WISCASSET EDUCATIONAL RESEARCH PANEL

TO: Wiscasset Selectman and Town Manager

DATE: February 15, 2012

SUBJECT: Background information for presentation on February 21, 2012

WERP has been meeting for over a year to review what options Wiscasset has to educate their children. A large part of our work has been centered on gathering accurate data and reviewing the different options Wiscasset has under state law. In this regard, we developed a list of pros and cons for each option and came to a consensus recommendation for how Wiscasset would best restore its educational excellence while providing substantial tax relief to its citizens and accountability (local control) of both finances and curriculum.

The enclosed packet is broken down into sections highlighting statistics, the different options we studied, our recommendation and the initial financial impact of our conclusion.

At the selectman's meeting, we would like to give an overview of this packet for the benefit of the audience and citizens via TV plus give you a chance to ask questions. We will also present a proposed budget for the to be formed Withdrawal Committee pending a positive vote on the article to withdraw.

Werp members made a tremendous commitment of time and energy to look at all available options. They were open to RSU 12 being the best choice and to other opportunities provided under the law. No one ever lost sight of the dual objective of restoring our educational standings at a reasonable and fair cost to our taxpayers.

STATISTICS

RSU 12 STATISTICS (Source: RSU 12)

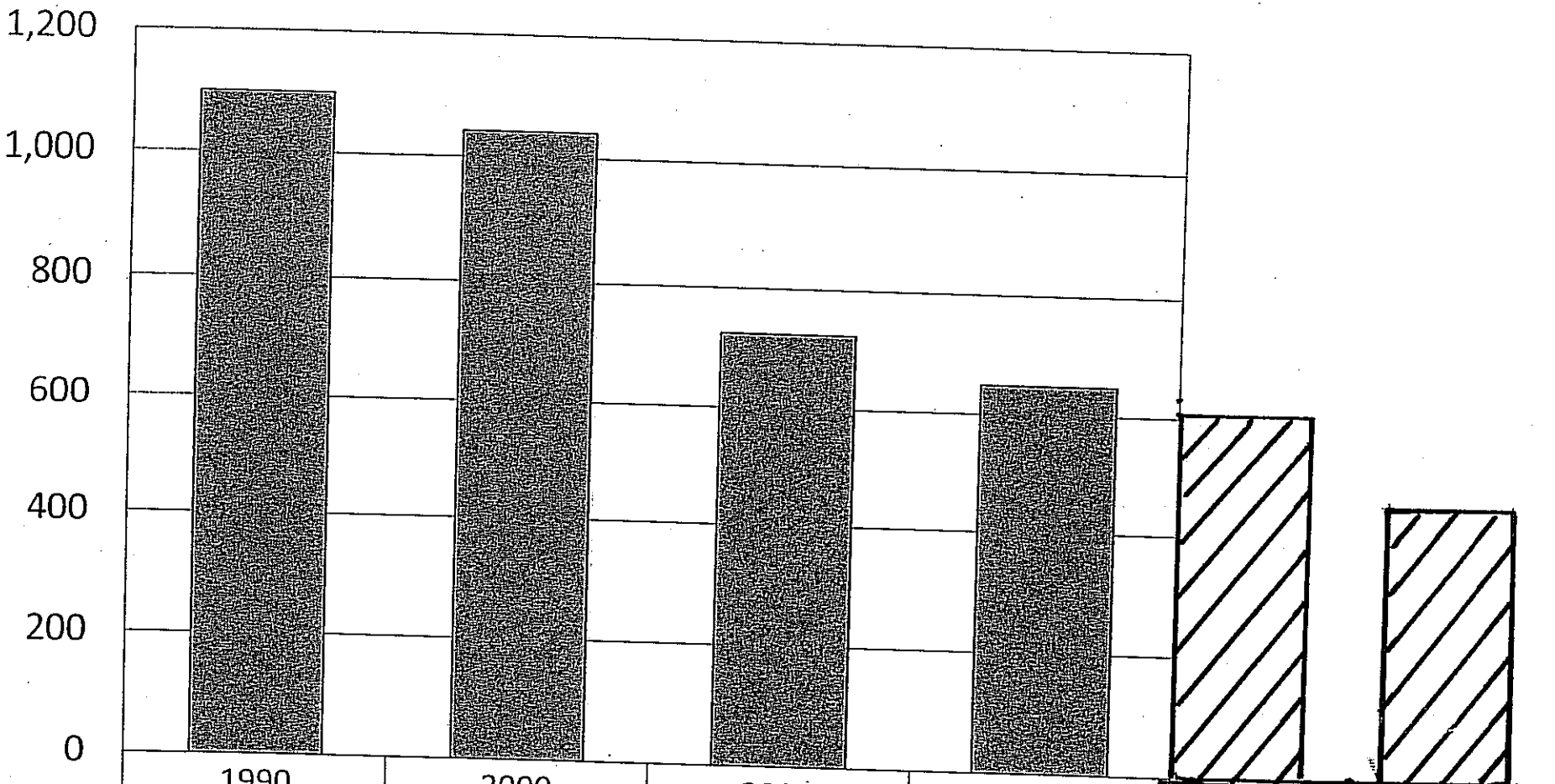
	# of students	%	Local Contribution	%	State Subsidy	Cost / student
ALNA	102	5%	854,707	6%	393,550	8,379
CHELSEA	404	19%	1,829,949	13%	3,013,669	4,530
PALERMO	226	11%	1,343,480	10%	766,695	5,945
SOMERVILLE	72	3%	394,043	3%	269,097	5,473
WESTPORT	71	3%	1,161,525	9%	40,748	16,374
WHITEFIELD	362	17%	1,903,914	14%	1,725,179	5,259
WINDSOR	392	19%	1,439,578	11%	3,152,287	3,672
WISCASSET	**495**	**23%**	**4,804,986**	**35%**	**1,055,535**	**9,707**
	2,124		**13,732,181**			

TOWN STATISTICS (Source: State Planning Office)

	2011 State Valuation	Rank	Med. Family Income	Rank	Households	Valuation / Household	Rank
ALNA	81,200,000	7	54,514	2	354	229,378	3
CHELSEA	144,000,000	6	53,494	3	1,078	133,581	8
PALERMO	177,200,000	5	53,450	4	915	193,661	4
SOMERVILLE	53,950,000	8	36,492	8	301	179,236	5
WESTPORT	234,800,000	2	61,563	1	632	371,519	1
WHITEFIELD	187,450,000	3	46,639	5	1,110	168,873	6
WINDSOR	179,200,000	4	44,747	6	1,088	164,706	7
WISCASSET	**461,050,000**	**1**	**38,727**	**7**	**1,722**	**250,319**	**2**

Source: 2008 Professional Study

Student Enrollment from 1990-2015



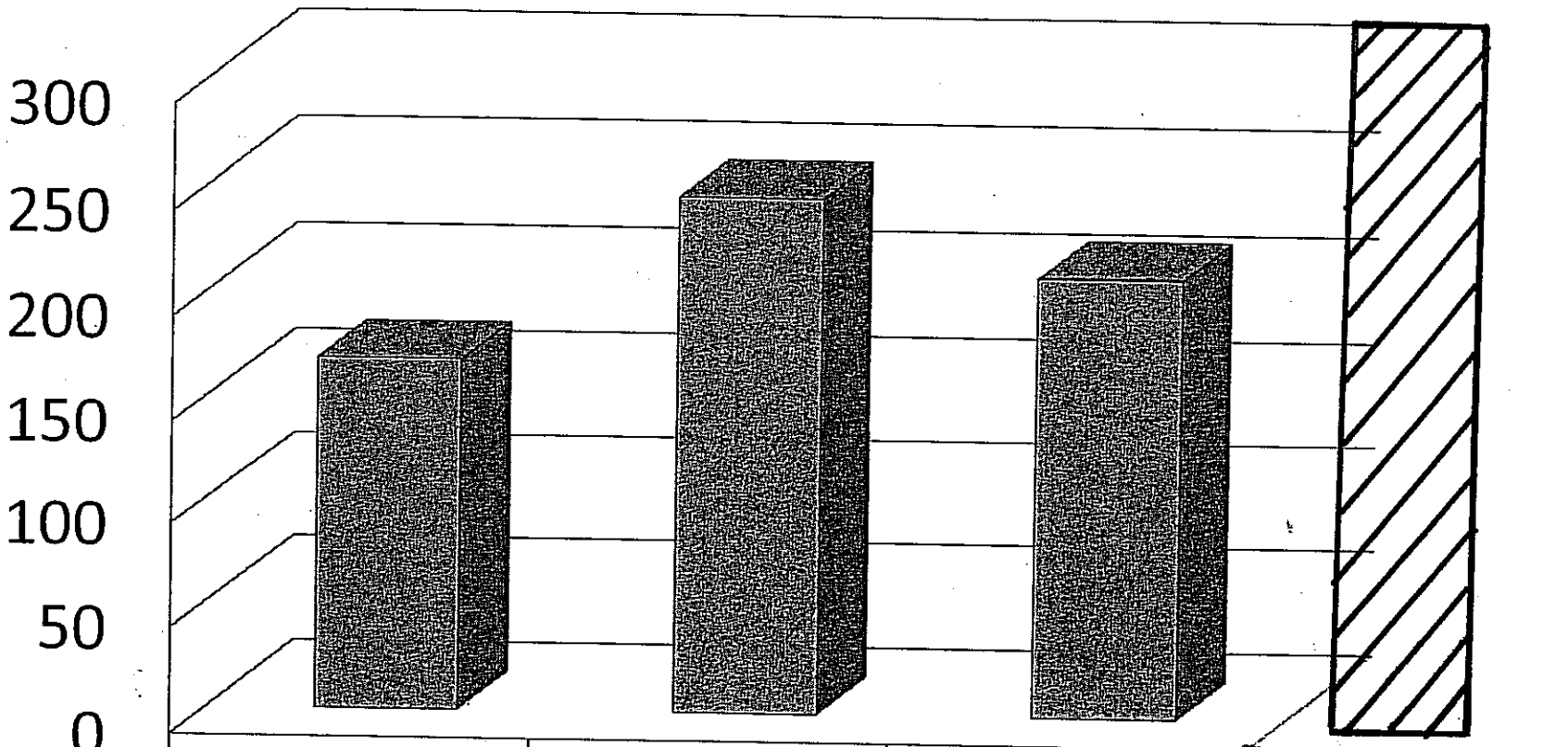
	1990	2000	2008	2015	2011	2011
Enrollment	1,100	1,042	726	650	604	450

* 604 Total students including sending towns
* 450 Wiscasset only

* RSU data as of 11/30/2011

Source: 2008 Professional Study

Square Feet Per Student



	1998	2008	2010 *	2011
Sq.Ft/Student	168	246	210	*306

* 2 School Model

* Actual all students
Wiscasset students only would be 411

Building & Capital Improvements

1950's	•1951- WMS built (1 story bldg) •1952- WMS Gym & east wing addition
1960's	•1961- WHS built •1968- WMS brick 3rd story addition •1969- WHS library addition
1970's	•1971- WHS brick 2nd story addition •1973- WPS built
1980's	
1990's	•1993- WPS addition (gymnasium access)
2000 +	•2003- WMS – 1951 wing renovation

OPTIONS REFLECTING PROS AND CONS OF DIFFERENT STRUCTURES

Option A: Pros and Cons Regional School Unit (RSU) Structure

Pros:

- Shared costs for a centralized administrative office, administrators, teachers, transportation, maintenance and capital improvements
- Bulk purchasing
- Consolidation of Special Ed/ Alternative Ed programs
- School consolidation facilitates more efficient use of school buildings
- A larger student population makes it possible to expand the curriculum
- School choice within the RSU, offers students the opportunity to attend schools based on geography and/or educational needs.
- All municipalities in the RSU are represented by full voting members on the RSU Board

Cons:

- Loss of local control of school finances and curriculum
- Loss of individual town identity
- Loss of educational input
- There is an increased potential loss or mismatch of curriculum due to demographics
- The central office location may not be convenient to many towns
- Geographic constraints may limit student and parental involvement for meetings, extracurricular activities, sports and school board meetings
- Any inconsistency between funding allocations of towns and school maintenance, facilities or curriculum creates a negative atmosphere and pits towns against each other for educational services and financial resources
- Towns are/were not compensated for real estate and fixed assets when ownership is assumed by the RSU
- Parents and students from towns with school choice have no vested interest in the RSU HS (facilities, curriculum, activities, sports, etc,)

- The existing debt from member towns is assumed by the RSU
- If demographics are dissimilar, towns can united and have the ability to dominate all decisions. EX. Mascots, school trips, etc.
- The validation vote on RSU budget by a town can be ignored.
- If school choice is not uniform within the district, inconsistent educational opportunities are created
- Large diverse demographic area leads to disparity in teacher, administration and staff salaries resulting in an overall increase in RSU expenses

Wiscasset Educational Research Panel

Option B: Pros and Cons of Wiscasset's Participation in Regional School Unit (RSU) 12

Pros:

Shared central administrative costs

Bulk purchasing

The creation of a parental support group called "School Advisory for Educational Success" (SAGES). The primary goal of SAGES is to provide a positive school culture for Wiscasset schools.

The K -8 Literacy Program has improved the science and history curriculum in Wiscasset schools.

Cons:

The present and proposed funding allocation formula is inconsistent and inequitable with Wiscasset paying a disproportionate share of RSU 12 costs. This has created a negative atmosphere in Wiscasset, and has pitted towns against each other for educational services, school maintenance, facilities, curriculum and financial resources.

a. Wiscasset has lost local control of its finances and curriculum

b. Wiscasset has lost its individual town identity. (Ex. Loss of mascot)

c. Wiscasset voters rejected the validation vote on the RSU 12 budget in June 2011. The RSU Board disregarded Wiscasset's vote by ignoring our concerns and not proposing any financial adjustments.

d. Large diverse demographic area leads to disparity in teacher, administration and staff salaries resulting in an overall increase in RSU expenses. Wiscasset salaries were higher than other member towns in RSU 12. Therefore, when all salaries are made uniform as mandated in the RSU contract, Wiscasset taxpayers will be subsidizing salary increases for other towns.

e. The existing debt from member towns was assumed by the RSU. Wiscasset did not have any outstanding educational debt obligations, prior to joining RSU 12.

f. The northern towns within RSU 12 have formed a voting bloc that consistently dominates RSU 12 decisions. Even though Wiscasset pays a disproportionate share of RSU 12 expenses, Wiscasset has little influence on major RSU 12 decision making.

Due to the declining enrollment and the current size of the student body Wiscasset cannot offer a comprehensive curriculum for Wiscasset students.

a. Wiscasset student's educational opportunities are limited because Wiscasset is the only town in RSU 12 without school choice.

b. Most students from the northern towns have elected not to attend Wiscasset high school. These tuition students increase educational costs. The cost increases are in affect subsidized by Wiscasset taxpayers.

c. The Wiscasset RSU 12 HS has implemented a "Virtual Reality" computer course program increase course offerings for students. However, there is no educational documentation this methodology has been successful for HS aged students. Wiscasset students are being taught credit courses necessary for college admissions without a certified teacher.

d. Parents and students from towns that do not send their students to Wiscasset HS have no vested interest in the RSU 12 HS, which Wiscasset students must attend. (Facilities, curriculum, activities, sports, etc,)

e. RSU 12 is a spaghetti strand, which covers a distance of approximately 90 miles. Geography limits student/parental involvement/participation in meetings, extracurricular activities, sports and school board meetings

f. Declining test scores and state ranking (Wiscasset HS is currently 28 out of 101) has hindered Wiscasset's ability to attract tuition students, and affected the ability of graduates to obtain admission to top universities.

SCHOOL FACILITIES:

The consolidation of school facilities has increased costs for Wiscasset due to demographics. (Location/purchase of the Superintendent's office, additional offsite Alternative programs, etc.)

School facilities in Wiscasset have not been consolidated or utilized efficiently due to the option of school choice for all towns except Wiscasset. Each town continues to operate individually.

Wiscasset facilities documented capital improvement needs have not been addressed and only preventive and minor maintenance has been performed.

The RSU 12 central office is not central to Wiscasset HS.

Option C: Pros and Cons of an Alternative Organizational Structure (AOS)

An AOS is a group of towns that agree to consolidate and share central administrative costs while maintaining local control of individual town schools. This is a similar to the old "school union" structure.

Pros:

Local control of finances, curriculum and transportation

Local school board

Shared costs for central administration office by all towns.

Bulk purchasing

State subsidy treats all towns as one unit.

Only central office costs are allocated based on an agreed formula. All other costs are controlled locally.

Cons:

None

Option D: A Stand Alone Wiscasset School System

Pro's

- Reestablishes local control of finances, curriculum and transportation
- Local School board would be responsive to residents' concerns
- Local Community involvement and support would improve
- Community members, parents, teachers and students would have a direct impact on the decision making process.
- Opportunity to reintroduce historical mascot issue or a mascot of Wiscasset's choice (school pride)

Con's

Financial Impact - With increased expenses it would be difficult or impossible for taxpayers to maintain:

- Administrative and central office expenses (100%)
- Potential loss of bulk purchasing
- Increased Cost per student
- Increased overhead expenses

Educational Impact - Due to decreased enrollment:

- Wiscasset would no longer conform to Maine State laws which could result in potential decreased of State subsidies
- Difficult or Impossible to maintain a comprehensive curriculum
- Inability to meet individual student needs

Option E: Consolidation of Wiscasset Facilities

The consolidation of Wiscasset's schools, by closing the Middle School has the potential to significantly reduce costs. This option would be available if either the Stand Alone or the Alterative Organizational Structure (AOS) options are used. In either case Wiscasset voters would need to approve the consolidation of schools.

The problems with Middle school were documented in an outside professional 2008 study. The study determined that $1,350,000 would be needed to correct existing deficiencies requiring immediate attention. An additional expenditure $2,000,000 would be needed over the following ten years.

Consolidate into two building by closing the Middle School: K to 6 in Primary School and 7 to 12 in High School. (7th and 8th grades would be separated within the building)

Pros:

- Improved and expanded curriculum
- Opportunity to share curriculum and teachers (math, science, etc.)
- Annual operating expenses reduced by over $1,000,000+ as documented in 2008 by professional study.
- School buildings would be more efficiently utilized by operating at near student capacity.
- Eliminate substantial capital improvements needed in the middle school building due to age, neglect and failure to meeting current code and safety standards for schools.
- Maintain quality teaching staff.
- Reduces administrative and maintenance positions.

CONCLUSIONS AND RECOMMENDATIONS

COMPARISON CHART OF REGIONAL SCHOOL UNIT (RSU) STRUCTURE VS. AN ALTERNATIVE ORGANIZATIONAL STRUCTURE (AOS)

CONCLUSIONS AND RECOMMENDATIONS

Werp has concluded that the basic structure of an RSU is flawed and that our participation in RSU 12 is never going to result in a positive education for our students, especially at the high school level. Given the fact that the northern town taxpayers will not vote themselves a tax increase to adjust the inequities for Wiscasset, Alna and Westport, we will always pay a disproportionate share of the expenses (we now pay a fixed permanent percentage of 35% of expenses with a 23% student population which is decreasing faster than the RSU as a whole).

Recommendation:

1. Wiscasset moves forward to withdraw from RSU 12 and joins an Alternative Organizational Structure (AOS). This achieves the goal of reducing expenses by sharing all central office functions with other towns. Secondly and most importantly it restores accountability for the Wiscasset School system through a local school board and budget validation that are binding.

2. Wiscasset goes forward with the conclusion of the 2008 Professional Study that recommended closing the Middle School and creating a K to 6 primary school and a 7 to 12 high school. This grade split is consistent with the Wiscasset citizens/parent group recommendations made in 2008.

Since the number of students has declined from 726 in 2008 to 495 in 2011, we feel the consolidation into two buildings can now be done with no new or very limited construction unlike in 2008 when a new wing was needed. We also have flexibility in space needs as the above figures include tuition students that we are no longer contractually obligated to offer space to.

The 2008 study indicated a savings of $1,000,000 per year in operating expenses and a 10-year capital improvement savings of $3,500,000. We would propose that $700,000 is more realistic in immediate operating savings with the additional $300,000 per year being earmarked for the first year transition and then set aside and used for deferred capital repairs, replacements and improvements that were noted in the study and never acted on by RSU 12.

It should be noted that the RSU has been discussing closing the middle school because of declining enrollment and the very large overhead. If the RSU closes this school, 50%, or $500,000, of this savings will be transferred to the RSU and the 7 other towns because of the 3% "safety net" (cap), which today is $144,000. (In the RSU 12 charter, any town that exceeds a 3% savings year to year will contribute 50% of the total savings to receiver towns and overages to the RSU capital budget).

2008 PROFESSIONAL STUDY CONCLUSIONS
ON SCHOOL FACILITIES STUDY

CAPITAL REPAIRS/IMPROVEMENTS NEEDED IMMEDIATELY

Primary School	$1,055,000
Middle School	$1,350,000
High School	$1,100,000
Total	$3,500,000

10 YEAR CAPITAL REPAIRS/IMPROVEMENTS NOT INCLUDED ABOVE

Primary School	$1,770,000
Middle School	$2,000,000
High School	$2,550,000
Total	$6,321,000

Amount saved by closing Middle School **$3,350,000**

ANNUAL OPERATING EXPENSES SAVED BY CLOSING MIDDLE SCHOOL

$1,000,000

Regional School Unit (RSU)/Alternative Organizational Structure (AOS) COMPARISON

ELEMENT	RSU	AOS

Governance	• Single governing board
	• Allows for elected " local school committees" that may perform duties/functions other than those assigned by statute to the RSU board
		• Multiple governing boards
		  • One AOS board with core functions and duties assigned by inter-local agreement
		  • Multiple local school boards governing their own local school administrative units

Inter-local Agreements	• Not required.	• Required:
		  o Completed and approved before reorganization plan is submitted; submitted with reorganization plan
		  o Require approval of all boards/entities involved in agreement

Budget Validation Process	• Single comprehensive K-12 RSU budget
	  o Passed at unit-wide budget meeting
	  o Validated in municipal referenda votes
	  o Single (same question) referendum across all municipalities
		• Multiple budgets
		  • Each local school administration unit has individual budget for schools based on current structure (i.e. CSD, municipal, SAD)
		  • AOS Budget for core functions and those assigned by inter-local agreement
		  • Budget Validation Process
		  o Multiple local school administrative unit budget meetings to adopt each local school administrative unit budget and AOS budget
		  o Multiple referenda to validate each budget and AOS budget. One town may have to validate as many as three budgets:
		  ▪ Municipal (K-8)
		  ▪ CSD (9-12)
		  ▪ AOS (K-12 share of AOS costs)

ELEMENT	RSU	AOS
Revenue/Budget: GPA/EPS	• State government treats as one fiscal unit for calculating: o EPS expenditure levels o Subsidy (GPA) (Note: Treatment under Federal grants Will depend on whether the "LEAs" or "schools" are the eligible entity per the language of the federal statute/regulations.)	• State government treats as one fiscal unit for calculating: o EPS expenditure levels o Subsidy (GPA) • Inter-local agreement needed for determining allocation of costs within the AOS, including: o Subsidy (GPA) o EPS costs o Over-EPS costs o AOS costs (Note: Treatment under Federal grants Will depend on whether the "LEAs" or "schools" are the eligible entity per the language of the federal statute/regulations.)
Cost Sharing	• All costs are shared based on agreed-upon formula	• Shares the following costs based on agreed-upon formula: Costs for system administration, special education, transportation facilities and maintenance, business functions costs and any functions at the AOS level per inter-local agreement • All other costs remain in the local school administrative units
Consolidation of Core Functions – **Superintendent** – **Business Functions** – **Special Education** – **Transportation** – **Budget** – **Reporting**	• Single unit of administration	• Multiple units of administration: o AOS – administrative functions that must be operated at the AOS level are system administration, special education administration, transportation administration, business functions including accounting, reporting, payroll, financial management, purchasing insurance and auditing. Also, any administrative function assigned to the AOS in the inter-local agreement. o Local school administrative unit – any other administrative functions not the responsibility of the AOS
Consolidation of Core Functions – **Collective Bargaining Agreements (CBA)**	• Establish a plan to achieve one consistent contract across the RSU for each employee group o Required to be achieved by 2012	• Establish a timeline to achieve consistent contracts across the AOS for each employee group o To be achieved by using inter-local agreements o No deadline in law

ELEMENT	RSU	AOS
Consolidation of Core Functions – **Curriculum, Assessment, Instruction: Educational Impact**	• Guarantees one unified curriculum for Pre-K – 12 ▪ Unit coordination ▪ Planning for aligned instruction ▪ Assessment district-wide	• One core curriculum required • Separate town/unit-based school structure may result in greater differences in educational programs/services • Procedures for standardized testing & assessment aligned to Maine *Learning Results* (MLR) required
Consolidation of Core Functions – **School Calendars**	• RSU board established one common school calendar, subject to local variations permitted by the RSU board Please see Q&A on this topic on the reorganization website. (www.maine.gov/education/reorg/qa.shtml)	• AOS board establishes consistent school calendars for all schools in the AOS Please see Q&A on this topic on the reorganization website. (www.maine.gov/education/reorg/qa.shtml)
Consolidation of Core Functions – **District Policies**	• RSU board adopts policies, local school committees may adopt policies not in conflict with RSU board policies Please see Q&A on this topic on the reorganization website. (www.maine.gov/education/reorg/qa.shtml)	• AOS board adopts consistent policies for all schools in the AOS Please see Q&A on this topic on the reorganization website. (www.maine.gov/education/reorg/qa.shtml)
Consolidation of Facilities and Maintenance	• Operated as a single unit	• Functions may be consolidated at: • AOS level OR • Local school administrative unit level • Inter-local agreement to spell out how functions are shared, who is responsible for what
Special Education Operation Costs	• Special Ed costs: • Operates as a single unit: Special Ed is included in the RSU budget • RSU budget covers the following areas: o Administration costs o Program costs including out-of-district costs o Staff costs	• Special Ed costs: • Each local school administrative unit operates as an individual unit o Special Education costs included in AOS Budget: ▪ Administrative costs ▪ Any costs assigned to AOS level by inter-local agreement o Local school administrative units budgets cover: ▪ Program costs including out-of-district costs ▪ Staff Costs
Collaboration	• A unitary structure builds in collaboration/cooperation	• Collaboration may be built into the inter-local agreement

ELEMENT	RSU	AOS
Economies of Scale + Shared staff + Shared services + Shared programs + Extra curricular	• Single structure allows for identification of opportunities for savings across whole RSU whenever and wherever they occur	• Economies of scale opportunities possible at the AOS level • Inter-local agreements to implement shared services & savings among the schools at all levels
Student Placement Flexibility	• One RSU allows flexibility to place students in schools within the unit that best meet their needs	• Student transfer & associated costs o Need to be addressed by Inter-local agreements o <u>May</u> need to be considered in cost sharing formula

Office of Assessors' Agent

February 10, 2012

To: Board of Selectmen/Assessors

From: Sue Varney, Assessors' Agent/ Sue Varney

RE: Barry & Lesley Brynjolfsson abatement request

Although some changes were agreed upon at our meeting January 10th the abatement request was postponed until a site inspection could be completed. The reason for the inspection, which was conducted on 2/1/12, was to determine the functional and economic obsolescence of the property. The following recommendations should be considered while the property is being used as a residence. Perhaps a different conclusion would be reached if it were to become a business or commercial use. Traffic and noise levels may not be an issue.

- Functional obsolescence is loss in value occurring within the structure (ie. lack of desirability as compared to modern, old fashioned, old style fixtures and cabinets, room size and layout).
- Economic obsolescence is the loss in value caused by unfavorable influence outside the structure. (ie. traffic, noise levels which owner has no control over, good house in poor location, accessibility).

For economic obsolescence I ran a report for all properties assessed less than 100% due to various reasons. After research, and to be consistent, I decided on a factor of 90% good due to location and proximity to Rt. #1, which turned out to be the same as a property directly across the street (see attached valuation sheet).

For functional obsolescence most of my changes came directly from the site visit. The property does have many small size rooms and the house has a poor layout as far as travelling from one room to another. The kitchen and the 1½ baths are old style and the baths are small. In my opinion, although improvements continue to be done, the house lacks desirable features and has a measure of outdated features.

My recommendations for changes are circled on the attached valuation report. With the land correction of no waterfront and other changes noted, I recommend an abatement of $404,700 in valuation resulting in a refund amount of $6,131.21.

As a side note, with these changes, the property is now valued at $393,400 and a recent real estate advertisement listed the property at $399,000.

On another note:
While correcting the Brynjolfsson land value it was discovered that the property next door, (Potter) which has waterfront land since the purchase of 3.7 acres from Brynjolfsson, was not assessed as waterfront with the increased factor like the neighboring waterfront properties. As you will see attached, a new valuation report was prepared showing the increased factor and a supplemental tax bill would be sent <u>if so directed by the Board</u>. As shown on the report, the increase in valuation would be 350,000 resulting in a supplemental bill of $5,302.50. (Please note, the Potter's have requested that both their lots be combined (for tax purposes only) beginning April 1, 2012.)

WISCASSET **Valuation Report** 02/09/2012

Name: BRYNJOLFSSON, BARRY E. (J/T) Page 1

BRYNJOLFSSON, LESLEY G. Map/Lot: U08-002

Account: 1559 Card: 1 of 1 Location: 96 BATH ROAD

Neighborhood	VILLAGE	**Sale Data**	
		Sale Date	05/31/2001
Zoning/Use	SHORE RESIDENTIA	Sale Price	350,000
Topography	Rolling	Sale Type	Land & Buildings
Utilities	All Public	Financing	Unknown
Street	Paved	Verified	Public Record
		Validity	Arms Length Sale

Reference 1	B2685P0187		
Reference 2	U-08-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	193,700

Dwelling Description **Replacement Cost New**

Colonial	Two Story	646 Sqft	Grade B 110	Base	140,994
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,874
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,458
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	OLD TYPE	Old Type	Above Average	Typical	150,326

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	Location	75%	90%	90%	91,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1810	532	B 110	68,852	Avg+	75%	90%	90%	41,828
Open Frame Porch	1810	135	B 110	3,748	Avg+	75%	90%	90%	2,277
1 & 3/4 STORY FR	1810	304	B 110	34,988	Avg+	75%	90%	90%	21,255
Encl Frame Porch	1810	12	B 110	952	Avg+	75%	90%	90%	579
1.75 ST GARAGE..	1810	540	B 110	47,715	Avg+	75%	90%	90%	28,986
Frame Shed	1810	135	E 100	611	Avg+	75%	100%	90%	412
Open Frame Porch	1810	102	B 110	2,903	Avg+	75%	90%	90%	1,763
Encl Frame Porch	2003	270	B 100	10,552	Avg.	90%	100%	90%	8,547
Wood Deck	2003	270	B 100	3,340	Avg.	90%	100%	90%	2,705
2,755 SFLA		142.79 = $/SFLA (1)					Outbuilding Total		108,352

Accpt Land 193,700 **Accepted Bldg** 199,700 **Total** 393,400

as corrected

Defb

-404,700 x .01515

6131.21

WISCASSET **Valuation Report** 01/04/2012

Name: BRYNJOLFSSON, BARRY E. (J/T) Page 1

BRYNJOLFSSON, LESLEY G. Map/Lot: U08-002

Account: 1559 Card: 1 of 1 Location: 96 BATH ROAD

Neighborhood VILLAGE

Sale Data

Sale Date	05/31/2001
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved

Reference 1	B2685P0187		
Reference 2	U-08-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

no Longer adds to water

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	300%	100%	525,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	~~100%~~		17,500
0.60	Acres-Waterfront Rear	13,000.00	7,800	100%		7,800
Total Acres 1.60					Land Total	550,300

Dwelling Description **Replacement Cost New**

Colonial	Two Story	646 Sqft	Grade B 110	Base	140,994
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,311
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,624
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	TYPICAL	TYPICAL	Above Average	Typical	153,929

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	115,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1810	532	B 110	68,852	Avg+	75%	100%	100%	51,639
Open Frame Porch	1810	135	B 110	3,748	Avg+	75%	100%	100%	2,811
1 & 3/4 STORY FR	1810	304	B 110	34,988	Avg+	75%	100%	100%	26,241
Encl Frame Porch	1810	12	B 110	952	Avg+	75%	100%	100%	714
1.75 ST GARAGE..	1810	540	B 110	47,715	Avg+	75%	100%	100%	35,786
Frame Shed	1810	135	E 100	611	Avg+	75%	100%	100%	458
Open Frame Porch	1810	102	B 110	2,903	Avg+	75%	100%	100%	2,177
Encl Frame Porch	2003	270	B 100	10,552	Avg.	90%	100%	100%	9,497
Wood Deck	2003	270	B 100	3,340	Avg.	90%	100%	100%	3,006
2,755 SFLA		289.68 = $/SFLA (1)					Outbuilding Total		132,329

Accpt Land 550,300 **Accepted Bldg** 247,800 **Total** 798,100

2011 As Assessed

WISCASSET **Valuation Report** 02/09/2012

Name: FINLAY, RONALD F. J/T
FINLAY, SUSAN

Map/Lot: U06-021

Account: 1525 Card: 1 of 1 Location: 103 BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/20/2007
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3883P0067
Reference 2	U-06-021/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	110,000	110,000	95%		104,500
0.88	Acres-HS Size Adj	11,000.00	9,680	100%		9,680
Total Acres 0.88					Land Total	114,180

Dwelling Description **Replacement Cost New**

Colonial	Two Story	448 Sqft	Grade B 95	Base	76,769
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	834
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Fair	Typical	80,085

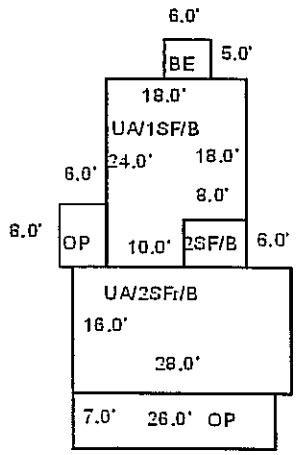
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	42%	100%	90%	30,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UA/Fr/B	1890	384	B 95	33,181	Fair	42%	100%	90%	12,542
Open Frame Porch	1890	182	B 95	4,277	Fair	42%	100%	90%	1,616
Open Frame Porch	1890	48	B 95	1,312	Fair	42%	100%	90%	496
Frame Garage	1950	462	C 100	13,896	Fair	42%	100%	90%	5,252
Frame Shed	1950	336	C 100	2,056	Avg-	57%	100%	90%	1,055
Frame Shed	1950	231	D 100	1,216	Fair	42%	100%	90%	460
BSMT ENTRY.....	1890	30	B 95	401	Fair	42%	100%	90%	151
2 Story/BASEMENT	48	0	B 95	0	Fair	42%	100%	90%	0
896 SFLA		185.29 = $/SFLA (1)					Outbuilding Total		21,572

Accpt Land 114,200 **Accepted Bldg** 51,800 **Total** 166,000

GARAGE 21X22=462



SHED 21X16

SHED 11X21

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96 Bath Road

Wiscasset, ME 04578

$399,000

Beds:	4 Bed
Baths:	3 Bath
House Size:	2,700 Sq Ft
Lot Size:	1.60 Acres

Presented by

Roy Farmer

Professional, Knowledgable, Experienced
Office: (207) 882-7357
Office: (207) 882-7391
Type: (--) no t entered --

Brokered by

Roy Farmer Associates

Office: (207) 882-7357
Fax: (207) 882-8243

Property Details

This gracious federal 12 room home is believed to have been the third brick house built in Wiscasset in about 1810... truly a classic with period charm. Sweeping views over the harbor to Edgecomb, 5 fireplaces, lovely wood floors, elevator chair and more.

Beds	4 bed	**Baths**	3 bath
House Size	2700 sq ft	**Lot Size**	1.60 Acres
Price	$399,000	**Price/sqft**	$148
Property Type	Single Family Home	**Year Built**	1810
Neighborhood	Not Available	**Style**	Federal
Stories	Not Available	**Garage**	Not Available

Property Features • Status: Active • 2 total full bath(s)

- County: Lincoln County
- Approximately 1.6 acre (s)
- 1 total half bath
- 12 total rooms
- Family room
- Master Bedroom is 2nd Level, 20X20
- Living room is 1st Level, 14x14
- Dining room is 1st Level, 12x14
- Family room is 1st Level, 23x16
- Kitchen is 1st Level, 11x17
- Basement is Full, Unfinished
- Water view
- Attached parking
- Inclusions: Dishwasher, Range-Electric, Refrigerator, Off Heating System Water Heater
- Lot features: Level, Open, Historic District, Intown, Near Shopping, Neighborhood, River/Brook/Stream, Water View, Near Airport, Public Transport Access
- Lot size is between 1 and 2 acres
- Zoning: Residential
- Utilities present: Circuit Breakers, Public Sewer, Public Water
- Parcel Access: Paved Road, Public Road
- School District: Wisc
- Basement
- Dining room
- Handicap features
- Master Bedroom

Fireplace Features	
Heating Features	Oil, Baseboard, Hot Water
Exterior Construction	Masonry, Brick
Roofing	Shingle
Interior Features	BEDROOM 2: 2nd Level, 14x14, BEDROOM 3: 2nd Level, 14x14, BEDROOM 4:, 13x14, Eat In Kitchen, Elevator/Chair Lift, Wood Floor(s), Finished Area Above Grade is 2700 sqft., Attic
Exterior Features	Paved Driveway, Deck
MLS ID	899514

Location

WISCASSET **Valuation Report** 02/10/2012

Name: POTTER, ELIZABETH E.; TRUSTEE Page 1

TRUSTEE, ELIZABETH E. POTTER TRUST Map/Lot: U08-002-A

Account: 2597 Card: 1 of 1 Location: BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Reference 1	B4360P0001		
Reference 2	U-8-2A		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	100%		175,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
2.70	Acres-Waterfront Rear	13,000.00	35,100	100%		35,100
Total Acres 3.70					Land Total	227,600

Accpt Land 227,600 **Accepted Bldg** 0 **Total** 227,600

as assessed

WISCASSET **Valuation Report** 02/10/2012

Name: POTTER, ELIZABETH E.; TRUSTEE

TRUSTEE, ELIZABETH E. POTTER TRUST Map/Lot: U08-002-A

Account: 2597 Card: 1 of 1 Location: BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Reference 1	B4360P0001		
Reference 2	U-8-2A		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	175,000	175,000	300%		525,000
1.00	Acres-Influence W Size Adj	17,500.00	17,500	100%		17,500
2.70	Acres-Waterfront Rear	13,000.00	35,100	100%		35,100
Total Acres 3.70					Land Total	577,600

Accpt Land 577,600 **Accepted Bldg** 0 **Total** 577,600

as corrected for waterfront lot that was created in sale

Difference

+ 350,000

x .01515

5,302.50

Town of Wiscasset
Main Street Pier Policy

Purpose: The purpose of this policy statement and regulations is to assure the continued growth of needed commerce in our village waterfront area while maintaining the future use of public spaces and infrastructure. The objective is to balance the needs of the general public with the opportunity to supply shopping, dining, and recreational amenities to residents and visitors alike. Any activities at the pier should represent the character of the traditional village and waterfront for which Wiscasset is known.

1. At all times the Town of Wiscasset through its Town Manager will retain total rights and control of all activities at the pier. The Town may cancel permits or activities that it deems are not in compliance with the Ordinances and regulations of the pier or that may be detrimental to the character and reputation of the Town.

2. PERMITS:

- **All permits may be applied for** on February 1st of each year.
- **All supporting required documents must accompany Application.**
- **Applicant will be notified of approval approximately 30 days after application**
- **Permits will be re- issued on a seniority basis.**
- **Placement shall be decided by the Town**
- **Electric use is pro-rated; additional use shall be billed by the Town.**

- **Seasonal permits once approved shall be paid in advance by May 1st. The Seasonal permit fee will be $600 for each 30x34 square foot space and $400 for each 10x20 square foot space. Seasonal permits will be approved for the period of Memorial Day Weekend through Columbus Day Weekend. There will be a two week period prior to and after these dates for the purposes of set up and takedown of business structures. Extended time must be approved by the Town Manager. Appropriate fees may be assessed.**

- **Day-Use permits shall make application for each event; once approved fee shall be paid at least 7 days in advance, unless otherwise authorized. The daily fee is $25 for each 10x10 square foot space. Fees may be waived for town sponsored events and other approved circumstances.**

- **Winter rental permits shall make clear whether the business is operational or seeking storage for part of the term. Winter rental fees will be $400 for each 30x34 space and $300 for each 10x20 space. Wnter rental requests and payment will be due within two (2) weeks of Colmbus Day.**

- **Event permits shall be applied for minimally 7 days before an event. Blanket approval for a series of events sponsored by an organization shall be made minimally 30 days prior to the commencement. Approval and scheduling shall be made by the Town.**

3. Buildings, shelters or vendor stalls shall be affixed to the pier for high wind protection. All vendor spaces shall be temporary in nature. All structures shall be no taller than 10 feet and their longest dimension will not exceed 20 feet. There shall be no drilling, sawing, or altering of the pier in any way. The pier will be left in the same condition when the vendor leaves as when the vendor arrived.

Selectmen adopted 2.15.2011

4. Accessory furniture may be permitted, so long as such furniture does not interfere in the use of the pier by other businesses. The furniture shall be accessory in nature with minimal impact on the pier operation. Approval of such accessory furniture must be specifically requested on the permit application.

~~5.~~ In order to create a center of activity at the waterfront all vendors will maintain standard business operating hours and be open at least five (5) days per week. ~~Vendors will be manned and operational at least 6 hours each weekend day prior to July 4th and after Labor Day, weather permitting.~~

6. All vendors, their property, and employees shall hold themselves to a code of conduct and dress in accordance with the character and reputation of the traditional village waterfront of Wiscasset.

7. All applicants must show proof of adequate liability insurance and shall name the Town as second insured.

8. In order to accommodate visitors to the pier vendors are required to find legal parking for any vehicles for themselves, the business, or employees and shall not park in adjacent areas to the pier.

9. Violations of these policies may result in the immediate cancellation of the permit and impact any future approvals of permits. The Town Manager shall have the ultimate authority to determine if vendors are in compliance with policy. Vendors who are deemed to be in violation of any section of this policy may be removed by the Town at the owner's expense.

10. Vendors will be required to remove all property from the Pier in an emergency situation; **or with advance notice from the Town of maintenance.**

Selectmen adopted 2.15.2011

TOWN OF WISCASSET
Main Street Pier
Vendor Permit Application

APPLICANT NAME: _____

BUSINESS NAME: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

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

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

DAY USE PERMIT: ☐ **DATE(s):** _____ **$25**

DESCRIPTION OF ALL BUSINESS ACTIVIES THAT WILL TAKE PLACE ON SITE: _____

_____

_____

_____

_____

_____

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

_____

_____

_____

I REQUEST ELECTRICAL SERVICE: ☐ 110 Volt outlet

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

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

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

_____ _____

Signature Date:

Office use only

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

Recommended _____ Not Recommended _____ by Waterfront Committee

Authorized by _____

TOWN OF WISCASSET
Main Street Pier
Vendor Permit Application

APPLICANT NAME: Pamela J. Shockley

BUSINESS NAME: Maine Craft Emporium

MAILING ADDRESS: 17 Cromwell Rd. Westport Island 04578

PHONE NUMBER: 882-9412

EMAIL genpam@gwi.net

SEASONAL PERMIT: [X] DAY USE PERMIT: [ ] DATE(s): _____

LOT SIZE: [X] 10 X 20 ($400) [ ] 30 X 34 ($600)

Returning Vendor [ ] since_____

DESCRIPTION OF ALL BUSINESS ACTIVIES THAT WILL TAKE PLACE ON SITE:
Selling of Maine-made crafts

REQUEST FOR APPROVAL OF ACCESSORIES: (please list all furniture, etc and size, need to affix and include a sketch of placement)_____

ELECTRICAL SERVICE: LIST APPLIANCES REQUIRING ELECTRICITY:
Town provides 110 Volt outlet pro-rated $100/season or $5/day Seasonal

[ ] I DO NOT REQUIRE ELECTRICITY

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

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

Pamela J. Shockley
Signature

12/27/11
Date:

Office use only

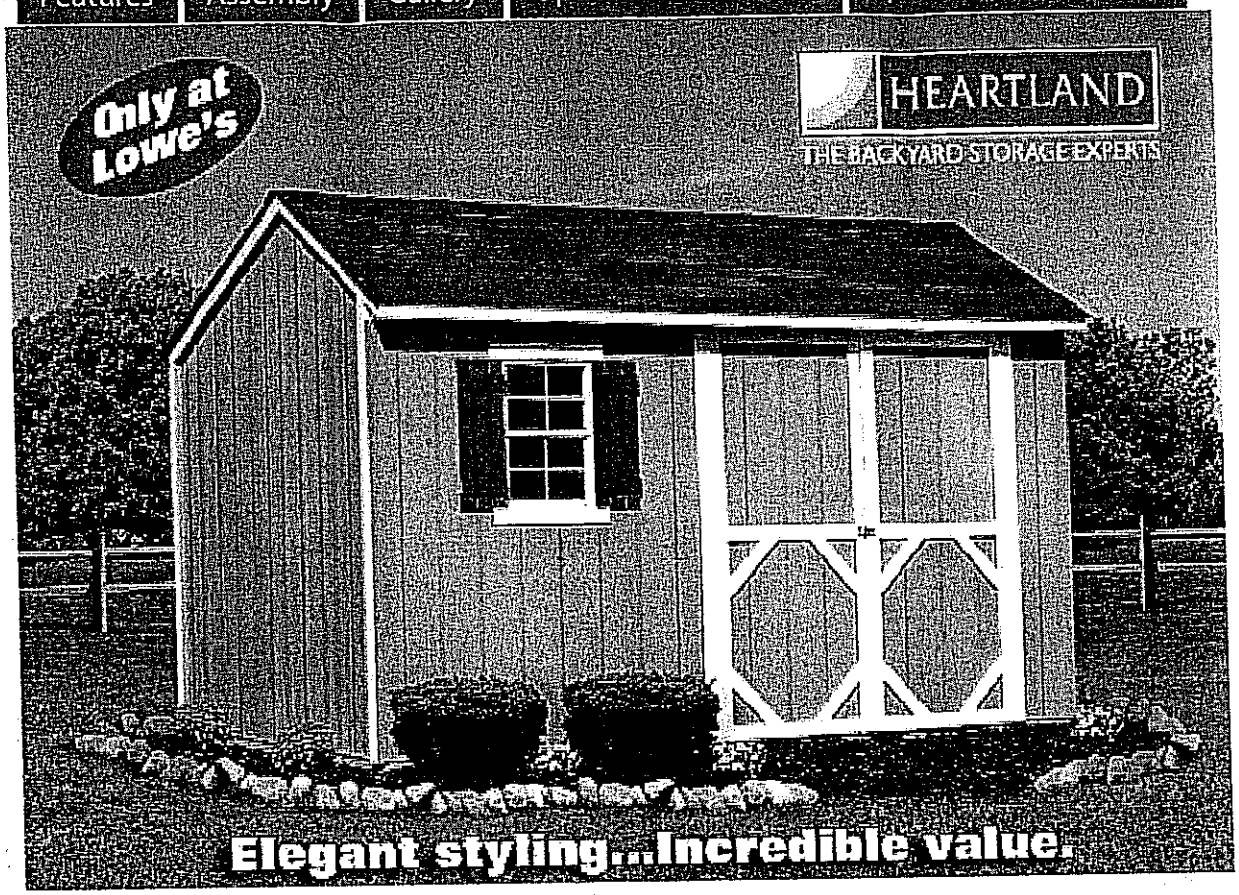
Permit fee _____
Electric fee _____
Total amount _____
Approval Date _____
Assigned location _____
Issue date _____
Expiration date _____

Recommended _____ Not Recommended _____ by Waterfront Committee

Authorized by _____

Heartland Stratford 12'x8'

Intro | Features | Assembly | Gallery | Optional Accessories | Specs and Instructions



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/12/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Riley Insurance Agency, LLC
139 Maine Street
P. O. Box 659
Brunswick ME 04011

CONTACT NAME: Jane Soule
PHONE (A/C, No, Ext): (207)729-3321 FAX (A/C, No): (207)729-4056
E-MAIL ADDRESS: jsoule@rileyinsuranceagency.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Peerless Indemnity Ins	18333
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
GEORGE & PAMELA SHOCKLEY
17 CROMWELL RD
WESTPORT ISLAND ME 04578

COVERAGES CERTIFICATE NUMBER: CL11121208029 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC			BOP8275423	5/1/2011	5/1/2012	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							--	$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					WC STATU-TORY LIMITS OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Craft Vendor

CERTIFICATE HOLDER

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jane Soule/JES

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TOWN OF WISCASSET
Main Street Pier
Vendor Permit Application

APPLICANT NAME: Cecilio Juntura

BUSINESS NAME: Taste of Orient

MAILING ADDRESS: 306 Bath Rd U.S. Rt One

PHONE NUMBER: 882-9225

EMAIL

SEASONAL PERMIT: [X] DAY USE PERMIT: [ ] DATE(s):

LOT SIZE: [X] 10 X 20 ($400) [ ] 30 X 34 ($600)

Returning Vendor [ ] since

DESCRIPTION OF ALL BUSINESS ACTIVIES THAT WILL TAKE PLACE ON SITE: Asian Seafood Restaurant

REQUEST FOR APPROVAL OF ACCESSORIES: (please list all furniture, etc and size, need to affix and include a sketch of placement)

Picnic tables (1 or 2, plus table & chairs)

ELECTRICAL SERVICE: LIST APPLIANCES REQUIRING ELECTRICITY:
Town provides 110 Volt outlet pro-rated $100/season or $5/day

Refrigeration + Lights. Stove grill (propane)

[ ] I DO NOT REQUIRE ELECTRICITY

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

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

Signature _____ Date: 2/9/12

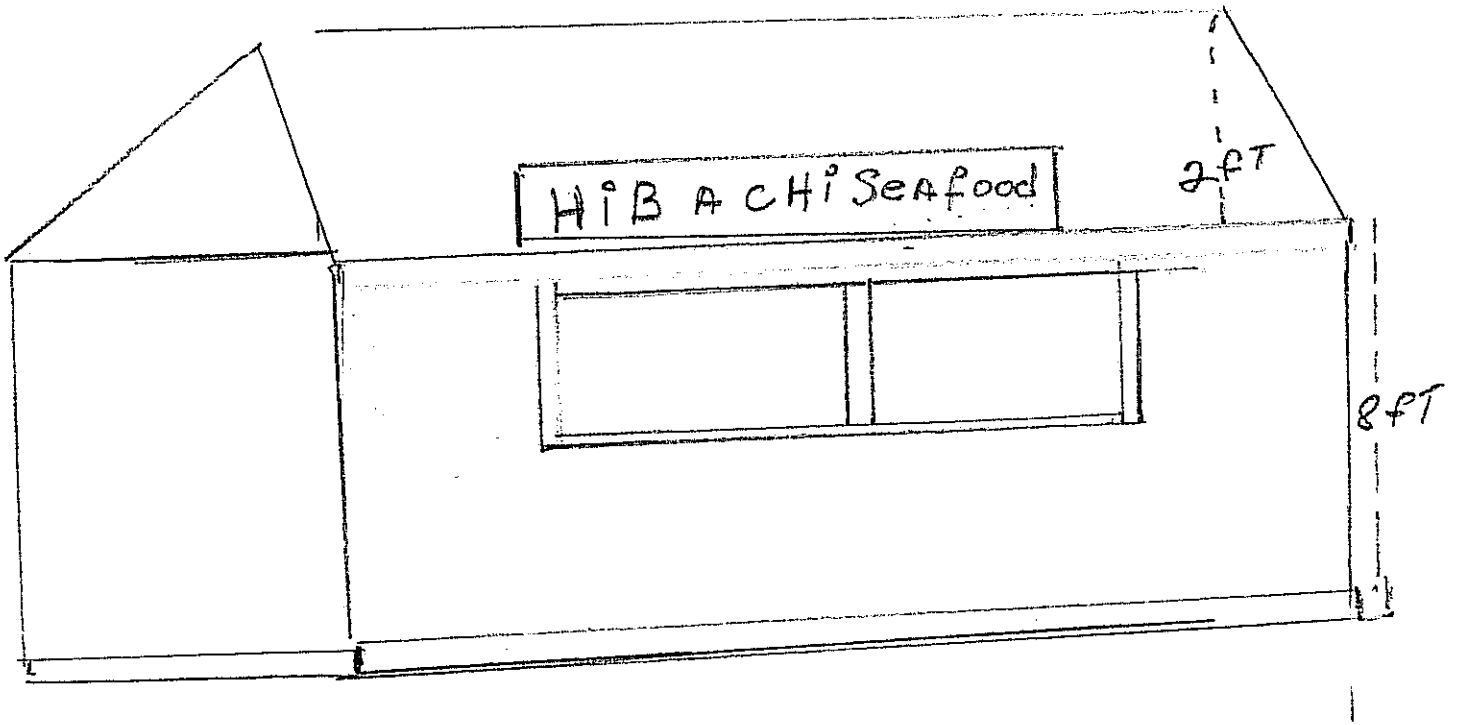
Office use only

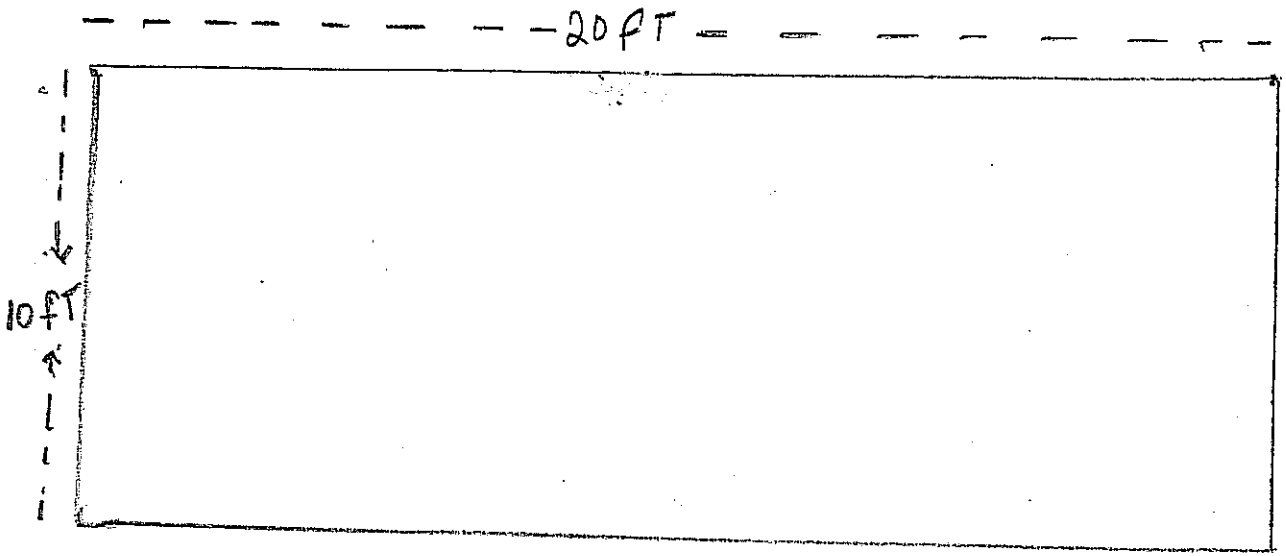
Permit fee _____
Electric fee _____
Total amount _____
Approval Date _____
Assigned location _____
Issue date _____
Expiration date _____

Recommended X Not Recommended SCR by Waterfront Committee

Authorized by _____

2/9/12 pending proof of insurance.


HiBACHi Seafood
2FT
8FT


20 FT
10 FT

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/10/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Cross Insurance-Bath
5 Chandler Drive
PO Box 769
Bath ME 04530

CONTACT NAME: Kim Eames, ACSR,AAI
PHONE (A/C, No, Ext): (207)443-3336 FAX (A/C, No): (207)443-2521
E-MAIL ADDRESS: keames@crossagency.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Hanover Insurance Group, Inc.	22292
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Taste Of The Orient, Inc., DBA: Taste Of The
306 Bath Road
Wiscasset ME 04578

COVERAGES CERTIFICATE NUMBER: CL1221061110 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC	X		ZDP5103424 14	6/1/2011	6/1/2012	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WHP5340143	9/1/2011	9/1/2012	WC STATU-TORY LIMITS OTH-ER	
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Refer to policy for exclusionary endorsements and special provisions. Cecilio Juntura is an excluded officer for Workers Comp Town of Wiscasset is named as additional insured for general liability for kiosk operated by named insured on Wiscasset waterfront.

CERTIFICATE HOLDER

codes@wiscasset.org

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

K Eames, ACSR,AAI/KME Kim M Eames

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02/15/2012

To: Laurie Smith, Town Manager

From: Roland Abbott, EMS Chief

AMBULANCE FEE RATE CHANGE

Due to the current changes in the pay fees from medicare and the fact the service hasn't had a rate increase since 2009, I am proposing that we increase our rates to the following:

Rates	Current Fees	Proposed Fees
ALS 1 EMERGENCY	430.00	470.00
ALS 2 EMERGENCY	635.00	680.00
ALS TRANSPORT	430.00	470.00
BLS NON EMERGENCY	405.00	410.00
BLS TRANSPORT	405.00	410.00
BLS EMERGENCY	405.00	410.00
MILEAGE	10.00	14.00

If we do not increase our rates, the service is losing potential income, which could be used to recover costs and increase revenue.

Selectmen Goals 2012

Overarching goal: To create a quality place building upon the historic nature of Wiscasset providing quality community services at an affordable rate for citizens.

Goals:

1. Economic Development
    a. Perform a land inventory of public and private land to market to developers
    b. Answer the question "why Wiscasset" and create marketing through print and web.

2. Grow our resources at the Airport.
    a. Partner with the Texas Flying legends to create a permanent home for them at the airport.
    b. Find our niche as an airport especially in relation to Brunswick Naval Air Station.

3. Review town committees
    a. Evaluate the need for the committees
    b. Determine whether there should be a length of service for members
    c. Define the purpose of the committee
    d. Give the committees direction from the Selectmen
    e. Establish a reporting procedure between Committees and Selectmen
    f. Hold a workshop with the committees

4. Ambulance service
    a. Maintain current service
    b. Maximize revenues

5. Insurance Service Office (ISO) rating for public fire protection