	202	868	
4	172	741	202	869	
Oxford County					
<u>Oxford County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	75	321	88	378	
1	101	434	118	509	
2	110	472	134	577	
3	151	648	181	778	
4	184	792	227	978	
Piscataquis County					
<u>Piscataquis County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	96	413	111	479	
1	103	441	125	539	
2	123	527	154	663	
3	157	675	196	844	
4	157	675	205	881	
Somerset County					
<u>Somerset County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	74	319	87	376	
1	91	393	109	468	
2	103	443	127	548	
3	154	661	184	791	
4	154	661	191	821	

Appendix C

Effective: 10/01/11-10/01/12

Non-Metropolitan FMR Areas

<u>Waldo County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		116	497	128	552
1		119	510	136	583
2		139	597	162	698
3		170	729	199	856
4		170	729	207	892

<u>Washington County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		93	402	108	463
1		95	410	113	488
2		108	465	134	575
3		134	575	166	713
4		134	575	176	756

Metropolitan FMR Areas

<u>Bangor HMFA</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		96	413	111	476
1		106	455	127	548
2		132	569	162	698
3		170	730	207	891
4		176	756	230	988

<u>Penobscot County HMFA</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		99	424	114	491
1		99	424	114	491
2		100	429	131	565
3		125	538	164	707
4		145	622	201	865

<u>Lewiston/Auburn MSA</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		83	357	96	412
1		103	445	120	518
2		123	528	146	629
3		157	673	186	800
4		160	687	203	871

Metropolitan FMR Areas

<u>Portland HMFA</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	142	611	154	666	
1	166	715	183	788	
2	214	922	238	1023	
3	271	1165	300	1292	
4	274	1180	318	1367	
<u>York/Kittery/S. Berwick HMFA</u>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	170	729	182	784	
1	170	729	182	784	
2	191	823	215	924	
3	289	1241	318	1368	
4	300	1289	343	1473	
<u>Cumberland County HMFA</u>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	111	479	124	534	
1	131	563	148	636	
2	167	720	191	821	
3	198	850	227	977	
4	250	1073	293	1260	
<u>Sagadahoc County HMFA</u>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	140	603	153	658	
1	140	603	153	658	
2	155	667	179	768	
3	186	798	215	925	
4	271	1167	314	1351	
<u>York County HMFA</u>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	126	541	139	596	
1	126	541	141	608	
2	156	672	180	773	
3	185	795	214	922	
4	188	807	231	992	

GA MAXIMUMS SUMMARY SHEET
(Oct. 1, 2011-Oct. 1, 2012)

APPENDIX A
OVERALL MAXIMUMS

<u>County</u>	<u>Persons in Household</u>					
	1	2	3	4	5	6

NOTE: For each additional person add \$75 per month.

(The applicable figures from Appendix A, *once adopted*, should be inserted here.)

APPENDIX B
FOOD MAXIMUMS

<u>Number in Household</u>	<u>Weekly Maximum</u>	<u>Monthly Maximum</u>
1	46.51	200
2	85.35	367
3	122.33	526
4	155.35	668
5	184.42	793
6	221.40	952
7	244.65	1,052
8	279.53	1,202

NOTE: For each additional person add \$150 per month.

APPENDIX C
HOUSING MAXIMUMS

<u>Number of Bedrooms</u>	<u>Unheated</u>		<u>Heated</u>	
	<u>Weekly</u>	<u>Monthly</u>	<u>Weekly</u>	<u>Monthly</u>
0				
1				
2				
3				
4				

(The applicable figures from Appendix C, *once adopted*, should be inserted here.)

FOR MUNICIPAL USE ONLY

UTILITIES (Appendix D)

ELECTRIC

NOTE: For an electrically heated dwelling also see “Heating Fuel” maximums below. But remember, an applicant is *not automatically* entitled to the “maximums” established—applicants must demonstrate need.

1) **Electricity Maximums for Households Without Electric Hot Water:** The maximum amounts allowed for utilities, for lights, cooking and other electric uses *excluding* electric hot water and heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$14.00	\$60.00
2	\$15.70	\$67.50
3	\$17.45	\$75.00
4	\$19.20	\$82.50
5	\$21.00	\$90.00
6	\$22.70	\$97.50

NOTE: For each additional person add \$7.50 per month.

2) **Electricity Maximums for Households With Electrically Heated Hot Water:** The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses *excluding* heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$16.30	\$70.00
2	\$18.60	\$80.00
3	\$21.00	\$90.00
4	\$23.30	\$100.00
5	\$25.60	\$110.00
6	\$27.90	\$120.00

NOTE: For each additional person add \$10.00 per month.

NOTE: For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.

HEATING FUEL (Appendix E)

<u>Month</u>	<u>Gallons</u>	<u>Month</u>	<u>Gallons</u>
September	50	January	225
October	100	February	225
November	200	March	125
December	200	April	125
		May	50

FOR MUNICIPAL USE ONLY

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

PERSONAL CARE & HOUSEHOLD SUPPLIES
(Appendix F)

<u>Number in Household</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00

NOTE: For each additional person add \$1.25 per week or \$5.00 per month.

SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

<u>Number of Children</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00

9A

Kennebunk Street Light Committee

Adopted 4/12/94
Amended 5/4/99
Amended 2/17/00

TOWN OF KENNEBUNK LONG TERM STREET LIGHT POLICIES

PURPOSE

The purpose of Town street lighting is to provide adequate and aesthetic lighting on public right of ways and other Town property appropriate to securing public safety.

The Town should not provide street lights financed by the taxpayers on either private or public property that serves primarily as security lighting for only one or a few private landholders. Lighting of private property is the responsibility of the private landholder.

OBJECTIVE

The Town street lighting shall be designed, installed and maintained to minimize as much as possible light trespass onto any private property and light pollution. The Street Light Committee shall be responsive to any Townsperson's concerns about light trespass.

Convert all mercury vapor lamps and fixtures to HP sodium full cut-off design, installed to meet regulatory and manufacturers standards with regard to elevation. Within the manufacturer's standards, all luminaires on utility poles shall be placed as low as possible on the pole consistent with applicable safety and other regulations in order to help minimize light trespass. Use lighting that creates uniformity as much as possible and that minimizes contrast between light and dark spots.

Luminaire pitch should be adjusted to minimize light incursion onto private property on both sides of the street while providing maximum illumination for walks and roadways.

All fixtures to be installed on a maximum center density of every other pole unless an alternative is specifically approved, for safety reasons, by the Street Light Committee.

Whenever possible, intersections of Town streets in designated and mapped built-up areas, even though the "every other pole" rule may be broken, shall be provided with a fixture unless there is no pole available or conditions do not permit installation of a fixture.

A map of the Town based upon the Comprehensive Plan shall be a part of these policies and shall be maintained and updated as appropriate by the Street Light Committee to identify different areas as to type and intensity of luminaires that can be installed as new or replacement fixtures, as follows:

Rural Areas:

Generally no street lights except possibly at intersections where there is significant pedestrian-vehicle conflict on a daily basis. Rural lighting requests will be considered on a case by case basis for both installation and removal.

Built-up Areas:

1. Arterial road segments – Route One highway commercial segment and Route 9 from Brown St. to Boothby Rd.
2. Areas of historic significance
3. Downtown and Lower Village
4. Village residential areas
5. Collector roads – general residential
6. Local roads – quiet residential neighborhoods with only local neighborhood traffic as special lighting areas

APPROVED FIXTURE TYPE

General Residential (collector roads)	50 watt full cut-off HPS
Arterial Road Segments Rt. One Highway Commercial Segment; Rt. 9 from Brown St. to Boothby Road	100 watt full cut-off HPS
Areas of Historic Significance	50 watt full cut-off platters in historic areas
Downtown and Lower Village	70 watt pedestrian (pole) fixtures with frosted glass
Village Residential Areas	50 watt full cut-off platters, full cut-off cobras
Quiet Residential Neighborhoods	- 50 watt full cut-off platters with frosted lamps - 50 watt full cut-off cobras - no municipal lighting

Rural Lighting

Where an installation is approved the fixture will be a 50 watt HPS full cut-off.

New subdivisions where lighting is required by Planning Board

Pedestrian (pedestal) fixtures or utility pole mounted; type and intensity of fixture as appropriate to the area of Town.

In order to help minimize light trespass as appropriate, the Street Light Committee shall consider and possibly recommend the installation of full cut-off street lights that have high quality control of the distribution of illumination such as, but not limited to, Type I luminaires or alternative fixture design that may better accomplish the Objectives.

The following circumstances will be considered in evaluating each rural application, without the use of a numeric rating system:

- Intersections
- Bridges
- Sharp curves and critical grade variations
- Business, commercial, schools, recreation
- Facilities, churches and high pedestrian/vehicle activities
- Dead ends
- Accepted Town ways
- High crime and multiple accident locations
- Residential location – 3 or more houses served by one light
- High traffic counts

Upon receipt of a street light application, the Committee shall schedule a field inspection and a subsequent meeting at which it will discuss the application and its field findings. The applicant or Town shall inform by mail all the abutters that share a lot line with the applicant concerning the date and location of the meeting. A copy of the full application shall be included with the mailing to each of the abutters.

The installation of any Town-financed street light must be on Town property and be able to benefit the public at large. Town street lights should serve right of ways on which the entire public has a reasonable expectation to pass from time to time. Private cul-de-sac roads and driveways that intersect a public road and that serve only one or several households would generally not meet the criteria for being a road that benefits the public at large and, therefore, would not generally meet the criteria for a Town financed street light, unless there is compelling Town wide public safety benefits that could be satisfied no other way than by a street light.

However, nothing herein prevents a private landowner from purchasing or renting a street light from the KLPD and paying the monthly electricity bill so long as all the Town's regulations on glare control are met.

On a regular basis, but not less than annually, the Committee shall meet with the KLPD to consider a work schedule for the replacement and upgrading of street lights by section of Town. At the discretion of the Town Manager's office, notice may be sent, via first class mail at least 10 days prior to the meeting, to all affected property owners. Following discussion by the Committee and comments that may have been received from the public, a recommendation on the proposed work program will be sent to the Board of Selectmen for their confirmation. In the event that any citizen has an issue with any relamping in his/her neighborhood, he/she may come before the Street Light Committee for an airing of his/her concerns. In areas not designated as Quiet Residential or Historically Significant, individual platter fixtures requiring replacement for reasons of serviceability or uniformity shall be replaced with an approved fixture. Within Quiet Residential Neighborhoods and Historically Significant Areas any existing platter fixtures that are no longer serviceable will be replaced with a similar type fixture until such time as all street lights in the area are scheduled for replacement.

It is further proposed that, if this general policy is adopted, then the historically sensitive areas be defined immediately and be included with the policy for consideration by the Board of Selectmen.

Designated Historically Sensitive Areas:

1. Summer Street from Route One to Durrell's Bridge Road
2. Beach Avenue from Cooper's Corner (Route 9) to Gooch's Creek Bridge; also, retain 92 watt incandescent platter lights until they become unserviceable
3. Route 35, Lower Village from Cooper's Corner (Route 9) to the Route 35 entrance to Commons Lane.
4. West Kennebunk Village (Alfred Road) from Maple Avenue to the Holland Road.

This policy, like all policies, should be subject to periodic review and modification if it proves unworkable or circumstances change.

It is recommended that this Committee meet only when necessary to consider policy questions, new applications for lighting or when any Committee member, with the concurrence of the Chairperson, wishes to bring matters before the Committee related to a changing lighting situation in Town. As a matter of policy, no citizen request should go unanswered for more than 90 days.

9A

SELECTMEN'S STREET LIGHT POLICY
OF THE TOWN OF YORK MAY 11, 1993

1. PURPOSE OF POLICY

The purpose of this policy is to provide the Town a system to better determine when, where and how a request for the Town to pay the cost to install and/or operate a street light should be processed, and if a request should be granted.

2. OVERALL POLICY REGARDING INSTALLATION AND/OR OPERATION OF A STREET LIGHT AT PUBLIC EXPENSE

The Town of York shall encourage the public installation and/or operation of a street light only when a necessary public safety need warrants that an area have publicly provided outdoor illumination. The Town finds that the installation and/or operation of a street light at public expense is costly, and that too much outdoor lighting may adversely impact York's rural-suburban small town character.

Nothing in this policy shall prevent a private landowner or resident from personally renting a street light from Central Maine Power to be located on public property. The party responsible for a private pay street light located on public property must provide written notification to the Town Manager regarding the location of this street light prior to its installation.

3. PROCESS TO REQUEST PUBLIC INSTALLATION AND/OR OPERATION OF A STREET LIGHT

3.1 All requests for public installation and/or operation of a street light shall be submitted in writing to the Town Manager. The request must identify the specific location for the requested street light and state the reasons why the applicant believes that a street light is warranted. The request must include the signatures of all property owners located within 500 feet each direction of the requested light.

3.2 The Town Manager shall refer the written request for a street light to both the Superintendent of Public Works and the Chief of Police. These individuals, in consultation with other Town of York staff and other parties which they believe may be appropriate, shall review the request to determine the degree to which the requested street light addresses a necessary public safety need. The review shall consider the factors identified in Section 4.

Within 30 days of the receipt of the request from the Town Manager, the Chief of Police and Superintendent of Public Works shall make a joint recommendation in writing regarding the public need for the street light. The recommendation shall specifically state if the Town should pay the cost to install and/or operate the street light, and shall identify the reasons supporting the recommendation.

3.3 The Town Manager will review the joint recommendation of the Chief of Police and Superintendent of Public Works. Based on this review, the Manager shall take one of the following two actions:

3.3.1 If, based on his/her review of the recommendation of the Police Chief and Superintendent of Public Works, no necessary public safety need is addressed by installation of the light, the Manager may deny the request. If the request is denied, the party requesting the light shall be notified in writing of the denial. This notification shall state the reasons for denial, inform the applicant of the right to appeal, and explain the appeal process outlined in Section 3.4.

3.3.2 If, based on his/her review of the recommendation of the Chief of Police and Superintendent of Public Works, a necessary public safety need is addressed by installation of the light, the Manager may authorize installation of the light if there are sufficient funds available in the current budget; may include funding for the light in the next municipal budget; or may deny the request. The Manager shall notify the party of his decision in writing and inform the applicant of their right to appeal under Section 3.4.

3.4 A party that is aggrieved by the decision of the Town Manager under Section 3.3.1 and 3.3.2 may, within 30 days of receipt of the notice of denial, appeal the Manager's decision directly to the Board of Selectmen. When the Board receives a request for an appeal, the Board will hear the appeal within 30 days at a regularly scheduled meeting. The Board may vote to uphold or overturn the Manager's decision.

4. CRITERIA TO DETERMINE IF A STREET LIGHT SHOULD BE INSTALLED AND/OR OPERATED AS A TOWN EXPENSE

The Superintendent of Public Works and Chief of Police shall use the following criteria as guidelines to assist in determining the degree to which a street light request addresses a necessary public safety need. The criteria include, but shall not be limited to:

4.1 The type of road: major, collector, or local access only.

4.2 The type of land use which occurs in the area and the density of these uses.

4.3 The amount of pedestrian and non-vehicular use, particularly the amount of use which occurs at night. This criteria also includes the availability of facilities to accommodate pedestrian use, such as sidewalks, paths or adequate paved road shoulder.

4.4 The proximity to a street intersection and the type of intersection; for example, a major road which intersects a collector road or a local access road which intersects another local access road.

4.5 The amount and severity of accidents which have occurred, particularly the critical rate factor for this area.

4.6 The type of parking which is permitted in the area, particularly the amount of on-street parking.

4.7 The spacing of existing public street lights in the area and the amount of existing private lighting in the area.

4.8 Other extenuating factors which may affect the need for a street light.

5. STREET LIGHT REQUESTS FOR NEW SUBDIVISION AND SITE PLAN PROPOSALS SUBMITTED TO THE PLANNING BOARD

5.1 When a subdivision or site plan application which is subject to Town review is submitted to the Town of York Planning Board, the Board shall refer the subject plan to the Chief of Police and Superintendent of Public Works to obtain a recommendation regarding the installation of street lights. The plan review shall be subject to the criteria in Section 4, and shall result in a written recommendation to the Planning Board. The Planning Board shall identify the recommended street lights in the final approval plan.

5.2 The request for public funds to operate street lights identified in a final subdivision plan shall be subject to the approval process identified in Section 3.3 of this policy. If the Town does not award public funds to operate the street lights, the failure to provide such lights shall not adversely affect the Planning Board's approval of the Final Plan.

6. EFFECTIVE DATE

This policy shall become effective upon its adoption by a majority of the Board of Selectmen. This action occurred at a Board meeting of May 11, 1993.

10A

Memo

To: Board of Selectmen
From: Rick Lang
Date: October 4, 2011
Re: Junkyard and Automobile Graveyard License Renewals

I have visited each site below and found them to be in compliance with State and Town Automobile Graveyard / Junkyard rules and regulations. I would recommend that the Selectmen approve their licenses for another year.

- Blagden's Garage
- Jim's Auto Trim
- Pro Body Works
- Grover Auto & Tire
- Norms Used Cars

10B

Request for Bids

LAND

Town of Wiscasset

The Town of Wiscasset is seeking bids for the purchase of land located at Route 27, 215 Gardiner Road, (the former Wiscasset Fuel Company property) Map R-06 Lot 024. Wiscasset Tax Maps shows it to be 1.09 acres and is serviced by Town water and sewer. There is a minimum bid of \$30,000.00. Bid Packages may be picked up at the Code Enforcement or Administrative Office during normal business hours. Bids are due by 3 pm October 18th, 2011 and will be opened that evening at the 7 pm Board of Selectmen's Meeting.



Request for Bids

LAND

Town of Wiscasset

I/We _____ bid in the amount of

\$ _____ for land located at 215 Gardiner Rd., Map R-06 Lot 024.

\$ _____ (10% deposit) is enclosed in a sealed envelope marked "KOEHLING BID". Closing shall be in 30 days, at which time the Town will transfer a Quit-Claim Deed.

Note to all Bidders:

The property must be used for a taxable use or the Owner(s) must make payment in lieu of taxes each year equal to the taxable market value.

Bidder(s) Name, Printed

Date

Bidder(s) Signature

Bidder(s) Address

Bidder(s) Contact Info (e-mail/phone)

Site Review:

I/We have reviewed the files with the Wiscasset Code Enforcement Officer, Rick Lang.

Bidder(s) Initials

Deadline: Bids must be received by 3 pm on Tuesday, October 18th, 2011.

Wiscasset reserves the right to refuse any and all bids at the discretion of the Wiscasset Board of Selectmen.

Recommendations

1. The existing building on the Site should not be reoccupied without an assessment of potential vapor intrusion risk to building occupants.
2. Prior to demolition or controlled burn of the building on Site, the limited asbestos-containing material, mercury containing devices and lead flashing must be removed and properly disposed or recycled.
3. Prior to any planned controlled burn of the building, the trim board containing lead paint should be removed to minimize generation of lead fumes and potential contamination of ash and soils.
4. Construction of buildings on the Site should include a vapor barrier to prevent migration of petroleum-impacted soil gas into the structure.
5. A soil management plan should be developed in the event petroleum-impacted soils are encountered during future development or other activities on the Site. The management plan should include provisions for identification, proper management and disposal of petroleum-impacted soils.
6. An environmental covenant should be recorded on the Site property deed which prohibits the installation of groundwater supply wells and notifies future owners or operators of the presence of petroleum-impacted soils, groundwater and soil gas, at a minimum.

WISCASSET

Valuation Report

09/08/2011

Name: WISCASSET, INHABITANTS OF MUNICIPALITY

Page 1

Map/Lot:

R06-024

Account: 851 Card: 1 of 1

Location:

215 GARDINER ROAD

Neighborhood RURAL WEST

Zoning/Use RURAL

Topography Level

Utilities All Public

Street Paved

Sale Data	
Sale Date	07/10/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1 B4193P0235

Reference 2 R-06-024/00 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 12 0 0 Land Schedule 103

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	36,000.00	36,000	100%		36,000
1.00	Acres-HS Size Adj	3,600.00	3,600	100%		3,600
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 1.09					Land Total	39,780

Acpt Land	39,800	Accepted Bldg	0	Total	39,800
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Trow ✓
911 ✓
Card ✓
Jimm ✓

D

Bk 4193 Pg 235 #9852
08-27-2009 @ 03:36p

STATE OF MAINE
Lincoln, ss.

DISTRICT COURT
District Six
Division of Lincoln
Civil Action
Docket No. WIS-RE-05-004.

✓ R-6-24 + #851
✓ R-6-25 B#8

THE INHABITANTS OF THE)
MUNICIPALITY OF WISCASSET,)
)
Plaintiff)

vs.)

ELMER E. WARREN and HEIDI L.)
WARREN,)
and)
DOUGLAS R. KOEHLING,)
and)
JOHN E. SYLVESTER, JR.,)
and)
D&N ENTERPRISES, Inc., a Maine)
and)
DANA MARTIN and NORMA A.)
MARTIN,)
and)
THEIR HEIRS, LEGAL)
REPRESENTATIVES, DEVISEES,)
ASSIGNS, TRUSTEES IN)
BANKRUPTCY, DISSEIZORS,)
CREDITORS, LIENORS AND)
GRANTEES AND ANY AND ALL)
OTHER PERSONS UNASCERTAINED)
OR NOT IN BEING OR UNKNOWN OR)
OUT OF THE STATE OF MAINE AND)
ALL OTHER PERSONS WHOMSOEVER)
WHO MAY CLAIM ANY RIGHT, TITLE,)
INTEREST OR ESTATE, LEGAL OR)
EQUITABLE, IN THE WITHIN)
DESCRIBED REAL ESTATE BY AND)
THROUGH ANY OF THE AFORESAID)
PARTIES,)

Defendants)

JUDGMENT

July 10, 2009

* See below

After hearing on Plaintiff's Motion for Summary Judgment, and upon Affidavits, this Court finds that there is no genuine issue as to any material fact and that Plaintiff is entitled to the relief it requests as a matter of law. Judgment is therefore rendered for Plaintiff as follows:

1. Plaintiff, Inhabitants of the Municipality of Wiscasset, as against Elmer E. Warren and Heidi L. Warren, Douglas R. Koehling, John E. Sylvester, Jr., D&N Enterprises, Inc., Dana Martin and Norma A. Martin, and their heirs, legal representatives, devisees, assigns, trustees in bankruptcy, disseizors, creditors, lienors, and grantees and any and all other persons unascertained or not in being or unknown or out of the State of Maine and all other persons whomsoever who may claim any right, title interest or estate, legal or equitable in the within described real estate by and through any of the aforesaid parties, is the owner in fee simple, and is entitled to quiet and peaceful possession of, the following described land and real estate:

851
Tax Map R6, Lot 24:

A certain lot or parcel of land, with the buildings thereon, situated in said Wiscasset, County of Lincoln and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pipe situated on the East side of the Gardiner Road, so-called, at the end of a wire fence, representing the south line of the land now or formerly of Josephine A. Foye and also representing the North line of land now or formerly of Donald W. Shea and being approximately 33 feet from the center of said Gardiner Road; thence S 4° W along the East side of said Gardiner Road 310.8 feet to an iron pipe; thence at right angles to last mentioned course S 86° E 97.7 feet to an iron pipe; thence N 13° E 213 feet to an iron pipe and wire fence representing the south line of said Josephine A. Foye; thence along said wire fence N 37° W 175 feet to bound first mentioned.

854
Tax Map R6, Lot 25B:

A certain lot or parcel of land situated in Wiscasset, County of Lincoln and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe at the southeasterly corner of land described in deed of Donald W. Shea to Jack W. Winters dated May 27, 1952, recorded in the Lincoln County Registry of Deeds in Book 503, Page 268; thence S 86° E by land now or formerly of Timothy J. Flanagan and Judy S. Flanagan 103 feet to other land now or formerly of Lucille J. Shea; thence N 4° E by land of said Shea, 114 feet, more or less, to land now or formerly of Josephine A. Foye; thence N 37° W by land of said Foye, 103 feet, more or less, to the northeasterly bound of land described in the above referred to deed; thence S 13° W 213 feet, more or less, to the point of beginning.

The Defendants named herein, and any person claiming under any Defendant, is permanently enjoined, restrained and barred from asserting any claim or interest in or to the above-described real estate or any portion thereof.

2. A copy of this Judgment, when recorded in the Lincoln County Registry of Deeds, shall have the effect of a quitclaim deed of the above-described premises from all of the Defendants named or described herein to Plaintiff.

The Clerk shall enter the following in the docket:

The Judgment dated July 10 '09 is incorporated in the docket by reference. This entry is made in accordance with M.R.C.P. Rule 79 (a) at the specific direction of the Court.

Dated: July 10, 2009

R. L. Tucker
Judge, District Court

* The defendant, Mr. Koehling, was ordered to pick up a copy of the motion for summary judgment at the Town Office. See order of 4-15-09. The court finds Mr. Koehling has been deliberately evading receipt of the motion for summary judgment. His request for yet another continuance was denied at hearing on July 10, 2009.

R. L. Tucker

A True Copy Attest:

Beth K. Kelley
Clerk

SEAL

A TRUE COPY OF RECORD

ATTEST: Marcia P. Silva
REGISTER



Town of Wiscasset

100

Town of Wiscasset Request for Proposal for Concrete Stair Repair

The Town of Wiscasset, Wastewater Dept., is requesting proposals for repairs to a concrete staircase to its digester tank. The existing staircase is reinforced concrete with aluminum nose plates and a railing system.

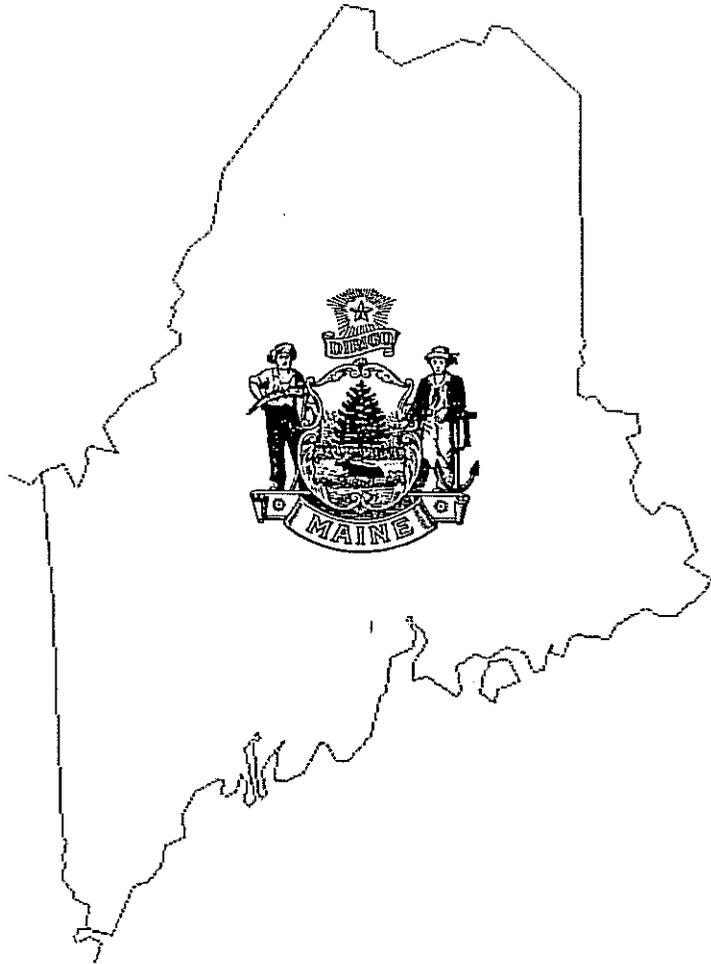
The repairs are to include removal of the nose plates, reforming and repairing the concrete surface, and coating the surface with a durable and slip-resistant surface to prevent further deterioration due to ice removal chemicals.

Please contact William Rines at (207) 882-8222 to make arrangements to visit the site. Complete proposals, along with a not-to-exceed cost, schedule and proposed methodology, are due by 2:00 pm on Tuesday, October 04, 2011 and will be opened at the Board of Selectmen Meeting that evening, beginning at 7pm.

Bid Specifications may be picked up at the Wiscasset Town Office or by calling 882-8200 x 103. The Town of Wiscasset reserves the right to waive any informalities, or to reject any or all bids. Award will be based upon proposed methodology, schedule and price. Award will not necessarily be to the lowest bidder.

10A

2011 Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2011 (or within 30 days of commitment, whichever is later)

*Mail the signed original to Maine Revenue Services, Property Tax Division,
PO Box 9106, Augusta, ME 04332-9106 and affix copy to front cover of Municipal Valuation book.*

**NOTE: This form is also available in PDF format at www.maine.gov/revenue/propertytax
or you may request an Excel version by e-mail to: prop.tax@maine.gov**

For help in filling out this return, please see the Municipal Valuation Return Guidance Document at
www.maine.gov/revenue/propertytax

2011 MUNICIPAL VALUATION RETURN

(TITLE 36 §383)

DUE DATE - NOVEMBER 1, 2011 (or within 30 days of commitment, whichever is later)

Municipality

1. County: Lincoln

Commitment Date: 9/6/11 month/day/year

2. Municipality Wiscasset

3. 2011 Certified Ratio (Percentage of current just value upon which assessments are based.) 3 100.00%
Homestead, Veterans, Blind, and BETE Exemptions, Tree Growth and Farmland Values must be adjusted by this percentage.

TAXABLE VALUATION OF REAL ESTATE

(Exclude Homestead, Veterans and All Other Categories of Exempt Valuation)

4. Land (include value of transmission and distribution lines, dams and power houses) 4 \$186,049,000
5. Buildings 5 \$255,546,400
6. Total taxable valuation of real estate (sum of lines 4 & 5 above). 6 \$441,595,400
(See Tax Rate Calculation Form. Page 10, Line 1)

TAXABLE VALUATION OF PERSONAL PROPERTY

(Exclude Exempt Valuations From All Categories)

7. Production machinery and equipment 7 \$3,979,400
8. Business equipment (furniture, furnishings, and fixtures) 8 \$2,146,900
9. All other personal property 9 \$467,100
10. Total taxable valuation of personal property (sum of lines 7 through 9 above) 10 \$6,593,400
(See Tax Rate Calculation Form. Page 10, Line 2)

OTHER TAX INFORMATION

11. Total taxable valuation of real estate and personal property (sum of lines 6 & 10 above) 11 \$448,188,800
(See Tax Rate Calculation Form. Page 10, Line 3)
12. 2011 Property Tax Rate (example .01520) 12 0.01515
13. 2011 Property Tax Levy (includes overlay and any fractional gains from rounding) 13 \$6,790,060.32
Note: This is the exact amount of 2011 tax actually committed to the Collector
(See Tax Rate Calculation Form. Page 10, Line 19)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM

Homestead Exemptions must be adjusted by the municipality's certified ratio

14. a. Total number of \$10,000 Homestead exemptions granted. 14a 958
b. Total exempt value for all \$10,000 Homestead exemptions granted. 14b \$9,580,000
c. Total number of fully exempt (valued less than \$10,000) Homestead exemptions granted. 14c 3
d. Total value for all properties that are fully exempt (valued less than \$10,000) Homestead exemptions granted. 14d \$14,400
e. Total number of Homestead exemptions granted. (sum of 14a & 14c) 14e 961
f. Total exempt value for all Homestead exemptions granted (sum of 14b & 14d) 14f \$9,594,400
(Line 14f must be the same total as Tax Rate Calculation Form Page 10, Line 4a)
g. Total assessed value of all homestead qualified property (land & buildings). 14g \$180,716,600

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

BUSINESS EQUIPMENT TAX EXEMPTION (BETE) REIMBURSEMENT CLAIM

Standard Reimbursement will be 70% of value stated on Line 15b.

15. a. Number of BETE applications processed for tax year April 1, 2011	15a	\$18
b. Total Exempt value of all BETE exemptions granted <i>(Line 15b must be the same total as Tax Rate Calculation Form Page 10, Line 5a)</i>	15b	\$1,134,500
c. Exempt value of BETE exemptions located in a <u>municipal retention TIF district</u> .	15c	\$1,000,800

TAX INCREMENT FINANCING

16. a. Total Amount of Increased Valuation above <u>Original Assessed Value</u> within Tax Increment Financing Districts.	16a	\$3,277,781
b. Amount of Captured Assessed Value within Tax Increment Financing Districts.	16b	\$2,824,641
c. Property tax revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account. (See Tax Rate Calculation Form, Page 10 Line 9)	16c	\$51,021.87

EXCISE TAX

17. a. Excise Taxes Collected in 2010 covering a twelve month period. Please indicate in "17a" <u>calendar</u> or <u>fiscal</u> year.	17a	Fiscal
b. Motor vehicle excise tax collected.	17b	\$473,382.79
c. Watercraft excise tax collected.	17c	\$5,690.30

INDUSTRIAL PROPERTY

18. Total local assessed valuation of all INDUSTRIAL PROPERTIES (excluding utilities).		
a. Real Estate used for the manufacture of finished or partially finished products from materials including processing, assembly, storage, and distribution facilities.	18a	\$55,809,400
b. Personal Property used for the manufacture of finished or partially finished products from materials, including processing, assembly, storage, and distribution facilities.	18b	\$0
c. Total assessed valuation of INDUSTRIAL PROPERTIES (sum of 18a & 18b).	18c	\$55,809,400
19. a. Total valuation of distribution and transmission lines owned by utility companies.	19a	\$4,430,300
b. Total valuation of all electrical generation facilities.	19b	\$0

FOREST LAND CLASSIFIED UNDER THE TREE GROWTH TAX LAW

(Title 36, M.R.S.A., Sections 571 through 584-A)

20. Average per acre unit value utilized for undeveloped acreage (land not classified).	20	\$400
21. Classified forest land. (<u>Do Not</u> include land classified in Farmland as woodland)		
a. Number of parcels classified as of April 1, 2011	21a	16
b. Softwood acreage	21b	199.00
c. Mixed wood acreage	21c	585.69
d. Hardwood acreage	21d	118.49
e. Total number of acres of forest land only (sum of lines 21 b, c, & d above)	21e	903.18
22. Total assessed valuation of all classified forest land for tax year 2011.	22	\$237,798
a. Per acre rates used to calculate Tree Growth classified forest land value:		
Soft Wood	22a(1)	\$322.00
Mixed Wood	22a(2)	\$261.00
Hard Wood	22a(3)	\$176.00

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

TREE GROWTH TAX LAW CONTINUED

23. Number of forest acres first classified for tax year 2011.	23	0.00
24. Land withdrawn from Tree Growth classification. (36, M.R.S.A., Section 581)		
a. Total number of parcels withdrawn from 4/2/10 to 4/1/11.	24a	0
b. Total number of acres withdrawn from 4/2/10 to 4/1/11.	24b	0.00
c. Total amount of penalties assessed by municipality due to the withdrawal of classified Tree Growth land from 4/2/10 to 4/1/11.	24c	\$0.00

LAND CLASSIFIED UNDER THE FARM AND OPEN SPACE TAX LAW

(Title 36, M.R.S.A., Sections 1101 through 1121)

FARM LAND:

25. Number of parcels classified as Farmland as of April 1, 2011	25	1
26. Number of acres first classified as Farmland for tax year 2011.	26	0.00
27 a. Total number of acres of all land now classified as crop land, orchard land and pasture land.	27a	4.56
b. Total valuation of all land now classified as crop land, orchard land and pasture land.	27b	\$2,645
28 a. Number of <u>Farm</u> woodland acres:		
28a(1) Softwood acreage	28a(1)	0.00
28a(2) Mixed wood acreage	28a(2)	0.00
28a(3) Hardwood acreage	28a(3)	0.00
b. Total number of acres of all land now classified as <u>Farm</u> woodland.	28b	0.00
c. Total valuation of all land now classified as <u>Farm</u> woodland.	28c	\$0
d. Per acre rates used for <u>Farm</u> woodland:		
Soft wood	28d(1)	\$322.00
Mixed wood	28d(2)	\$261.00
Hard wood	28d(3)	\$176.00
29. Land withdrawn from Farmland classification. (36, M.R.S.A., Section 1112)		
a. Total number of parcels withdrawn from 4/2/10 to 4/1/11.	29a	0
b. Total number of acres withdrawn from 4/2/10 to 4/1/11.	29b	0.00
c. Total amount of penalties assessed by municipality due to the withdrawal of classified Farmland from 4/2/10 to 4/1/11.	29c	0.00
OPEN SPACE:		
30. Number of parcels classified as Open Space as of April 1, 2011.	30	4
31. Number of acres first classified as Open Space for tax year 2011.	31	0.00
32. Total number of acres of land now classified as Open Space.	32	180.00
33. Total valuation of all land now classified as Open Space.	33	\$109,080.00

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

OPEN SPACE TAX LAW CONTINUED

34. Land withdrawn from Open Space Classification (36, M.R.S.A., Section 1112)
- a. Total number of parcels withdrawn from 4/2/10 to 4/1/11. 34a
 - b. Total number of acres withdrawn from 4/2/10 to 4/1/11. 34b
 - c. Total amount of penalties assessed by municipality due to the withdrawal of classified Open Space land from 4/2/10 to 4/1/11. 34c

LAND CLASSIFIED UNDER THE WORKING WATERFRONT TAX LAW

(Title 36, M.R.S.A., Sections 1131 through 1140-B)

- 35. Number of parcels classified as of April 1, 2011. 35
- 36. Number of acres first classified for tax year 2011. 36
- 37. Total acreage of all land now classified as Working Waterfront. 37
- 38. Total valuation of all land now classified as Working Waterfront. 38
- 39. Classified Working Waterfront withdrawn. (36, M.R.S.A., Section 1112)
 - a. Total number of parcels withdrawn from 4/2/10 to 4/1/11. 39a
 - b. Total number of acres withdrawn from 4/2/10 to 4/1/11. 39b
 - c. Total amount of penalties assessed by municipality due to the withdrawal of classified Working Waterfront land from 4/2/10 to 4/1/11. 39c

EXEMPT PROPERTY

(Title 36, M.R.S.A. Sections 651, 652, 653, 654, 656)

40. Enter the **exempt value** of all the following classes of property which are exempt from property taxation by law.
- a. Property of the United States and the State of Maine. (Section 651 (1) paragraph A and B).
 - (1) United States 40a(1)
 - (2) State of Maine (excluding roads) 40a(2)
 - TOTAL VALUE [40a (1) + (2)] 40a
 - b. Real estate owned by the Water Resources Board of the State of New Hampshire located within this State. (Section 651 (1) paragraph B-1) 40b
 - c. Property of any public municipal corporation of this State including County property appropriated to public uses. (Section 651(1) paragraph D) (County, Municipal, Quasi-Municipal owned property) 40c
 - d. Pipes, fixtures, hydrants, conduits, gatehouses, pumping stations, reservoirs and dams if located outside the limits of the municipality. (Section 651(1) paragraph E). 40d
 - e. Airport or landing field of a public municipal corporation used for airport or aeronautical purposes. (Section 651 (1) paragraph F) 40e
 - f. Landing area of a privately owned airport when owner grants free use of that landing area to the public. (Section 656 (1) paragraph C) 40f
 - g. Pipes, fixtures, conduits, buildings, pumping stations, and other facilities of a public municipal corporation used for sewerage disposal if located outside the limits of the municipality. (Section 651 (1) paragraph G) 40g

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

EXEMPT PROPERTY CONTINUED

h. Property of benevolent and charitable institutions. (Section 652 (1) paragraph A)	40h	\$5,598,500
i. Property of literary and scientific institutions. (Section 652 (1) paragraph B)	40i	\$30,395,600
j. Property of the American Legion, Veterans of Foreign Wars, American Veterans, Sons of Union veterans of the Civil War, Disabled American Veterans and Navy Clubs of the USA. (Section 652 (1) paragraph E.)		
1) Total exempt value of veterans organizations.	40 j(1)	\$212,400
2) Exempt value attributable to purposes other than meetings, ceremonies, or instruction facilities.	40 j(2)	\$0
k. Property of Chambers of Commerce or Board of Trade. (Section 652 (1) paragraph F)	40k	\$0
l. Property of houses of religious worship and parsonages. (Section 652 (1) paragraph G)		
1) List the number of parsonages within this municipality.	40 l(1)	3
2) Indicate the total <i>exempt</i> value of those parsonages	40 l(2)	\$56,500
3) Indicate the total <u>taxable</u> value of those parsonages.	40 l(3)	\$331,300
4) Indicate the total <i>exempt</i> value of all houses of religious worship.	40 l(4)	\$4,930,900
TOTAL OF ALL EXEMPT PROPERTY VALUE OF HOUSES OF RELIGIOUS WORSHIP & PARSONAGES	[Sum of 40 l(2) and 40 l(4)] 40l	\$4,987,400
m. Property owned or held in trust for fraternal organizations, except college fraternities, operating under the lodge system. (Section 652 (1) paragraph H)	40m	\$656,200
n. Property <u>leased</u> by and occupied or used by a charitable and benevolent organization exempt from taxation under Section 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Department of Human Services, health maintenance organization or blood bank. (Value of Property <u>owned</u> by a hospital should be reported on line 40h) (Section 652 (1) Paragraph K)		
	40n	\$0
o. Exempt value of real property of all persons determined to be legally blind. (Section 654 (1) paragraph E). \$4,000 adjusted by certified ratio	40o	\$8,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water. (Section 656 (1) paragraph A)	40p	\$585,700
q. Animal waste storage facilities constructed since April 1, 1999 and certified as exempt by the Commissioner of Agriculture, Food and Rural Resources. (Section 656 (1) paragraph J)	40q	\$0
r. Pollution control facilities that are certified as such by the Commissioner of Environmental Protection. (Section 656 (1) paragraph E)	40r	\$0

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

s. **VETERANS EXEMPTIONS** - The following information is necessary in order to qualify for reimbursement. (Section 653)

SECTION 1: The section is only for those veterans that served during a federally recognized war period.

	NUMBER OF EXEMPTIONS	EXEMPT VALUE
Widower		
1. Living male spouse or male parent of a deceased <i>POST WW I Veteran. \$6,000 adjusted by the certified ratio. [Section 653(1) D]</i>	40s(1)A: <input type="text" value="0"/>	40s(1)B: <input type="text" value="\$0"/>
Revocable Living Trusts:		
2. Paralegic veterans (or their widows) who are the beneficiary <i>of a revocable living trust. \$50,000 adjusted by the certified ratio. [Section 653(1) D-1]</i>	40s(2)A: <input type="text" value="0"/>	40s(2)B: <input type="text" value="\$0"/>
3. All other veterans (or their widows) who are the beneficiary of <i>a revocable living trust. \$6,000 adjusted by the certified ratio. [Section 653(1) C or D]</i>	40s(3)A: <input type="text" value="5"/>	40s(3)B: <input type="text" value="\$30,000"/>
WW I:		
4. WW I veteran (or their widows) enlisted as Maine resident. <i>\$7,000 adjusted by the certified ratio. [Section 653(1) C-1 or D-2]</i>	40s(4)A: <input type="text" value="0"/>	40s(4)B: <input type="text" value="\$0"/>
5. WW I veteran (or their widows) enlisted as non-Maine resident. <i>\$7,000 adjusted by the certified ratio. [Section 653(1), C-1 or D-2]</i>	40s(5)A: <input type="text" value="0"/>	40s(5)B: <input type="text" value="\$0"/>
Paralegic:		
6. Paralegic status veteran or their unremarried widow. <i>\$50,000 adjusted by the certified ratio. [Section 653(1) D-1]</i>	40s(6)A: <input type="text" value="0"/>	40s(6)B: <input type="text" value="\$0"/>
Cooperative Housing Corporation Veterans:		
7. Qualifying Shareholders of Cooperative Housing Corporations <i>\$6,000 adjusted by the certified ratio. [Section 653(2)]</i>	40s(7)A: <input type="text" value="0"/>	40s(7)B: <input type="text" value="\$0"/>
All Other Veterans:		
8. All other veterans (or their widows) enlisted as a Maine resident. <i>\$6,000 adjusted by the certified ratio. [Section 653(1) C(1)]</i>	40s(8)A: <input type="text" value="90"/>	40s(8)B: <input type="text" value="\$540,000"/>
9. All other veterans (or their widows) enlisted as a non-Maine resident. <i>\$6,000 adjusted by the certified ratio. [Section 653(1) C(1)]</i>	40s(9)A: <input type="text" value="54"/>	40s(9)B: <input type="text" value="\$324,000"/>

SECTION 2: This section is only for those veterans that did not serve during a federally recognized war period

	NUMBER OF EXEMPTIONS	EXEMPT VALUE
10. Veterans (or their widows) disabled in the line of duty. <i>\$6,000 adjusted by the certified ratio. [Section 653(1) C(2) or D]</i>	40s(10)A: <input type="text" value="0"/>	40s(10)B: <input type="text" value="\$0"/>
11. Veterans (or their widows) who served during the periods from August 24, 1982 to July 31, 1984 and December 20, 1989 to January 31, 1990. <i>\$6,000 adjusted by the certified ratio. [Section 653(1) C(1) or D]</i>	40s(11)A: <input type="text" value="0"/>	40s(11)B: <input type="text" value="\$0"/>
12. Veterans (or their widows) who served during the period from February 27, 1961 and August 5, 1964, <u>but did not serve</u> prior to February 1, 1955 or after August 4, 1964. <i>\$6,000 adjusted by the certified ratio. [Section 653(1) C(1) or D]</i>	40s(12)A: <input type="text" value="0"/>	40s(12)B: <input type="text" value="\$0"/>

Total number of ALL veteran exemptions granted in 2011 40s(A)

Total exempt value of ALL Veterans Exemptions granted in tax year 2011 40s(B)

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

EXEMPT PROPERTY CONTINUED

t. Snow grooming equipment. Snowmobile trail grooming equipment registered under Title 12, §13113. (Section 655 (1) paragraph T) 40t

u. Other. The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities districts, and trust commissions. These exemptions will not be found in Title 36.

Examples: Section 5114 of Title 30-A provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See also Title 30-A, Section 5413, Revenue Producing Municipal Facilities Act.)

Please list the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption and the estimated full value of real property.

NAME OF ORGANIZATION	PROVISION OF LAW	EXEMPT VALUE
<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>
<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>
<input type="text"/>	<input type="text"/>	<input type="text" value="\$0"/>
TOTAL		40u <input type="text" value="\$0"/>
40 Total value of all property exempted by law.		40 <input type="text" value="\$87,288,500"/> (sum of all exempt value)

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? 41a YES/NO
 If yes, proceed to b, c and d. Give date when tax maps were originally obtained and name of contractor.
 (This does not refer to the annual updating of tax maps.)
- b. Date 41b
- c. Name of Contractor 41c
- d. Are your tax maps PAPER, GIS or CAD? 41d
42. Please indicate the number of *land parcels* within your municipal assessing jurisdiction. (Not the number of tax bills) 42
43. Total taxable land acreage in your municipality. 43
44. a. Has a professional town-wide revaluation been completed in your municipality?
 If yes, please answer the questions below. 44a YES/NO
- b. Did the revaluation include any of the following? Please enter each category with YES or NO.
- 44b (1) LAND
- 44b (2) BUILDINGS
- 44b (3) PERSONAL PROPERTY
- c. Effective Date 44c
- d. Contractor Name 44d
- e. Cost 44e

2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

MUNICIPAL RECORDS CONTINUED

45. Please indicate the best choice that describes how the municipality operates its assessment function. Choose SINGLE ASSESSOR, ASSESSORS' AGENT OR BOARD OF ASSESSORS. Please provide the name if single assessor or agent.

a) Function 45a

b) Name 45b

46. List the beginning and ending dates of the fiscal year in your municipality.

FROM 46a TO 46b
month/day/year month/day/year

47. Interest rate charged on overdue 2011 property taxes (36 M.R.S.A. Sec. 505) 47
(not to exceed 7.00%)

48. Date(s) that 2011 property taxes are due. 48a 48b
48c 48d
month/day/year month/day/year

49. Are your assessment records computerized?

49a Yes YES/NO Name of software used 49b

50. Has your municipality implemented a local tax relief program similar to the State's Tax and Rent Refund program?

50a No YES/NO How many people qualified? 50b
How much relief was granted? 50c

51. Has your municipality implemented a local elderly volunteer tax credit program under 36 MRSA §6232 (1-A)?

51a No YES/NO How many people qualified? 51b
How much relief was granted? 51c

I/We, the Assessor(s) of the Municipality of do state that the foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing, and submitting the information.

ASSESSOR(S)
SIGNATURES

DATE
mm/dd/year

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2011 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2011 tax year.

MAINE REVENUE SERVICES
2011 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset County: Lincoln

VALUATION INFORMATION

1. List the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2010, giving the approximate increase or decrease in full market value.

	One Family	Two Family	3-4 Family	5 Family Plus	Mobile Homes	Seasonal Homes
New		0	0	0		0
Demolished	0	0	0	0	0	0
Converted	0	0	0	0	0	0
Valuation Increase (+)						
Valuation Loss (-)						
Net Increase/Loss	\$834,000	\$0	\$0	\$0	\$97,000	\$0

2. List any new industrial or mercantile growth started or expanded since April 1, 2010, giving the approximate full market value and additional machinery, equipment, etc.

\$60,000 for misc. sheds and warehouse
\$1,369,900 for Shell Gas Station

3. List any extreme losses in valuation since April 1, 2010, giving a brief explanation such as "fire" or "mill closing", etc giving the loss at full market value.

Thayer residence, fire
Dualan residence, fire
Hubers market, fire
Fields, fire
Lynch, fire
Dalton, fire

4. Explain any general increase or decrease in valuation since April 1, 2010 based on revaluations, change in ratio used, adjustments, etc.

N/A

2011 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Wiscasset

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

- | | | |
|---|------|--|
| 1. Local Taxable Real Estate Valuation..... | 1 | \$441,595,400
<small>(should agree with MVR Page 1, line 6)</small> |
| 2. Local Taxable Personal Property Valuation..... | 2 | \$6,593,400
<small>(should agree with MVR Page 1, line 10)</small> |
| 3. Total Taxable Valuation (Line 1 plus line 2)..... | 3 | \$448,188,800
<small>(should agree with MVR Page 1, line 11)</small> |
| 4. (a) Total of all Homestead Exempt Valuation | 4(a) | \$9,594,400
<small>(should agree with MVR Page 1, line 14f)</small> |
| (b) Homestead Exempt Reimbursement Value..... | 4(b) | \$4,797,200
<small>(line 4(a) divided by 2)</small> |
| 5. (a) Total of all BETE Exempt Valuation..... | 5(a) | \$1,134,500
<small>(should agree with MVR Page 2, line 15b)</small> |
| (b) Statutory standard reimbursement value for 2011 is 70%..... | 5(b) | \$794,150
<small>(line 5(a) multiplied by 0.7)</small> |
| ** For municipalities requesting Enhanced BETE Reimbursement, please contact MRS for Enhanced Tax Rate Calculator Form | | |
| 6. Total Valuation Base (Line 3 plus line 4(b) plus line 5(b))..... | 6 | \$453,780,150 |

ASSESSMENTS

- | | | |
|--|----|------------------------|
| 7. County Tax..... | 7 | 491,658.00 |
| 8. Municipal Appropriation..... | 8 | 4,908,586.00 |
| 9. TIF Financing Plan Amount..... | 9 | 51,021.87 |
| 10. School/Educational Appropriation (Local Share/Contribution).....
<small>(Adjusted to Municipal Fiscal Year)</small> | 10 | 4,849,627.00 |
| 11. Total Appropriations (Add lines 7 through 10)..... | 11 | \$10,300,892.87 |

ALLOWABLE DEDUCTIONS

- | | | |
|--|----|-----------------------|
| 12. State Municipal Revenue Sharing..... | 12 | 260,000.00 |
| 13. Other Revenues: All other revenues that have been formally
appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank
interest income, appropriated surplus revenue, etc (Do Not Include any Homestead or BETE Reimbursement) | 13 | 3,218,989.00 |
| 14. Total Deductions (Line 12 plus line 13)..... | 14 | \$3,478,989.00 |
| 15. Net to be raised by local property tax rate (Line 11 minus line 14)..... | 15 | \$6,821,903.87 |

- | |
|---|
| 16. \$6,821,903.87 x 1.05 = \$7,162,999.06 Maximum Allowable Tax
<small>(Amount from line 15)</small> |
| 17. \$6,821,903.87 ÷ \$453,780,150 = 0.01503 Minimum Tax Rate
<small>(Amount from line 15) (Amount from line 6)</small> |
| 18. \$7,162,999.06 ÷ \$453,780,150 = 0.01579 Maximum Tax Rate
<small>(Amount from line 16) (Amount from line 6)</small> |
| 19. \$448,188,800.00 x 0.01515 = \$6,790,060.32 Tax for Commitment
<small>(Amount from line 3) (Selected Rate) (Enter on MVR Page 1, line 13)</small> |
| 20. \$6,821,903.87 x 0.05 = \$341,095.19 Maximum Overlay
<small>(Amount from line 15)</small> |
| 21. \$4,797,200 x 0.01515 = \$72,677.58 Homestead Reimbursement
<small>(Amount from line 4b) (Selected Rate) (Enter on line 8, Assessment Warrant)</small> |
| 22. \$794,150 x 0.01515 = \$12,031.37 BETE Reimbursement
<small>(Amount from line 5b) (Selected Rate) (Enter on line 9, Assessment Warrant)</small> |
| 23. \$6,874,769.27 - \$6,821,903.87 = \$52,865.40 Overlay
<small>(Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant)</small> |

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,
Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

10E

RESOLUTION 10.04.11

Federal Wage Rate Requirement

The Town of Wiscasset, Maine, as an applicant for federal ARRA TIGER-3 funding, certifies that they will comply with the requirements of subchapter IV of chapter 31 of title 40, United States Code (Federal Wage Rate Requirement (Federal wage rate Requirements), as required by the FY 2011 Appropriations Act.)

Notwithstanding any other provision of law and in a manner consistent with other provisions in this Act, all laborers and mechanics employed by contractors and subcontractors on projects funded directly by or assisted in whole or in part by and through the Federal Government pursuant to this Act shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code. {Emphasis added.}

The effect of the ARRA language was to limit the imposition of federal labor law requirements of Subchapter IV, Chapter 31, Title 40 on a going forward basis, to included funds used in combination with the appropriated funds, but not retroactively. The problem that has been created by the difference in the language from ARRA and PL111-88 is EPA has interpreted the FY 2010 appropriation as follows:

Application of the Davis-Bacon Act requirements extend not only to assistance agreements funded with Fiscal Year 2010 appropriations, but to all assistance agreements executed on or after October 30, 2009 and prior to October 1, 2010, whether the source of the funding is prior year's appropriation, state match, bond proceeds, interest earnings, principal repayments, or any other source of funding so long as the project is financed by an SRF assistance agreement. If a project began construction prior to October 30, 2009, but is financed or refinanced through an assistance agreement executed on or after October 30, 2009 and prior to October 1, 2010, Davis-Bacon Act requirements will apply to all construction that occurs on or after October 30, 2009, through completion of construction {see EPA November 30, 2009 Memorandum.}

The Town of Wiscasset, Maine, certifies to this provision within its annual Certification and Assurances to the Federal Transit Administration.

PASSED BY A MAJORITY OF THE WISCASSET BOARD OF SELECTMEN MEETING ON OCTOBER 4, 2011.

Judy Colby, Chair

David Nichols, Selectman

Pam Dunning, Vice Chair

Bill Curtis, Selectman

Edward Polewarczyk, Selectman

C. William [unclear]

11A

Winter Sand Bid 2011-2012

Bid Results

COMPANY NAME	LOADED	DELIVERED
Forest Products & Earthwork Nathan O. Northrup, President/Owner 66 Goose Hill Road Jefferson, ME 04348 549-3197/242-9244 (cell)	3,000 cubic yards: LOADED \$4.50/cubic yard @ 27 miles	3,000 cubic yards: DELIVERED \$11.74/cubic yard
Scott Connors, Owner 118 Old Dresden Road Wiscasset, ME 04578 350-9718	3,000 cubic yards: LOADED \$6.00/cubic yard @ 11 miles	3,000 cubic yards: DELIVERED \$11.00/cubic yard
Jacobs Exc., Inc. Glenn T. Jacobs, President 86 River Rd., Dresden, ME 04342 737-4900/504-4929 (cell)	3,000 cubic yards: LOADED \$6.90/cubic yard @ 10 miles	3,000 cubic yards: DELIVERED \$11.90/cubic yard
Harry C. Crooker & Sons Thomas C. Sturgeon, Chief Engineer P.O. Box 5001 Topsham, ME 04086 729-3331/720-0377 (cell)	3,000 cubic yards: LOADED \$7.00/cubic yard @ 10 miles	3,000 cubic yards: DELIVERED \$11.00/cubic yard

11B

Bidders List

July 1, 2011 to June 30, 2012 Fuel Bid

Maritime Energy
P.O. Box 485
Rockland, ME 04841
Attn: Chris Seavy
596-0986x128
594-4486 fax

CN Brown
P.O. Box 200
S. Paris, ME 04281
Attn: Wanda Biddinger
743-9212
743-8357 fax

MW Sewall & Company
P.O. Box 185
Bath, ME 04530
Attn: Kevin Cyr
442-7994
443-8198 fax

Colby & Gale, Inc.
P.O. Box 208
Damariscotta, ME 04543
Attn: Robert Clifford
563-3414
563-1814 fax

Dead River Company
P.O. Box 100
Brunswick, ME 04011
Attn: Sarah Crowley
729-6688
721-0846 fax

Webber Energy Fuels
P.O. Box 376
Augusta, ME 04330

Attn: David L. Martin
623-4747
623-3854 fax

Downeast Energy
18 Spring Street
Brunswick ME 04011

Attn: bob Giroux
729-9921
Fax 725-4333

Irving Oil Corporation
7 Amaroso Drive, Suite 215
Rochester, N.H. 03839
Attn: Kathy Kehoe
(Government Accounts)
603-559-8834 (Direct)
888-451-1444 fax c/o Kim
Mclsaac

Midnight Oil
P.O. Box 448
Newcastle, ME 04553
Attn: Don Nichols
563-7188
563-7295 fax

J&S Oil
P.O. Box 8
867 Western Avenue
Manchester, ME 04531
622-1609
622-7587 fax

Burke Oil
284 Eastern Avenue
Chelsea, MA 02150
617-884-7638 fax

Main Street Fuel
65 Main Street
Richmond, ME 04357
Attn: Gaye Martin
737-4401
737-8383 fax

Dresden Cash Fuel
353 Patterson Road
Dresden, ME 04342
737-8225
No fax number available

Kaler Oil
322 Whiskeag Road
North Bath, ME 04530
Attn: Robert Kaler
443-2438
443-4891 fax