

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
March 6, 2012

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 7 p.m.

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

3. Approval of Treasurer's Warrant: February 28, 2012 and March 6, 2012

Ed Polewarczyk moved to approve the Treasurer's warrant of February 28, 2012. Vote 5-0-0.

Pam Dunning moved to approve the Treasurer's warrant of March 6, 2012. Vote 4-1-0.

4. Approval of Minutes: February 21, 2012

Ed Polewarczyk moved to approve the minutes of February 21, 2012. Vote 4-0-1.

5. Special Presentations or Awards

A. Business Recognition Award: Red's Eats

Town Manager Laurie Smith gave a brief history of Red's Eats since its founding in 1938. It was purchased by Al Gagnon in 1977 and was a true family-run business with children and grandchildren working for Red's Eats. She also recognized the 150-year old beautiful Siberian Elm tree that has served as a living umbrella for the restaurant. Chair Judy Colby presented a plaque to Red's Eats and the Gagnon family in recognition of 35 years of business within the town of Wiscasset as an important member of the community and an economic contributor to the Town of Wiscasset.

B. Shawn Smith regarding MDOT and paving maintenance project on Route 1 for spring 2012 and 10A. MDOT agreement to issue a permit for transportation of construction equipment over municipal roads

Shawn Smith said as a second phase to the drainage and water main work done in 2011, the MDOT would do a mill and fill on Route 1 beginning 75 feet south of Lee Street and extending to the bridge. The work consists of removing two inches of existing surface, placing a shim course on top of it and redoing the surface paving. It will also include replacing some of the curbing. A right turning lane on Route 1 at Route 27 will be included in the contract. Work will be done from 8 p.m. to 6 a.m. Sunday nights to Friday morning. Work will begin April 23 and conclude June 23 excluding May 24 to May 29. The contract has been advertised. Public progress meetings will be held.

Smith asked the selectmen to permit construction equipment to exceed the weight limits on municipal roads and to sign a bond agreement to guarantee suitable repair or payment of damages by the contractor. **Judy Colby moved to review and sign the agreement to issue a permit to MDOT for the transportation of construction equipment that exceeds legal weight limits for the time period of April 23 to June 23. Vote 5-0-0.**

In response to Lois Kwantz's question on the purpose of the right turn lane, Shawn Smith said that if vehicles use the dedicated right turn lane, oncoming traffic intending to turn left would not have to wait until it is evident which way southbound vehicles will be going. Kwantz asked why a roundabout could not be installed at that intersection. Bob Faunce, Lincoln County Planner, said he had spoken to MDOT about the possibility of a roundabout and was informed that until the traffic problem on Route 1 was solved, it was not feasible to construct a roundabout at that intersection because if traffic backed up at the roundabout, it would affect traffic in all directions.

Pam Dunning moved to go to 9A while Mr. Faunce is setting up for his presentation. Vote 5-0-0.

9. Unfinished Business

A. Adopt resolutions and execute an Amendment terminating the Money Purchase Pension Plan as of March 31, 2012

Laurie Smith said that this was the last step in the changeover of the retirement systems. Most employees have transferred their funds to the Maine State Retirement System. The change will not cost the Town additional funds but the Town will see a savings from the current costs. **Pam Dunning moved to adopt the proposed resolutions and execute an Amendment terminating the Money Purchase Pension Plan as of March 31, 2012. Vote 5-0-0.**

5C. Bob Faunce regarding Lincoln County Coastal Hazard Project

Faunce said the Lincoln County Regional Planning Commission is working with the Maine Geological Survey and Maine Coastal Program to evaluate the potential impacts of increases in sea level in coastal Lincoln County. They received a grant of \$35,040 from the Maine Coastal Program. The project will focus on the impacts of sea level rise on public infrastructure, such as roads, bridges and key public facilities. He demonstrated by way of a power point presentation how changes in the highest annual tide would affect the various coastal areas. A committee consisting of a representative of the county Commission, several members of the LCRPC Board, a representative of Lincoln County EMA and a representative from each coastal community will oversee the project. There will be no cost to the town. In response to Mike Ferucci's question on the purpose of the study, Faunce said the 18-month study would provide information for towns to use in developing ordinances and planning of roads, bridges, and buildings that may have to be replaced in the next 100 years taking into account the estimated rise in sea level. **David Nichols nominated Pam Dunning to the committee. Vote 5-0-0.** Mike Ferucci volunteered for the committee.

6. None

7. Public Comment

George Green said he had read conflicting information about the RSU and asked if the public would be given information and a recommendation from the selectmen before the vote in June so that they would be better informed to make a decision. David Nichols and Judy Colby explained the process whereby the voters would decide in June whether to proceed with the withdrawal process and, if the vote were to proceed, an appointed committee would investigate the costs and advantages or disadvantages of leaving the RSU.

Mike Ferucci said it may cost more to withdraw from the RSU but for the children's sake it would be better in the long run with parents having a say in their education.

Sharon Nichols, member of WERP, cited her 34 years with the school system and support of any action that was for the good of the students and the schools. She said she was disillusioned by the negative comments about WERP and could not understand why the town would not want to

vote for withdrawal in June. The cost to proceed is minimal and the benefits are many such as getting control of the school expenses.

Gene Stover, a retiree from the school system, said he also was bothered by the intimidation and questioning of Doug Smith's integrity and honesty. He said Smith had served the town well, spending hours, providing transportation and financial support for WERP.

Doug Smith, Chair of WERP, said false statements made by Kim Andersson at the last selectmen's meeting disturbed him. He defended his financial data and statistics as being current and easily verifiable. The engineers' study on the closing of the middle school was done five years ago, so the savings would be greater based on inflation and increased operational costs. He said Andersson's statement that the RSU has taken care of all the deficiencies at the middle school was not credible given the very limited amount of money the RSU has spent in Wiscasset and in the RSU as a whole. The cost estimated by the 2008 engineer's study to fix the deficiencies in the middle school were \$1.3 million and \$2 million over ten years. He challenged other statements made by Ms. Andersson. He said the RSU was responsible for inflammatory comments, the only purpose of which was to interfere in Wiscasset's business and to disrupt the town's efforts to find another school system. He asked voters not to analyze the RSU numbers, but wait until a state-approved forensic school accountant is able to provide a third party review of finances. He also asked that future dialog be more respectful and that research be accurate and backed by verifiable facts. He said WERP would make presentations at any time.

A coordinator from the Meals on Wheels program asked the board for reconsideration of its request for funding for the service it provides to Lincoln County residents.

10. New Business

B. Koehling Property: Review purchase offer from Michael and Beth Smith

Pam Dunning said the board had previously decided to sell the property if it received an offer of \$30,000. A letter from the Smiths offering to buy the property for \$30,000 listed contingencies on the bid. The town attorney had recommended that the sale be by quitclaim deed. **Pam Dunning moved that the town move forward in selling the Koehling property for the amount of \$30,000 to Michael and Beth Smith and authorize the town manager to sign the purchase and sale agreement.** Laurie Smith said if there were issues with the contingencies, the matter would be reconsidered. **Vote 5-0-0.**

C. Determination of Harbormaster position whether this is a stipend or hourly position

Laurie Smith said there had been confusion among employees and selectmen whether the harbormaster position was a stipend or hourly position and asked for clarification from the board. Smith said Peter Dalton, current harbormaster, has resigned and since the town will be seeking a new employee, this would be an opportunity to review obligations of the harbormaster and examine the pay as well. Dalton has been paid by the hour. Pam Dunning asked that the board determine the duties of the harbormaster before the method and amount of pay was determined, as there is some duplication of labor when the highway crew and the harbormaster perform labor on the pier and floats.

David Sutter, Harbormaster 2006-2008, said the responsibilities of the harbormaster are spelled out in the ordinance, which states the selectmen are required to appoint the harbormaster. He said the harbormaster's salary, which included collecting launch fees, was not adjusted downward after it was decided that he would no longer collect the fees. Pay was based on 32 hours per week in the summer and 8 hours in the winter.

Richard Hanson listed salaries of harbormasters in the nearby towns and said he thought \$4500 with the harbormaster supplying his own boat would be fair.

The selectmen asked the town manager to see what other towns with the same approximate number of moorings pay their harbormasters. David Nichols volunteered to assist her.

Bob Blagden said the position had been a stipend position since the early 90's. It started at \$4300 per year, was increased with the increase in gas prices in 2004 to \$4900 because the harbormaster used his own boat. The stipend was paid once a year. It was later increased to \$15,000 with the same duties, which included collecting fees, doing minor repair on docks, keeping an eye on moorings, sending out mooring notices and cleaning the bathrooms, mowing the grass and sweeping out the parking lot.

D. Quitclaim deed for Map R-3, Lot 69-11, Jenny Spaulding property

Smith said back taxes of approximately \$7,000 had been paid on this property. **Judy Colby moved to sign the quitclaim deed for full payment of back taxes. Vote 5-0-0.**

11. Town Manager's Report

A. Budget Schedule

Smith distributed a draft budget schedule of meetings leading to the warrant signing on April 24. She said the budget would be given to the selectmen and Budget Committee on March 20. A budget meeting will be held on April 7 at 8 a.m., the public hearing will be held on April 10 and the budget will be voted on by the selectmen on April 17. Smith recommended keeping April 24 open for signing the warrant if necessary.

B. Michael Carlton (Property request to waive interest)

Smith said First Federal Savings has asked that the interest be waived on the taxes due on this property. The town did not have the bank identified as a mortgage holder and as a result, it did not receive a lien notice. The records have recently been corrected and the bank did get a notice in December. Annual taxes are \$2,000, outstanding taxes are \$16,000, interest \$4,600. With costs, the total owed is \$21,600. First Federal will clear up the taxes, but because they only received notice recently, they have asked that the town waive some interest on the outstanding balance. Bob Blagden said that every year the townspeople vote on the day taxes will be due and the amount of interest to be charged after that. He questioned whether the board had the right to overturn that vote and simply waive the interest. Pam Dunning suggested that the board waive interest only since the lien process began. Ed Polewarczyk said that the board should find out if it had the authority to waive interest. **He moved to ask the town manager to determine the board's legal authority to waive interest on this. Vote 5-0-0.**

C. General Update

Smith said the Mary Bailey Endowment is seeking \$7,000 for various student assistance programs at Wiscasset High School. David Nichols asked to see the paper work on the request to insure it is being used for only Wiscasset students.

D. Selectmen Goals

One of the goals approved by the selectmen was a review of committees. She suggested two selectmen be appointed to evaluate the need for a committee, get a list of committees, determine purpose statement, obtain a list of members, and give direction to the committees. Pam Dunning and Ed Polewarczyk volunteered to review the committees.

E. Smith said the annual report is being prepared and she asked for the selectmen's dedication recommendation by early April. Pam Dunning said two names would be presented to the board for its decision.

F. A workshop on zoning ordinances will be held on Monday, March 19, at 6 p.m. The planning board public hearing on the ordinances will be held on April 9 at 7 p.m.

12. Other Board Business

A. Executive Session - Economic Development

At 9:35, Judy Colby moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A., § 405(6)(C) to discuss economic development at Mason Station. Vote 5-0-0.

Pam Dunning moved to go past 10 p.m. if the executive session should exceed that time. Vote 5-0-0.

13. Adjournment

The board exited executive session at 10:40 p.m. and adjourned the meeting.

Agreement between the Wiscasset, Waterville & Farmington Railway Museum and the Town of Wiscasset concerning placement of a replica refrigerated boxcar at Creamery Pier.

1. The boxcar, which will contain photos and artifacts pertaining to the Wiscasset waterfront during the time period that the railroad operated, will remain the property of the Museum.
2. The exhibit is not a commercial venture for the Museum. No admission will be charged. As such, no rent will be charged by the Town of Wiscasset for use of space to place the boxcar.
3. While the exhibit will be unmanned, it will be open for self guided tours daily from approximately nine a.m. to five p.m. On event evenings, such as the Thursday night concert series, the exhibit will stay open later.
4. The Museum will provide Liability Insurance coverage on the exhibit.
5. In order to facilitate set-up, the final location of the boxcar will need to differ slightly from that previously agreed to. The new location aligns the door of the boxcar with the existing opening for the northern-most set of stairs on the West side of the pier.
6. This agreement may be terminated by either party. Upon termination, 60 days will be allowed for removal of the boxcar.
7. Should the Town require periodic or seasonal removal of the exhibit for maintenance purposes, at least 60 days shall be allowed for removal.
8. The Museum will maintain the boxcar and the exhibit in a neat and orderly manner.

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

6A

MUNICIPALITY OF WISCASSET

To **RICK LANG**, of Dresden, in the County of Lincoln, and State of
Maine: There being a vacancy in the position of **BUILDING INSPECTOR**,
the Board of Selectmen for the Municipality of Wiscasset does, in accordance
with the provisions of the laws of the State of Maine, hereby appoint you as a
BUILDING INSPECTOR within and for the Municipality of Wiscasset, such
appointment to be effective through March 31, 2013.

Given under our hand this 20th day of March, 2012.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 2012.

Personally appeared the above named **RICK LANG** who has been duly appointed by
the Board of Selectmen as a **BUILDING INSPECTOR** in said Municipality, and took oath
necessary to qualify him to discharge said duties for the term specified above according to
law.

Before me,

Municipal Clerk

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

6A

MUNICIPALITY OF WISCASSET

To **MISTY GORSKI**, of Bowdoinham, in the County of Sagadahoc, and State of Maine: There being a vacancy in the position of **DEPUTY BUILDING INSPECTOR**, the Board of Selectmen for the Municipality of Wiscasset does, in accordance with the provisions of the laws of the State of Maine, hereby appoint you as a **DEPUTY BUILDING INSPECTOR** within and for the Municipality of Wiscasset, such appointment to be effective through March 31, 2013.

Given under our hand this 20th day of March, 2012.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 2012.

Personally appeared the above named **MISTSY GORSKI** who has been duly appointed by the Board of Selectmen as a **DEPUTY BUILDING INSPECTOR** in said Municipality, and took oath necessary to qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

9A

WISCASSET HIGH SCHOOL
272 GARDINER ROAD
WISCASSET, MAINE 04578

DEBORAH TAYLOR
Principal

SUSAN POPPISH
Assistant Principal

PRINCIPAL'S OFFICE 882-7722
GUIDANCE OFFICE 882-5584
FAX 882-8251

SHAYE PARADIS
Guidance

TENLEY LIBBY
Athletic Administrator

March 2, 2012

To the Selectmen:

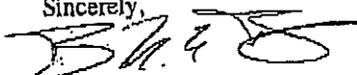
I am writing on behalf of Wiscasset High School to apply for money from the Mary Bailey endowment. I know that such monies are available if earmarked for the goal of raising standards at Wiscasset High School.

Past areas that are relevant to improvement of standards at Wiscasset High School have included Early College classes for Wiscasset High School students and support for our MELMAC Grant. The MELMAC requires that we provide some in-kind money to support all of our materials that support students making post-secondary plans. The last area that needs support is in instructional areas that allow students to experience hands on learning in faculty intensive courses and preparation for the Accuplacer Test that is required for any student entering community college. Therefore we are asking for \$7,000.00 that includes:

1. \$ 3,000 for Early College that will be offered to all seniors to increase post-secondary options and aspirations for seniors who may feel less capable of handling the college experience. This program has been in place for the past four years with Mary Bailey assistance, and has borne significant results. Over four years we have had more than 70 students participate. Each of them has chosen to go on the community college or a four-year college for nursing, carpentry, electrician, or other trades, as a result of this successful experience. We know the program works in increasing student aspirations and success in community technical colleges. These students might not have considered college if the program had not been in place. Many have parents who struggle economically, and this opportunity is their "leg up" to a career that will give them gainful employment.
2. \$2,000.00 for a support of our MELMAC and intensive class experiences. These interventions are necessary to make our students more competitive in getting training and technical skills in hands on classes. We take kids to industry sites to discuss employment opportunities, and help to make our students aware of pathways that do not have to be acquired in a four-year program, but rather a two-year community college program.
3. \$2,000.00 to support remediation for students who are struggling academically. This remediation would occur outside the school day and be geared towards credit recovery, basic literacy, and study support.

This request is directed at Wiscasset High School's mission and vision of improving standards. We hope the selectmen will approve this request since we feel it falls within the parameters of the Mary Bailey account stipulations and allow us to keep a very valuable program in place.

Sincerely,



Deb Taylor
Principal - Wiscasset High School

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

PROBATE COURT

IN EQUITY September 11, A. D. 1953

ON the petition in equity of Willard P. Sheppard, as he is Executor under the will of Joseph G. Bailey, late of Braintree in the County of Norfolk,

petitioners, against The Inhabitants of the Town of Wiscasset in the State of Maine, the Town of Wiscasset in the State of Maine, the Selectmen of said Town of Wiscasset, the Wiscasset Academy, a corporate educational institution organized under the laws of the State of Maine, and the Board of Trustees of said Academy,

respondents,

praying for instructions of this Court as to whom to distribute the rest, residue and remainder of the estate now held by the petitioner under Article 3 of the will of the testator,

it appearing that notice according to the order of the Court has been given all parties interested and that said petition, on motion, has been taken as confessed against the respondents, The Inhabitants of the Town of Wiscasset in the State of Maine, the Town of Wiscasset in the State of Maine, the Selectmen of said Town of Wiscasset, the Wiscasset Academy, a corporate educational institution organized under the laws of the State of Maine, and the Board of Trustees of said Academy,* person objecting, after hearing and consideration; the Court doth order and decree.

that after the payment of expenses, costs and counsel fees ordered herein, the Petitioner be and hereby is authorized to distribute the rest, residue and remainder of the estate to the Town of Wiscasset, Maine, to be held by it in accordance with the provisions of Section 92 of Chapter 37 of the revised Statutes of Maine, Revision of 1944, with the provision that the net income therefrom be used under the direction of the Selectmen of the Town of Wiscasset, Maine, for the purpose of improving the free highschool

*all of whom have appeared but not answered,

of said Town of Wiscasset and for the purpose of establishing new courses in advanced training and for such other educational purposes in connection with the school systems in said Town of Wiscasset as the Selectmen of said Town may deem advisable.

It is further ordered and decreed that the funds received by said Town of Wiscasset from the estate of the testator be known as the "Mary E. Bailey Fund".

It is further ordered and decreed that before the distribution of the rest, residue and remainder of the estate to the said Town of Wiscasset, there be awarded as costs, counsel fees and expenses to Carl M. P. Larrabee, Esquire, Counsel for the respondents, the Inhabitants of the Town of Wiscasset, the Town of Wiscasset and the Selectmen of said Town of Wiscasset in the State of Maine, the sum of *three thousand dollars*, that there be awarded as costs, counsel fee and expenses to Harvey R. Pease, Esquire, Counsel for the Wiscasset Academy, and the Board of Trustees of the Wiscasset Academy in the State of Maine, the sum of *three thousand dollars*; and as costs, counsel fee and expenses to Allen Lawson, Esquire, Counsel for the petitioner, the sum of *two thousand two hundred seventy-three and 75/100 dollars*.

James F. Reynolds
Judge of Probate Court

NORFOLK, SS. PROBATE OFFICE,
A true copy.

ATTEST:

Edgar W. Stier

ASS'T. REGISTER

No. 193572

JOSEPH G. BALLEW
DEGREE IN EQUITY
ON PETITION FOR

INSTRUCTIONS

Dated SEP 11 1953 19

Recorded Vol. 630 Page 89

92
195-9

R



AND LOAN ASSOCIATION
OF BATH

125 FRONT ST., P.O. BOX 488, BATH, MAINE 04530

55 CONGRESS AVE., BATH, MAINE 04530

41 TOWNSEND AVE., P.O. BOX 26, BOOTHBAY HARBOR, MAINE 04538

283 MAIN ST., P.O. BOX 487, DAMARISCOTTA, MAINE 04543

695 BATH RD., WISCASSET, MAINE 04578

March 5, 2012

Ms. Judy Colby, Chairperson
Board of Selectmen
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04530

RE: Unpaid property taxes
11 Hill Top Drive, Wiscasset
Carlton, Michael
Account 422

Honorable Ms. Colby:

Pursuant to my conversation with Ms. Laurie Smith, Town Manager, I am forwarding this letter to your attention seeking the Selectmen's consideration of the following request; that the Selectmen of the Town of Wiscasset waive the interest due on the above referenced account.

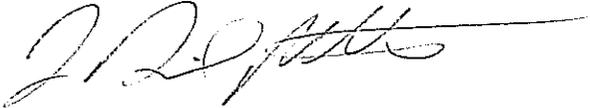
The reason for this request is that First Federal Savings was and is mortgage holder of record on this particular piece of property since June 13th of 2003. Beginning with the second half of the 2003 property taxes and continuing through today the taxes have gone unpaid on this parcel of land with the exception of some nominal payments made by the homeowner.

During this time frame none of the notifications required under 36 M.R.S.A. § 553 were delivered to First Federal Savings, with the exception of a Notice of Impending Foreclosure dated December 14th, 2011 and received by First Federal on December 19th, 2011, which brought this matter to light. We do not dispute the taxes due nor the costs associated with the processing of the notices which were mailed only to the property owner. If First Federal had been properly notified in a timely manner of the failure of the land owner to pay the taxes due, First Federal would have paid the past due taxes in an effort to preserve our 1st priority mortgage lien, hence reducing the accrued interest amounts due. Further the failure to notify First Federal in a timely manner has put the homeowner's ability to repay their debt to First Federal at risk.

In closing and appealing to the Town of Wiscasset's sense of fairness we respectfully request that the interest on this account be waived.

Thank you in advance for your consideration of this matter. If you have any questions please feel free to reach me at (207) 442-8711.

Sincerely,

A handwritten signature in black ink, appearing to read "J. David Platteter", with a long horizontal flourish extending to the right.

J. David Platteter
Senior Vice President
NMLS# 798861

Cc: Laurie Smith, Town Manager

Tax Deeds and Tax Lien Mortgages. The collector also is entitled to credit for all properly executed collector's deeds or tax lien mortgages. (See Chapter 4 for a discussion of these procedures.) The collector is entitled to credit for such deeds and tax lien mortgages even in the event that they are invalid and worthless, **if the invalidity is due to the fault of someone other than the collector.** An example of such a case is when there is an insufficient description of the property in the assessment record.

The collector is not entitled to credit for tax deeds or tax lien mortgages if they are invalid and the invalidity is due to the fault of the collector. It is essential, therefore, that the collector follow the statutes scrupulously in carrying out the deed or tax lien mortgage process if he or she wishes to be discharged from further liability on the taxes. See MMA's *Guide to Municipal Liens* for additional information.

Sheriff's Deeds. If the collector elects to attach real estate of the taxpayer as part of the lawsuit to collect an unpaid tax, the municipality may find it necessary to purchase the property at a sheriff's sale in order to protect its position. This action would be necessary if no other bidder showed up at the sheriff's sale, or if the bids were for less than the judgment and costs. The tax collector is entitled to credit for such a sheriff's deed.

Distraigned Property. The collector is entitled to credit for all property legally distraigned (see Chapter 4 of this Manual) up to the amount of the taxes owed by the owner of the distraigned property. The collector is not entitled to credit for any value in excess of the taxes owed.

Abatements. The collector is relieved of any liability to collect taxes properly abated by the assessors or the municipal officers and should be credited with all such abatements on his or her settlement with the municipality. (See MMA's *Assessors Manual* for a discussion of the types of abatements available.) Furthermore, the collector has an affirmative duty to seek abatements under 36 M.R.S.A. § 841(3) in the following cases:

If after two years from the date of assessment a collector is satisfied that a tax upon real or personal property committed to him for collection cannot be collected by reason of the death, absence, poverty, insolvency, bankruptcy or other inability of the person assessed to pay, he shall notify the municipal officers thereof in writing, under oath, stating the reason why that tax cannot be collected. The municipal officers, after due inquiry, may abate that tax or any part thereof.

However, the tax collector is well advised not to rely on the abatement law but rather to take whatever steps are necessary to enforce each tax within the time allotted. This advice is particularly pertinent to the tax lien process, which must be initiated within one year of the commitment. If a collector fails within 12 months of commitment to take the steps preliminary to the perfection of a valid lien, and after two years the taxpayer is unable to

2012

10A



TOWN OF WISCASSET
Main Street Pier
Vendor Permit Application

APPLICANT NAME: Frank Sprague

BUSINESS NAME: Sprague's Lobster

MAILING ADDRESS: 209 Gibbs Rd Wiscasset

PHONE NUMBER: 882-7814

EMAIL LASS 1524@yahoo.com

SEASONAL PERMIT: DAY USE PERMIT: DATE(s): May - Nov

LOT SIZE: 10 X 20 (\$400) 30 X 34 (\$600) times 3

Returning Vendor since 1986

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

take-out food and ice cream

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

picnic tables

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

we pay 80% of power

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 TO OR SKETCH

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.

Frank Spagnuolo
Signature

March 4, 2012
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 _____

SPRAGUE LOBSTER & CLAM BAKE

PH (207) 882-7814
209 GIBBS RD
WISCASSET, ME 04578

11902

52-183/112

March 4 2012
Date

Pay to the
Order of

Town of Wiscasset \$ 1500.00

One thousand and 00/100 Dollars

Security Features Details on Back



For take-out rent

[Signature]

⑆011201830⑆ 602 0818 1040 11902

10B

Certificate Of Settlement

36 M.S.R.A § 763

COUNTY OF Lincoln ss.

STATE OF MAINE

TO: James H George, Tax Collector of the Municipality of WISCASSET within this County:
We hereby certify that the 2011 taxes committed to you consisting of:

Real and Personal Tax commitments:	\$6,790,065.64
Supplemental commitments totaling:	\$4,757.10
Interest	\$1,888.75
A grand total of:	\$6,796,711.49
Cash Payments:	\$3,457,649.83
Abatements Granted:	\$14,697.19
Tax Lien Mortgages: (Recorded in the Lincoln County Registry of Deeds)	\$0.00
Other Credits:	\$0.00
A net total of:	\$3,472,347.02
Balance Due of:	\$3,324,364.47

Under authority contained in MRSA, Title 36, Section 763, as amended, we hereby discharge you from further liability or obligation to collect the balance due of : \$3,324,364.47 and acknowledge receipt of the tax lists for the taxable year 2011.

Given under our hands this 13th day of March 2012.

Municipal Officers

Certificate Of Settlement

36 M.S.R.A § 763

COUNTY OF Lincoln ss.

STATE OF MAINE

TO: James H George, Tax Collector of the Municipality of WISCASSET within this County:
We hereby certify that the 2010 taxes committed to you consisting of:

Real and Personal Tax commitments:	\$6,602,291.84
Supplemental commitments totaling:	\$11,846.72
Interest	\$8,505.80
A grand total of:	\$6,622,644.36
Cash Payments:	\$6,064,926.37
Abatements Granted:	\$7,331.86
Tax Lien Mortgages: (Recorded in the Lincoln County Registry of Deeds)	\$543,882.15
Other Credits:	\$0.00
A net total of:	\$6,616,140.38
Balance Due of:	\$6,503.98

Under authority contained in MRSA, Title 36, Section 763, as amended, we hereby discharge you from further liability or obligation to collect the balance due of : \$6,503.98 and acknowledge receipt of the tax lists for the taxable year 2010.

Given under our hands this 13th day of March 2012.

Municipal Officers

Certificate Of Recommitment

36 M.S.R.A § 763

COUNTY OF Lincoln ss.

STATE OF MAINE

TO: Shari I Fredette, Tax Collector of the Municipality of WISCASSET

Herewith are committed to you true lists of the assessments of the Estates of the persons therein named; you are to levy and collection the same, of each one his/her respective amount, therein set down of the sum total of \$3,384,276.63 (being the yet uncollected amount of the lists contained herein), according to the tenor of the foregoing warrant.

Given under our hands this 13th day of March 2012.

Municipal Officers

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WISCASSET EDUCATIONAL RESEARCH PANEL

TO: Wiscasset Selectman
DATE: 2/21/12
SUBJECT: Budget request for withdrawal committee article

After a number of inquiries and discussions with potential participants, we are requesting that \$45,000.00 be inserted into the article as the amount being requested of voters.

This amount is strictly a budget and it is not contemplated that all of these dollars would be spent. However, in case of protracted negotiations this should prevent the need to have a special town meeting to request funds if a lesser amount is considered and subsequently needed.

PROFESSIONAL CONSULTANT FEES	\$15,000.00
LEGAL FEES	\$10,000.00
STEPHEN BLATT ARCHITECTS	\$15,000.00
CONTINGENCY, MISC.	<u>\$5,000.00</u>
TOTAL REQUEST	\$45,000.00

Notes:

The professional consultant fees would be for a special advisor approved by the Department of Education (usually a retired superintendent) to guide the withdrawal committee in its negotiations and make sure state law is complied with. That person would also act as a mediator in cases of dispute. This was the process used during the original consolidation process.

Legal fees would only be used to draw up legal documents, but a contingency is built in if a dispute arises and can't be resolved by the consultant.

Stephen Blatt and Associates did the original 2008 study consolidating 3 buildings into 2. The realized savings is contingent upon fitting all the students into existing space. He has set a ceiling fee on this portion of his work. Since he has all the plans and layouts, this is the least costly and most effective company to use.