

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS & OVERSEERS OF THE POOR
OCTOBER 6, 2011

(tape recorded meeting)

Public hearing for November 8, 2011 Special Town meeting:

Present: Chair Judith Colby, Bill Curtis, Pamela Dunning, Vice Chair David Nichols, Edward Polewarczyk and Town Manager Laurie Smith

1. Chairperson Judith Colby called the meeting to order at 7 pm.

2. Pledge of allegiance to the United States of America.

3. Judith Colby read the entire warrant aloud.

Article 1.-elect a moderator

Article 2. (question 1. on ballot)-Shall the Town appropriate the sum of \$5,000 the entire amount to come from impact fees for Wastewater System capital expenses?

Board of Selectmen recommendation: 5 favor, 0 oppose

Budget Committee recommendation: 6 favor, 0 oppose, 1 absent

Note: This amount should have been included on the June 14, 2011 Annual Town Meeting but was omitted. This amount will not increase the tax commitment as it comes from impact fees.

Non-binding referendum question:

Article 3. (question 2. on ballot)-Shall the Town of Wiscasset vote to begin evaluating the process of withdrawal from RSU 12?

Board of Selectmen recommendation: 5 favor, 0 oppose.

Note: Pending on the warrant article vote, the Selectmen may seek legal advice regarding the process and procedures for RSU withdrawal.

Warrant closing was read and noted that all 5 selectmen signed the warrant.

Chairperson Colby asked if there were any questions on the warrant. There were no questions posed.

Town Manager Smith commented on article 2 to clarify on the Wastewater system capital expense. The impact fees are collected from individuals that will be joining the system. These impact fees are taken and then appropriated through the Town Meeting process in order for us to expend them on capital expenses. This will not impact taxes.

Town Manager Smith commented on article 3 to clarify that the referendum to move the question forward cannot take place until after January 1st, 2012 and that is why it is a non-binding question. This will allow the people to speak on their feelings at this point and help the Selectmen decide on what action to take in the future.

Town Manager Smith asked the Town Clerk to clarify the new laws regarding absentee voting. Christine Wolfe, Town Clerk, stated that absentee ballots would not be issued after the close of business on the Thursday preceding the Election unless a voter met "special circumstances" such as being unexpectedly away or hospitalized. She said absentee ballots could still be returned up through Election Day but no new absentees could be issued after Thursday.

Charlotte Boyington asked whether there would be same day voter registration.

Wolfe explained that there was a stay on the law and there would be same day voter registration for the November Election.

4. Adjournment

At 7:06 Selectmen David Nichols made a motion to adjourn the public hearing. Pam Dunning seconded the motion. Vote 5-0-0.

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 4, 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

Judy Colby called the meeting to order at 7 p.m.

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

3. Approval of Treasurer's Warrant: September 27, 2011 and October 4, 2011

Ed Polewarczyk moved to adopt the Treasurer's Warrant of September 27, 2011 as presented. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrant of October 4, 2011. Vote 5-0-0.

4. Approval of Minutes: September 20, 2011

Ed Polewarczyk moved to approve the minutes as amended. Vote 5-0-0.

5. Special Presentations or Awards

A. Ames Supply Business Recognition Award

Laurie Smith read a brief history of Ames Supply charting its growth over the years until the opening of the new store in 2005. Four generations of the family have worked in the store. She said the town values the community support Ames has given over the years. Judy Colby read the Town of Wiscasset Business Recognition Award that said, "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" and presented it to Mr. Averill.

B. Discussion of Habitat for Humanity future role in the Town of Wiscasset: Steve Hatt and Dave Perron

Steve Hatt spoke of his interest and involvement in Habitat for Humanity and described the evolution of its services from building houses to weatherization and home repairs and the operation of ReStore, which sells donated building materials, appliances, furniture, etc. Dave Perron, Executive Director, spoke of the work Habitat for Humanity does, giving people a hand-up, not a handout. He also said the non-profit agency had been working to procure town-owned property as it had the ability and capability to develop the property and would assume its tax obligations.

6. Appointments

A. Recommendation of Dudley Leavitt, III to the RSU Board

Pam Dunning moved to appoint Dudley Leavitt, III to the RSU Board for a term expiring June, 12, 2012. Vote 5-0-0.

B. Recommendation of Scott James to the Shellfish Committee

Bill Curtis moved to appoint Scott James to the Shellfish Committee for a term expiring June 30, 2012. Pam Dunning recused herself from voting. Vote 4-0-1.

C. Recommendation of Al Cohen to the Ordinance Review Committee

David Nichols moved to appoint Al Cohen to the Ordinance Review Committee for a term expiring June 30, 2012. Vote 5-0-0.

7. Public Comment

Bill Barnes asked for a breakdown of expenses for labor and equipment for the airport, landfill, superintendent's office and roadside mowing. Smith will provide an estimate.

Richard Hanson announced the October 20 Taxpayer evening public meeting at 6:30 at the Municipal Building and asked for public participation.

8. Department Head or Committee Chair Report

A. Adopt new General Assistance Maximums from the Department of Health and Human Services

David Nichols moved that the Board of Selectmen adopt the Maine Municipal Association Model Ordinance General Assistance Appendices (A-C) for the period of October 1, 2011 through October 1, 2012, as attached. Lisa Gaman, General Assistance Administrator, explained that the only change made was the increase in the income level necessary to qualify for general assistance. Vote 5-0-0.

9. Unfinished Business

A. Discuss Street Light Policy

The board discussed sample street lighting policies and the need for such a policy for Wiscasset. The secretary will research the minutes to determine if a street light policy had ever been created.

B. Federal Street Sidewalks

Four of the selectmen had met on site with the representatives of the Wiscasset Water District trustees, the DOT and the DOT's engineering firm to discuss the problem created when the curbs on Federal Street were set above rather than level with the sidewalks. Sidewalk work was not planned in the contract and lowering the curbs was not financially feasible. As a result of meetings and further discussion, the DOT and WWD agreed to contribute to and pave the sidewalks with asphalt, raising them to the level of the curb, and will split the \$32,000 cost 80/20 with the town. The town's share will be \$6,400 toward the paving of the entire length of the sidewalk. David Nichols moved that the Board of Selectmen authorize the Road Commissioner to pay not to exceed \$6,400 to complete the sidewalk. The funds will come from the paving budget. Vote 5-0-0.

10. New Business

A. Junkyard and automobile graveyard license renewals

David Nichols moved that the Board of Selectmen approve the renewals of junkyard and automobile graveyard licenses as attached for Blagden's Garage, Jim's Auto Trim, Pro Body Works, Grover Auto & Tire and Norm's Used Cars. Vote 5-0-0.

B. Open Koehling Property Bid - postponed

C. Open Concrete Stair Repair bid

Barry Concrete's bid of \$8,765 was the only bid received. The budgeted amount was \$10,000. **Judy Colby moved that the Board of Selectmen authorize the Town Manager to award the Concrete Stair Repair bid to the only bidder (Barry Concrete). Vote 5-0-0.**

D. Assessors' Annual Municipal Valuation Report

Ed Polewarczyk pointed out several errors or omissions in the form. **David Nichols moved that the Board of Selectmen has reviewed and signed the Municipal Valuation Report as amended and authorizes the Town Manager's staff to proceed with the State of Maine. Vote 5-0-0.**

E. Resolution regarding the Federal Wage Rate Requirement for Federal TIGER-3 grant funds

Ed Polewarczyk said he preferred to authorize the Town Manager to attest to be in compliance with the requirement rather than sign the resolution presented. **Polewarczyk moved that the Board of Selectmen authorize the town manager to attest to compliance with the Federal Wage Rate Requirement. Vote 5-0-0.**

11. Town Manager's Report

A. Winter Sand Bid: Smith said the winter sand bid was awarded to Harry Crooker, as neither Scott Connor nor Jacobs Excavation was able to fulfill the requirements of the bid.

B. Oil Bid: Smith reported that bids had been sent out to 14 vendors and the town had locked in at \$3.10 for oil and \$3.20 for diesel with Burke Oil.

C. Tidal Power Update: The tidal velocities will be checked north of the Westport Island bridge beginning October 20 and ending in late November. The Town will continue to monitor the program.

D. Mandatory Recycling: Recycling went into effect on Saturday October 1. Smith reported that traffic was light at the Transfer Station that day and that warnings and informational flyers were handed out.

E. General Update

:

- The Fire Department will hold an open house on October 12 from 6 to 8 p.m.
- There will be a tour of LCTV on Friday, October 7, at 10 a.m.
- A public hearing on the warrant articles will be held on Thursday, October 6.
- CMP will hold a demonstration of allowed fireworks under the new legislation on Wednesday, October 5, at 6 p.m. at the MMA convention at the Civic Center in Augusta.
- The DOT reported that the police officers directing traffic on Route 1 during the summer had little impact on the traffic flow.
- Smith explained the method of calculating the RSU and town percentages shown on the tax bill as required by the state. Although the school budget is approximately 50% of the total town budget, it is 70% of the revenue from property taxes. The RSU budget was not increased this year.

12. Other Board Business

David Nichols asked that a letter of appreciation be sent to the airport for the festivities held on Saturday, October 1.

13. Adjournment

At 8:22 p.m., Pam Dunning moved to adjourn the meeting. **Vote 5-0-0.**

to: Town of Wiscasset Board of Selectmen -

My name is Kevin James and I entered into an agreement with the Town of Wiscasset, a plan to bring my property taxes at 149 Fowles Hill Rd. up to date by mid October 2011. I agreed to pay \$100.00 per week until the due date with a balloon payment at the end. I have made all the required payments to date but I am still waiting on a pending sale of a house lot for the remaining balance.

I respectfully request an extension of time to finalize this transaction and make payment in full by February 1st, 2012. During this extension period, I will continue making the \$100.00 weekly payments.

Thank you for your patience in this matter.

Respectfully yours,

Kevin James

10-13-11

TOWN OF WISCASSET FIREWORKS ORDINANCE

2. FIREWORKS ORDINANCE

2.1 TITLE AND AUTHORITY

This ordinance shall be known as the “Town of Wiscasset Fireworks Ordinance.” It is adopted pursuant to the enabling provisions of the Maine Constitution, the provisions of 30-A M.R.S.A. § 3001, and the provisions of 8 M.R.S.A. § 223-A

2.2 DEFINITIONS IN ACCORDANCE WITH 8 M.R.S.A. § 221-A, SUBSECTION 1-A

Consumer Fireworks. “Consumer Fireworks” has the same meaning as in 27 Code of Federal Regulations, Section 555.11 or subsequent provision, but includes only products that are tested and certified by a third-party testing laboratory as conforming with United States Consumer Product Safety Commission standards, in accordance with 15 United States Code, Chapter 47. “Consumer Fireworks” does not include the following products:

- A. Missile-type rockets, as defined by the State Fire Marshal by rule;
- B. Helicopters and aerial spinners, as defined by the state Fire Marshal by rule; and
- C. Sky rockets and bottle rockets. For purposes of this paragraph, “sky rockets and bottle rockets” means cylindrical tubes containing not more than 20 grams of chemical composition, as defined by the State Fire Marshal by rule, with a wooden stick attached for guidance and stability that rise into the air upon ignition and that may produce a burst of color or sound at or near the height of flight.

Fireworks. “Fireworks” means any:

- A. Combustible or explosive composition or substance;
- B. Combination of explosive compositions or substances;
- C. Other article that was prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration or detonation, including blank cartridges or toy cannons in which explosives are used, the type of balloon that requires fire underneath to propel it, firecrackers, torpedoes, skyrockets, roman candles, bombs, rockets, wheels, colored fires, fountains, mines, serpents and other fireworks of like construction;

- D. Fireworks containing any explosive or flammable compound;
or
- E. Tablets or other device containing any explosive substance or flammable compounds.

The term "Fireworks" does not include Consumer Fireworks or toy pistols, toy canes, toy guns or other devices in which paper caps or plastic caps containing 25/100 grains or less of explosive compound are used if they are constructed so that the hand cannot come in contact with the cap when in place for the explosion, toy pistol paper caps or plastic caps that contain less than 20/100 grains of explosive mixture, sparklers that do not contain magnesium chlorates or perchlorates or signal, antique or replica cannons if no projectile is fired.

2.3 SALES

The sale of Fireworks is prohibited. The sale of Consumer Fireworks is permitted [in the Rural and Commercial Districts] [in the Rural and Commercial Districts along Route 1 from the Wiscasset/Woolwich town line to the southerly end of Flood Avenue]. The sale of Consumer Fireworks shall occur only on a lot that is conforming as to lot size and on which retail sales are allowed under the Wiscasset Zoning Ordinance. The sale of Consumer Fireworks shall comply with all federal state and local laws, ordinances, rules and regulations. The sale of Consumer Fireworks requires a conditional use permit from the Wiscasset Planning Board under Article VIII, Site Plan Review, and a business license from the Wiscasset Town Clerk under Article IX, Section 9, of the Ordinances of the Town of Wiscasset.

2.4 USE PROHIBITED

- 2.4.1 No person or group of persons shall use, display, fire or cause to be exploded Fireworks, except in a fully permitted fireworks display.
- 2.4.2 No person shall use, display or cause to be exploded Consumer Fireworks, except in compliance with all federal, state and local laws, ordinances, rules and regulations. The use of Consumer Fireworks requires a permit from the Wiscasset Fire Chief or his or her designee on a form to be provided by the Fire Department. Such permit must be obtained at least seven (7) days prior to the discharge or use of the Consumer Fireworks. This permit at minimum shall include the name and address of the applicant, date of application, date of discharge, hours of discharge, location of discharge, written permission of landowner if location is not on land owned by applicant, plot plan showing area of discharge and

signature of applicant. The Fire Chief or his or her designee shall issue a permit if it is found that the use will not create a fire danger, a danger to the persons at the location of the discharge, or a danger to the general public. A copy of the approved application shall be forwarded to the Wiscasset Police Department and Code Enforcement Office. There shall be no fee for a Consumer Fireworks permit.

2.5 FIREWORKS DISPLAY

A Fireworks display requires a permit from the Maine Commissioner of Public Safety or his or her designee under the provisions of 8 M.R.S.A. §§ 221 – 237, and particularly section 227-A. The Fire Chief, or his or her designee, shall inspect the proposed display site at the time of the inspection conducted by a representative of the Maine Public Safety Department under 8 M.R.S.A. § 227-A(2).

2.6 CIVIL PENALTIES

Whoever violates any of the provisions of the foregoing Sections shall be subject to a civil penalty of not less than one hundred dollars (\$100) per day and not more than twenty-five hundred dollars (\$2,500) per day, plus attorney's fees and costs.

DRAFT

October 18, 2011

Dear _____:

The Wiscasset Board of Assessors have received your recent inquiry regarding your property in the Town of Wiscasset. The Board of Assessors employ an Assessor's Agent who is trained in the specialized work of mass appraisals and depends on this individual to assist them in their day to day work. The Assessor's Agent is currently on leave and will not return to work for some time. Although this will create a delay in responding to your individual issue we want to assure you that we take your concern seriously and want to respond to it the most thoughtful and considered manner possible. Once the Assessor's Agent has returned we will be meeting to discuss your issue and contact you at that time.

We want to remind you that you should pay any outstanding balance of taxes due by the October 28th deadline to ensure that no interest accrues on your account. Should an abatement be granted on this property it will be credited towards your April payment.

We thank you for your patience and understanding during this challenging time.

Sincerely,

Board of Assessors

SNYDER & JUMPER
ATTORNEYS AT LAW
THE CARRIAGE HOUSE
31 FORT HILL STREET, P.O. BOX 909
WISCASSET, ME 04578

207-882-5500

ERVIN D. SNYDER
DENNIS J. JUMPER

FAX 207-882-7482
E-MAIL sjlaw@myfairpoint.net

October 11, 2011

William Phinney
15 Lee Street
P.O. Box 760
Wiscasset, ME 04578

Re: Konvalinka Request for a Variance

Dear Bill:

Susan Blagden, Lori Smith and I conferred last Friday about Mrs. Konvalinka's request for a handicap ramp from Lee Street to her front door. I was asked to respond to you.

The application cannot move forward because, unfortunately, it is incomplete. That is, part of the proposed ramp will lie within the right of way of Lee Street, a town road, but at this juncture there is nothing in the application that shows the Town has agreed to this. The Board of Appeals can only grant a variance for structures on an applicant's property; it has no authority to grant a variance for a structure on someone else's property unless the owner of that other property consents. Susan would very much like to move forward with the application because she understands the problem, but she and her Board simply are powerless to do so unless, and until, the Town consents to the ramp's location within the Lee Street right of way.

Sincerely,

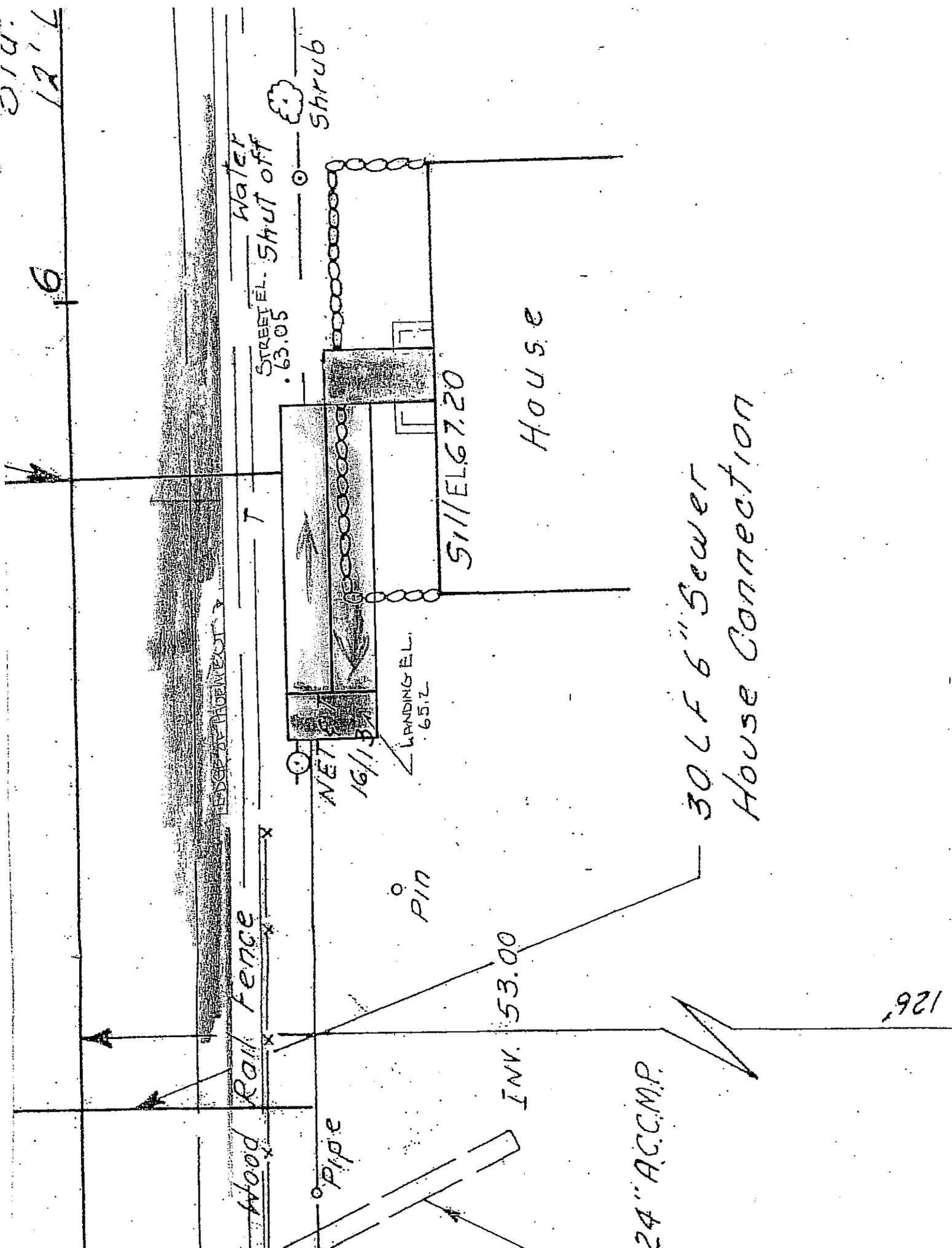
Dennis J. Jumper

DJJ/sf

Cc: Lois Konvalinka
Susan Blagden, Chairperson of the Board of Appeals
Lori Smith, Town Manager
Rick Lang, Code Enforcement Officer

014.
12' L

6



Wood Rail Fence

EDGE OF PROPERTY

Water Shut off
STREET EL. 63.05

Shrub

Pipe

NET 16/13

PIN

LANDING EL. 65.7

SILL EL. 67.20

House

INV. 53.00

24" ACCMP

30 LF 6" Sewer
House Connection

126'

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			Sale Data
Zoning/Use	RURAL	Sale Date	07/10/2009	
Topography	Level	Sale Price	0	
Utilities	All Public	Sale Type	Land & Buildings	
Street	Paved	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
Accpt Land		39,800	Accepted Bldg		0	Total
						39,800

Trow ✓
911 ✓
Card ✓
Smith ✓

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.

CR-6-24 + #851
✓ R-6-25 B#8

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

vs.)

JUDGMENT

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)

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:

Dee K. Kelley
Clerk

SEAL

A TRUE COPY OF RECORD
ATTEST: Marcia P. Silva
REGISTER



Town of Wiscasset

November 8, 2011

To the Chief of Maine State Police:

Huntoon Hill Grange #398, Wiscasset, Maine, has blanket approval from the Board of Selectmen of the Town of Wiscasset, to operate Beano/Bingo and Games of Chance, consisting of Sealed Tickets, for the year of 2012.

Judith Colby, Chairman of the Board

David Nichols, Vice Chair

William Curtis, Selectman

Pamela Dunning, Selectman

Edward Polewarczyk, Selectman

Oct. 10, 2011

Selectmen of Wiscasset,

Huntton Hill Grange #398
is writing to request
blanket approval, to operate
Beans, Buns and Games of
Chance, consisting of sealed
tickets for the upcoming
year of 2012 -

Thank you for your
consideration to this matter.

William H. Potter Chairman

DRAFT

October 18, 2011

Dear _____:

The Wiscasset Board of Assessors have received your recent inquiry regarding your property in the Town of Wiscasset. The Board of Assessors employ an Assessor's Agent who is trained in the specialized work of mass appraisals and depends on this individual to assist them in their day to day work. The Assessor's Agent is currently on leave and will not return to work for some time. Although this will create a delay in responding to your individual issue we want to assure you that we take your concern seriously and want to respond to it the most thoughtful and considered manner possible. Once the Assessor's Agent has returned we will be meeting to discuss your issue and contact you at that time.

We want to remind you that you should pay any outstanding balance of taxes due by the October 28th deadline to ensure that no interest accrues on your account. Should an abatement be granted on this property it will be credited towards your April payment.

We thank you for your patience and understanding during this challenging time.

Sincerely,

Board of Assessors

MEMORANDUM

To: Board of Selectmen

Fr: Laurie Smith, Town Manager

Re: Proposed Maine Public Employees Retirement System Program

Dt: October 12, 2011

The Town of Wiscasset has participated in a retirement system for their full time employees through Acadia Trust and ADS for many years. The Town budgets a 6% match of employee contributions but also pays to administer the plan through the contracting of services. In total the costs of match and administration total between \$67,000 and \$80,000 over the past three years. This particular retirement system is a defined contribution plan that allows each employee to determine the way the funds are invested.

Over the years the Town has investigated other retirement vehicles including the International City Management Retirement Plan (ICMA-RC) and the Maine Public Employees Retirement System (MainePERS), formerly known as Maine State Retirement System (MSRS). The Town is currently a member of the ICMA-RC, however it has not adopted the MainePERS Retirement Plan. The reason the Town chose in the past to stay with the Acadia Trust and ADS plan was due to the fact that for an employee to benefit from MainePERS they would need to purchase back previous years of employment with the Town, which previously had to be at the cost of the Town. These rules have now changed and employees are allowed to enter into a new plan and purchase back years at their own cost.

I propose that the Town of Wiscasset consider the adoption of the MainePERS Retirement plan at a no COLA option. This means that employees would have a defined benefit at retirement which would not increase with time. The cost to begin this plan would be at 3.7% employer contribution and the Town would pay no administrative management fees. After three years, when the employer contribution decreases, the Town could consider a COLA plan at approximately the same cost.

The reasons for the adoption of the plan are:

1. The Town MainePERS plans are stable and well-funded. You may have heard negative publicity regarding the State and Teacher plans, however those are separate plans.
2. The MainePERS plan would be a better benefit for employees.
3. The MainePERS plan and ICMA-RC plans are portable for municipal employees and are a more attractive benefit when attracting qualified applicants, especially in public safety positions.
4. The MainePERS and ICMA-RC plans will save the Town money. The ICMA-RC plan requires no administrative fee and the MainePERS plan has a lower match. The attached sheet demonstrates the differences in costs.

The adoption of this plan would require a Town Meeting Vote. We could then begin to transfer employees over to the new plans as employees showed interest.

TOWN OF WISCASSET RETIREMENT COSTS-2008 TO 2011

Fiscal Year	Acadia Trust		Acadia Trust		Pension Eligible Payroll	MainePERS		MainePERS	
	Town Match(6%)	Management Fees *	Total Costs	Town Employer Match (3.7%)		Management Fees	Total Cost to the Town**		
7/1/2008 to 6/30/2009	\$58,499.17	\$15,569.11	\$74,068.28	\$36,561.98	\$974,986.17	\$0.00	\$36,561.98	\$0.00	\$36,561.98
7/1/2009 to 6/30/2010	\$50,912.62	\$16,544.37	\$67,456.99	\$31,632.89	\$843,543.67	\$0.00	\$31,632.89	\$0.00	\$31,632.89
7/1/2010 to 7/1/2011	\$58,592.01	\$21,956.21	\$80,548.22	\$36,620.01	\$976,533.50	\$0.00	\$36,620.01	\$0.00	\$36,620.01

*Fees include administrative fees to ADS Benefits (Record Keeping) and Acadia Trust Company (Investment Services). These costs include School Employees who are part of this retirement plan.

** Initial cost to the Town is 3.7% of Pension Eligible Payroll. After 3 years, rate would have dropped to 2.4%. This rate changes periodically based on actuarial data. MainePERS has announced this rate is going up perhaps to 3%. However the cost to the Town for the first 3 years would remain at 3.7%

Under the MainePERS plan, the Town contribution would be 3.7% for the first 3 years and the employee share would increase from 6% to 6.5% of gross pay.

Under the Acadia Trust plan, both Town and Employee contribute 6% each.