

# LIQUOR LICENSE-NEW APPLICATION

Business requesting new liquor license: Cameron's Lobster House

Code Enforcement Officer:

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: Bruce Engert Dated: 4-11-13

Wiscasset Police:

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: K. J. [Signature] Dated: 4-17-13

Planning Department:

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: Mary Parker Dated: 4/12/13

Date application received: 4-11-13  
Date advertisement paid: 4-11-13 Date advertisement to run: May 2  
Date of required public hearing: May 7, 2013  
Date public hearing posted: April 29, 2013 + send ad to paper <sup>done 4/1-</sup>  
License Approved: \_\_\_\_\_ Dated: \_\_\_\_\_

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
APRIL 22, 2013

Preliminary Minutes

Tape recorded meeting

Present: Judy Colby, Bill Curtis, Chair Pam Dunning, Jeff Slack and Town Manager Laurie Smith

Absent: Ed Polewarczyk

1. Call to Order

Chair Pam Dunning called the meeting to order at 6:03 p.m.

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

3. Annual Town Warrant Authorization

Judy Colby moved to authorize and sign the Town Warrant. Vote 4-0-0.

4. Adjournment

At 6:05 p.m. Judy Colby moved to adjourn the meeting. Vote 4-0-0.

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WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
MINUTES, APRIL 16, 2013

Preliminary Minutes

Tape recorded meeting

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

1. Call to Order

Chair Pam Dunning called the meeting to order at 6:02 p.m.

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

3. Approval of Treasurer's Warrant: April 9, 2013 and April 16, 2013

Judy Colby moved to approve the Treasurer's Warrant of April 9, 2013. Vote 5-0-0. Ed Polewarczyk moved to approve the Treasurer's Warrant of April 16, 2013. Vote 5-0-0.

4. Approval of Minutes: April 2, 2013

Ed Polewarczyk moved to approve the minutes of April 2, 2013. Vote 5-0-0.

5. Special Presentations or Awards – none

6. Appointments – none

7. Public Comment

Joe Delois, Manager of Denovo, LLC, said that as part of the subdivision which contains McDonald's and the Shell station a piece of land was set aside. Through an oversight, taxes on this parcel of land were not paid. Delois was informed by the Treasurer that before all taxes could be paid, a quit claim deed would have to be signed. Town Manager Laurie Smith said that the board could authorize the Town Manager to sign the quit claim deed on his behalf and when the cashier's check for the taxes was received, she would sign at closing. Ed Polewarczyk moved to authorize the Town Manager to sign the quit claim deed to Denovo, LLC (on property at Map U17, Lot 004B) once all taxes, interest and costs have been paid in full. Vote 5-0-0.

Norman Guidoboni said bundling [of warrant articles] passed by only 15 votes and the board was taking away his right to make up his mind by not allowing votes on each article. He expressed disappointment at the cut in funding for the library.

8. Department Head or Committee Chair Report – none

9. Unfinished Business

A. Sue Varney to discuss the remaining abatements for tax year 2012

1. Luis Serrano, Acct # 1769: Varney said during a site visit, it was found that the finished basement square footage was wrong and additional fixtures were removed. She recommended an abatement valued at \$3,500, resulting in a refund of \$55.65. **Judy Colby moved to authorize an abatement of \$3,500 in value, \$55.65 in taxes for Luis Serrano, Map U-17, Lot 1. Vote 5-0-0.**
2. Richard Thomas and Karen Dilley, Acct #924: Varney said no response had been received to a letter requesting additional information for an abatement and she recommended that the request be denied. **Judy Colby moved to deny the abatement of Richard Thomas and Karen Dilley, Map R07, Lot 20-02, due to lack of data supporting an error in valuation. Vote 5-0-0.**
3. Kenneth and Teri Lambert, Acct #1414: An abatement valued at \$15,800 resulting in a refund of \$251.22 is recommended to correct a coding error on the dwelling. **Judy Colby moved to authorize an abatement of \$15,800 in value, \$251.22 in taxes for Kenneth and Teri Lambert, Map U03, Lot 11. Vote 5-0-0.**
4. Melanie Ashton, Acct #2248: Varney recommended an abatement to correct the grade of the garage and to show it is only 50% functional. **Judy Colby moved to authorize an abatement of \$16,700 in value, \$265.33 in taxes for Melanie Ashton, Map R01, Lot 38C. Vote 5-0-0.**
5. Andrew Robinson, Acct #787: Varney recommended an abatement to correct the grade of house and to correct type of heat and number of baths in the house. **Judy Colby moved to authorize an abatement of \$27,800 in value, \$442.02 in taxes for Andrew Robinson, Map R05, Lot 125. Vote 5-0-0.**

## 10. New Business

**A. Annual Town Warrant Authorization:** Authorization was postponed because the Budget Committee had not had a quorum to make its recommendation.

No change was made to Article 3; 3/12 will be used rather than 1/4 as suggested by Bill Curtis.

The funding for the library, Article 39, was discussed with Don Blagden, Treasurer of the Library, who explained the library's policy on investment of its endowment fund and its rationale for the \$68,100 request. **Ed Polewarczyk moved to reconsider the library request. Vote 3-1-1.** Dan Sortwell, member of the library board, spoke in favor of the original request as did Susan Blagden, a former president and treasurer of the library. A motion to raise the amount on the warrant for the library from \$60,000 to \$65,000 failed on a 2-2-1 vote. **Judy Colby moved to approve \$60,000 for the library. Vote 4-0-1.**

### B. Sign the Ordinance Certifications

**Ed Polewarczyk moved to certify that the ordinance entitled "Town of Wiscasset Article IV, Port and Harbor Ordinance" is a true copy of the official text of the ordinance amendment to be voted on June 11, 2013. Vote 5-0-0.**

**Ed Polewarczyk moved to certify that the ordinance entitled, "Town of Wiscasset Article V, Solid Waste Ordinance" is a true copy of the official text of the ordinance amendment to be voted on June 11, 2013. Vote 4-1-0.**

Ed Polewarczyk moved to certify that the ordinance entitled, "Town of Wiscasset, Article X, Miscellaneous Ordinances, Section 6, Shellfish Conservation" is a true copy of the official text of the ordinance amendment to be voted on June 11, 2013. Vote 5-0-0.

Jeff Slack moved to certify that the ordinance entitled, "Town of Wiscasset, Article VI, Zoning Ordinance, Definition of Districts and Zoning Map" is a true copy of the official text of the ordinance amendment to be voted on June 11, 2013. Vote 5-0-0.

C. Set Public Hearing for Warrant on May 7, 2013: Judy Colby moved to set the Public Hearing for the Town Warrant on May 7, 2013 at 6 p.m. Vote 5-0-0.

D. Review Sewer Commitment: Smith explained that on an annual basis, the board commits sewer user rates to the Treasurer to enable her to proceed with the legal process to collect the unpaid bills. Ed Polewarczyk moved to authorize the Sewer Certificate of Commitment. Vote 5-0-0.

E. Discuss resolution language for the legislature: Several versions were discussed and the proposed resolution reads as follows:

WHEREAS, the Governor's unprecedented biennial budget proposal places towns in an untenable and uncertain fiscal position during their budget planning; and

WHEREAS, we oppose the Governor's proposal to lay the burden of increased State spending on the backs of the property owner; and

WHEREAS, the proposal includes the elimination of \$283 million in municipal revenue sharing; falls \$200 million short of funding local schools at the 55% level passed in referendum; would cut the state's reimbursement for General Assistance by an estimated \$6.7 million; would eliminate the Homestead Exemption for anyone under the age of 65; would eliminate the "circuit breaker" property tax and rent relief program for anyone under the age of 65; would take \$8 million in truck excise tax revenue from towns; and would create a corporate tax exemption for large amounts of currently taxable property, resulting in significant losses of local tax revenue; and

WHEREAS, the Governor's proposal also contains cuts to health and human services such as prescription drugs for the elderly and disabled; while also rejecting federal funds to make health care affordable for over 44,000 Mainers; and

WHEREAS, we oppose any Legislature attempt to increase the burden of State spending on the backs of the Wage Earner and Producer under the guise of raising revenue in an equitable fashion; and

WHEREAS, the Legislature continues to adopt and or expand programs either without adequate means to fund them or fund them with additional taxes on the Productive; and

WHEREAS, we also oppose any other tax increases including income, sales, inheritance and other fees and charges; be it

RESOLVED, The Town of Wiscasset calls upon the Governor and Maine Legislature to exercise fiscal responsibility, reject any proposals to increase taxes and provide a balanced budget by cutting State spending.

**Ed Polewarczyk moved to prepare a finished copy to be signed and sent to the Governor. Vote 5-0-0.**

**F. Open bids for repair of 2004 Steco Transfer trailer: The following two bids were received:**

West Alna Welding	\$5,000.00	Removal, replacement and painting of trailer
	\$300.00	Replacement of upright supports
A&B Welding, LLC	\$4,639.07	Removal, replacement and painting of trailer
	\$320.30	Replacement of upright supports

**Judy Colby moved to authorize the Town Manager to award the 2004 Steco Transfer Trailer repair bid to the lowest qualified bidder. Vote 5-0-0.**

**G. First Congregational Church Summerfest request: Judy Colby moved to grant the request of the First Congregational Church to close off the road adjacent to the Common on July 27, 2013 from 7 a.m. to 4 p.m. and allow use of the Town Common for Summerfest. Vote 5-0-0.**

**H. Annual Review of the Commercial Waste Hauler fees: Judy Colby moved to maintain the Commercial Waste Hauler fees at \$300 per license. Vote 5-0-0.**

#### **11. Town Manager's Report**

Comstar, the new EMS billing company, had advised the Town that it approved the services agreement with changes that had been discussed. Smith asked for approval to sign the agreement which would lower the EMS billing fees from 7.25% to 4%. Medicare and Medicaid require 60-day notice in order to change billing companies, so the new agreement would begin July 1. **Judy Colby moved to authorize the Town Manager to sign the billing agreement with Comstar, Inc. Vote 5-0-0.**

Smith advised the board that the court had awarded an inspection warrant to the Town for Mason Station, LLC; and arrangements will be made to inspect the property for code violations within the next ten days.

#### **12. Other Business – None**

#### **13. Adjournment**

**Judy Colby moved to adjourn the meeting. Vote 5-0-0.**

11a.

**SHORT FORM MUNICIPAL QUITCLAIM DEED**

The TOWN OF WISCASSET, MAINE, a body corporate located in Lincoln County, Maine, for consideration paid, releases to **DENOVO, LLC**, a Maine limited liability company with a mailing address of 47 Waites Landing Road, Falmouth ME 04105, the land in Wiscasset, Lincoln County, Maine more particularly described as follows:

All the Town's right, title and interest in a parcel of land located on Bath Road, described as Map/Lot U17-004-B on maps prepared by John E. O'Donnell & Associates, dated April 1, 2012 on file in the Wiscasset Town Office, and acquired by virtue of matured tax liens for the years 2011 and 2012 recorded in the Lincoln County Registry of Deeds at Book 4418, Page 111 and Book 4548, Page 24, respectively.

Reference is made to a deed from Old Dogs, LLC to Denovo, LLC dated January 28, 2010 and recorded in the Lincoln County Registry of Deeds in Book 4249 at Page 112.

The said Town of Wiscasset has caused this instrument to be signed in its corporate name by its Board of Selectmen, duly authorized, this 7<sup>th</sup> day of May 2013.

TOWN OF WISCASSET  
By Its Board of Selectmen

By: _____ Pamela Dunning, Chair	By: _____ Judith Colby
By: _____ William Curtis	By: _____ Edward Polewarczyk
By: _____ Jefferson Slack	

STATE OF MAINE  
COUNTY OF LINCOLN, ss.

May 7, 2013

PERSONALLY APPEARED the above-named \_\_\_\_\_ in his/her capacity as Selectperson of the Town of Wiscasset, Maine and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Town.

\_\_\_\_\_  
Notary Public/ Attorney at Law

April 17, 2013

From: Greg Griffin, Road Commissioner

Subject: Request for Bid  
Road Striping 2013  
Wiscasset, Maine

The Town of Wiscasset is seeking qualified bidders for its 2013 Striping Program. The following specifications detail the design and extent of the proposed work. In order to be considered, potential bidders must complete the enclosed bid form and return it, in a sealed envelope, to the following address before 12:00 p.m. Noon on Tuesday, May 7, 2013.

“2013 Road Striping Bid”  
Town of Wiscasset  
51 Bath Road  
Wiscasset, ME 04578

**GENERAL SCOPE OF WORK:**

Painting street lines crosswalks and parking areas.

**TRAFFIC CONTROL:**

The Contractor shall be responsible for traffic control during the performance of work. One lane of traffic must be open at all times. As a minimum traffic control shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).

**INSPECTION OF WORK:**

The approval and acceptance of the work by the Road Commissioner or his designated representative shall be a condition precedent to payment by the municipality.

## CHARACTER OF WORKMEN, METHODS, AND EQUIPMENT:

All workmen shall have sufficient skill and experience to perform properly the work assigned to them.

Any person employed by the Contractor or by any subcontractor who, in the opinion of the Road Commissioner or his designated representative does not perform their work in a proper and skillful manner or is intemperate or disorderly, shall at the written request of the Road Commissioner or his designated representative be removed forthwith by the Contractor or subcontractor employing such person and shall not be employed again in any portion of the work without the approval of the Road Commissioner or his designated representative.

Should the Contractor fail to remove such person or persons as required above, or fail to furnish suitable and sufficient personnel for the proper prosecution of the work, the Road Commissioner may suspend the work by verbal notice until such orders are complied with.

1. All equipment which is proposed to be used on the work site, shall be of sufficient size and in such mechanical condition as to meet requirements of the work and to produce a satisfactory quality of work and to meet all safety requirements. In addition, all work and equipment shall comply with MDOT Standard Specifications. Equipment used on any portion of the project shall be such that no injury to the roadway, adjacent property, or other highways will result from its use.

2. Contractor shall be required to leave all sites where work is performed in a neat and presentable manner as determined by the Road Commissioner or his designated representative.

## INSURANCE:

The Contractor, at its own expense, shall maintain adequate insurance during the performance of the work to protect the interests of the participants. This insurance shall include Contractor's public liability and property damage insurance, motor vehicle public liability and property damage insurance, and Worker's Compensation insurance. The Contractor shall hold the Town of Wiscasset harmless from any and all claims for personal injury and property damage arising out of the performance of their work. The Contractor shall provide a Certificate of Insurance naming the participants as insured parties to evidence compliance with this provision. Prior to commencement of any work, the contractor shall provide a Certificate of Insurance with a combined single minimum limit of \$500,000 with statutory requirements for Workers Compensation and Fleet Insurance.

GUARANTEE:

The contractor guarantees that the work performed under this contract will be free from defects and flaws.

COORDINATION OF WORK:

All work shall be scheduled and coordinated with and through the Road Commissioner.

## Town of Wiscasset 2013 Striping Bid Form

The Town of Wiscasset is requesting contract pricing the striping work in the Town of Wiscasset. If you are interested in bidding on the following work, please mail your bid to "2013 Road Striping", Town of Wiscasset, 51 Bath Road, Wiscasset, ME 04578. Mailed bids must be received before 12:00 p.m. Noon on May 7, 2013 to be considered. Please bid on the following:

4" White & Yellow Lines per lineal foot	\$ _____
Double Yellow Center Line per lineal foot	\$ _____
White Edge Line per lineal foot	\$ _____
Cross Walks per square foot	\$ _____
Stop Bars per square foot	\$ _____
Parking Stalls per each	\$ _____
Arrows per each	\$ _____

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Town of Wiscasset  
Striping Bid 2008

Name	Company	Address	Town	State	Zip	Phone	Cell	Notes
Stephen K. Lucas	Lucas Striping	233 Plains Road	Readfield	ME	04355	547-3400	215-2320	
	Pine State Safety Lines Inc.	PO Box 261	Topsham	ME	04086	725-2943		
Seth McDonald	McDonald Sweeping	33 McDonald Lane	Union	ME	04862			
	Wilson's Commercial Sweeping, Inc.	7 Harmony Lane	Windham	ME	04062			
	Hagar Enterprises, Inc.	PMB 97, 4 Mills Rd	Newcastle	ME	04553	563-8588		
	Hi-way Safety Systems, Inc	9 Rockview Way	Rockland	MA	02370	781-982-9229		781-982-92

12 b.

April 17, 2013

From: Greg Griffin, Road Commissioner  
Subject: Request for Bid  
2013 Catch Basin  
Wiscasset, Maine

The Town of Wiscasset is seeking qualified bidders for 2013 Catch Basin Cleaning. The following specifications detail the design and extent of the proposed work. In order to be considered, potential bidders must complete the enclosed bid form and return it, in a sealed envelope, to the following address before 12:00 Noon on Tuesday, May 07, 2013.

“2013 Catch Basin Bid”  
Town of Wiscasset  
51 Bath Road  
Wiscasset, ME 04578-4108

**GENERAL SCOPE OF WORK:**

Cleaning Catch Basins

**TRAFFIC CONTROL:**

The Contractor shall be responsible for traffic control during the performance of work. One lane of traffic must be open at all times. As a minimum traffic control shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).

**INSPECTION OF WORK:**

All materials and every detail of the work will be subject to inspection by the Road Commissioner or his designated representative. The Road Commissioner or his designated representative shall be allowed access to all parts of the work and shall be furnished with such information and assistance by the Contractor required to make a complete and detailed inspection.

The approval and acceptance of the work by the Road Commissioner or his designated representative shall be a condition precedent to payment by the municipality.

#### CHARACTER OF WORKMEN, METHODS, AND EQUIPMENT:

1. The Contractor shall at all times employ sufficient superintendents, foremen, labor and equipment for prosecuting the several classes of work to full completion in the manner and time required by these specifications and contract.

All workmen shall have sufficient skill and experience to perform properly the work assigned to them.

Any person employed by the Contractor or by any subcontractor who, in the opinion of the Road Commissioner or his designated representative does not perform their work in a proper and skillful manner or is intemperate or disorderly, shall at the written request of the Road Commissioner or his designated representative be removed forthwith by the Contractor or subcontractor employing such person and shall not be employed again in any portion of the work without the approval of the Road Commissioner or his designated representative.

Should the Contractor fail to remove such person or persons as required above, or fail to furnish suitable and sufficient personnel for the proper prosecution of the work, the Road Commissioner may suspend the work by verbal notice until such orders are complied with.

2. All equipment which is proposed to be used on the work site shall be of sufficient size and in such mechanical condition as to meet requirements of the work and to produce a satisfactory quality of work and to meet all safety requirements. Equipment used on any portion of the project shall be such that no injury to the roadway, adjacent property, or other highways will result from its use.

3. Contractor shall be required to leave all sites where work is performed in a neat and presentable manner as determined by the Road Commissioner or his designated representative.

#### INSURANCE:

The Contractor, at its own expense, shall maintain adequate insurance during the performance of the work to protect the interests of the participants. This insurance shall include Contractor's public liability and property damage insurance, motor vehicle public liability and property damage insurance, and Worker's Compensation insurance. The Contractor shall hold the Town of Wiscasset harmless from any and all claims for personal injury and property damage arising out of the performance of their work. The Contractor shall provide a Certificate of Insurance naming the participants as insured parties to evidence compliance with this provision. Prior to commencement of any work,

the contractor shall provide a Certificate of Insurance with a combined single minimum limit of \$500,000 with statutory requirements for Workers Compensation and Fleet Insurance.

#### COORDINATION OF WORK:

All work shall be scheduled and coordinated with and through the Road Commissioner. Work is to be performed between contract award and June 30, 2013. This schedule may be adjusted by the Town to suit its needs. Working hours are 7 a.m. to 6 p.m. Monday-Friday.

BID FORM  
TOWN OF WISCASSET  
2013 CATCH BASIN

The Town of Wiscasset is requesting contract pricing for catch basin cleaning work in the Town of Wiscasset. If you are interested in bidding on the following work, please mail your bid to "2013 Catch Basin Bid", Town of Wiscasset, 51 Bath Road, Wiscasset, Maine 04578. Mailed bids must be received before 12:00 p.m. Noon on May 7, 2013 to be considered. Please bid on the following:

Catch Basin Cleaning:

By the Basin \$ \_\_\_\_\_

By the Hour \$ \_\_\_\_\_

The Town of Wiscasset has approximately 200 Catch basins.

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Town of Wiscasset

Catch Basin Bidders 13 May 2013

Company	Contact	Address	Town	State	Zip	Notes
Wilsons Commercial Sweeping, Inc.		7 Harmony Lane	Windham	ME	04062	892-1232
McDonald Sweeping	Seth McDonald	33 McDonald Lane	Union	ME	04862	
E.C. Barry & Son	Andy Douglas	315 Northern Ave	Farmingdale	ME	04344	485-4279
Hagar Enterprises Inc.		PMB 97, 4 Mills Rd	Newcastle	ME	04553	563-8588
Terry Ross		P.O. Box 235	Edgecomb	ME	04556	837-8440
National Water Mane Cleaning	John Tate	25 Marshal St.	Canton	MA	02021	781-828-0863

**Town of Wiscasset, Maine**  
**Policy Regarding Check Disbursement Prior**  
**To Expenditure Warrant Approval**

12c.

**I. Purpose**

The purpose of this policy is to allow for prompt payments of the obligations of the Town of Wiscasset by the Town Treasurer, and to allow for timely payment of bills submitted to the town, and for cash purchases by town staff prior to issuance of an expense warrant.

**II. Scope**

This policy is approved by the Board of Selectmen and applies to the Town Treasurer. It empowers the Treasurer to distribute certain funds prior to expenditure warrant approval. It is the policy of the Town of Wiscasset that all expenditures of town funds receive written approval of the Board of Selectmen pursuant to MRSA 30-A § 5603. This policy is additional to, not in lieu of, majority power. Nothing in this policy is intended to replace the authority of the full board of municipal officers, acting by majority vote, to act on any treasurer's warrant, including warrants for wages and benefits. The Treasurer shall prepare a written warrant for signature to be presented at the regular Selectmen's meeting.

**III. Permitted Disbursements Prior to Warrant Approval**

The following expenditures may be made by the Treasurer of Wiscasset upon review and approval by any member of the Board of Selectmen, prior to final approval and signature on the Expenditure Warrant by the majority of Board of Selectmen. The Chair will be designated the responsibility of assuring the review will occur in a timely manner.

- A. Town Employee Payroll paid on a weekly schedule on Wednesdays, including reimbursement for expenditures, mileage less than \$500.
- B. Payments to RSU #12 as obligated to be paid pursuant to the RSU Agreement.
- C. Payment of state funds collected by the agent for the Bureau of Motor Vehicles, the Department of Inland Fisheries and Wildlife, State Animal Welfare Department, plumbing fees, and concealed weapon permit fees. Such funds are not considered municipal funds, though they are co-mingled with the town's checking account. The tax collector/treasurer shall verify that the proper balance is being paid.
- D. Payroll Taxes.
- E. Automatically deducted bank charges.

**IV. Deadline for bill submission**

To be considered for payment on the next expenditure warrant, bills for payment must be received by the Treasurer of Wiscasset at least two working days prior to the scheduled meeting of the Board of Selectmen at which an expenditure warrant signing is scheduled. The treasurer, may, at his discretion, present vouchers for payment after the deadline when time permits, or doing so is in the best interest of the town.

**V. Term**

This policy is effective for one year after its adoption, if not sooner amended or cancelled.



# Town of Wiscasset

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12 d.

## Memorandum

To: Board of Selectmen  
Fr: Town Manager  
Re: Tax Acquired Parcels  
Dt: May 1, 2013  
Cc: Shari Fredette, Town Treasurer

In accordance with the Selectmen 2013 goals the Treasurer has been confirming our list of tax acquired parcels. Our goal is to reach agreements with property owners for the purchase of their properties back from the Town, and if that is not possible, to liquidate the properties. The Treasurer has identified a few properties which the Selectmen should consider for liquidation. I am recommending that the Selectmen consider placing the following properties out to bid. Based on our success with these properties, the Selectmen may want to consider bidding additional properties.

Ethel Barnett Trustee, 25 Middle Street, Land and Building, owes about \$24,000 in back taxes.  
Sommelier Holdings, LLC, Bath Road, Land only, owes about \$8,000 in back taxes.  
Marjory Delano Sproul Estate, 489 Lowelltown Road, owes about \$22,000 in back taxes.

Attached please find copies of account summaries, tax maps, and record cards.



Name: SOMMELIER HOLDINGS, LLC

Map/Lot:

U15A-007-C

Account: 2543 Card: 1 of 1

Location:

BATH ROAD

Neighborhood U.S. RTE 1  
 Zoning/Use COMMERCIAL  
 Topography Rolling  
 Utilities NoWater/NoSewer  
 Street Paved

**Sale Data**  
 Sale Date 08/03/2009  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Buyer  
 Validity Related Parties

Reference 1 B4227P0213  
 Reference 2 U-15A-007-C  
 Tran/Land/Bldg 0 2 15  
 FARM LAND 0 OPEN SPACE 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	70%	Topoqrphry	94,500
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.42	Acres-Commercial 1-20	15,000.00	6,300	100%		6,300
Total Acres 1.42					Land Total	115,800

**Acct Land** 115,800 **Accepted Bldg** 0 **Total** 115,800





Name: SPROUL, MARJORY DELANO, DEVISSSES OF

SPROUL, PERRY

Map/Lot:

R02-017-B

Account: 213

Card: 1 of 1

Location:

489 LOWELLTOWN ROAD

Neighborhood RURAL WEST

Zoning/Use SHORE STREAM PRO RU  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1 B3181P0139 PROBATE BK2575 PG0062

Reference 2 R-02-017/B0 0000000000

Tran/Land/Bldg 1 1 11

FARM LAND 0 OPEN SPACE 0

Exemption(s) 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
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
					Land Total	47,600

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 95	Base	87,815
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Below Average	Typical	87,815
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		75%	100%	65,861

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Wood Deck	1989	400	C 95	4,018	Avq-	74%	100%	100%	2,973	
1SFr Overhang	1989	72	C 95	4,293	Avq-	74%	100%	100%	3,177	
1,080 SFLA		110.75 = \$/SFLA (1)			Outbuilding Total				6,150	

**Acpt Land**

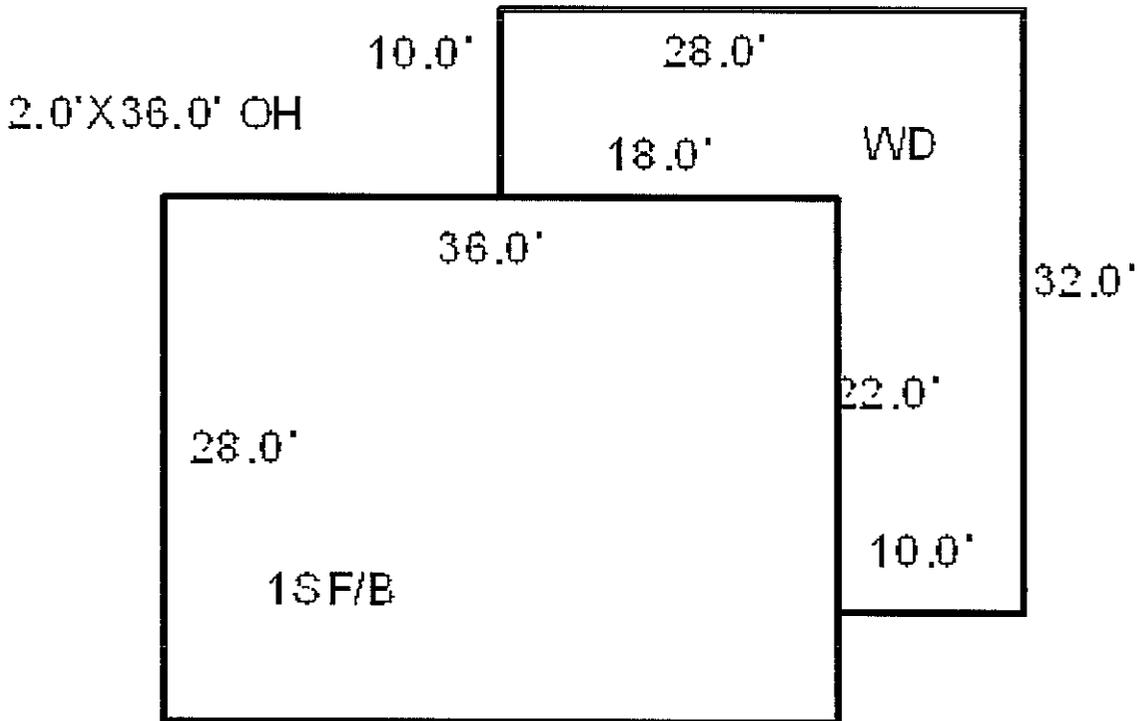
47,600

**Accepted Bldg**

72,000

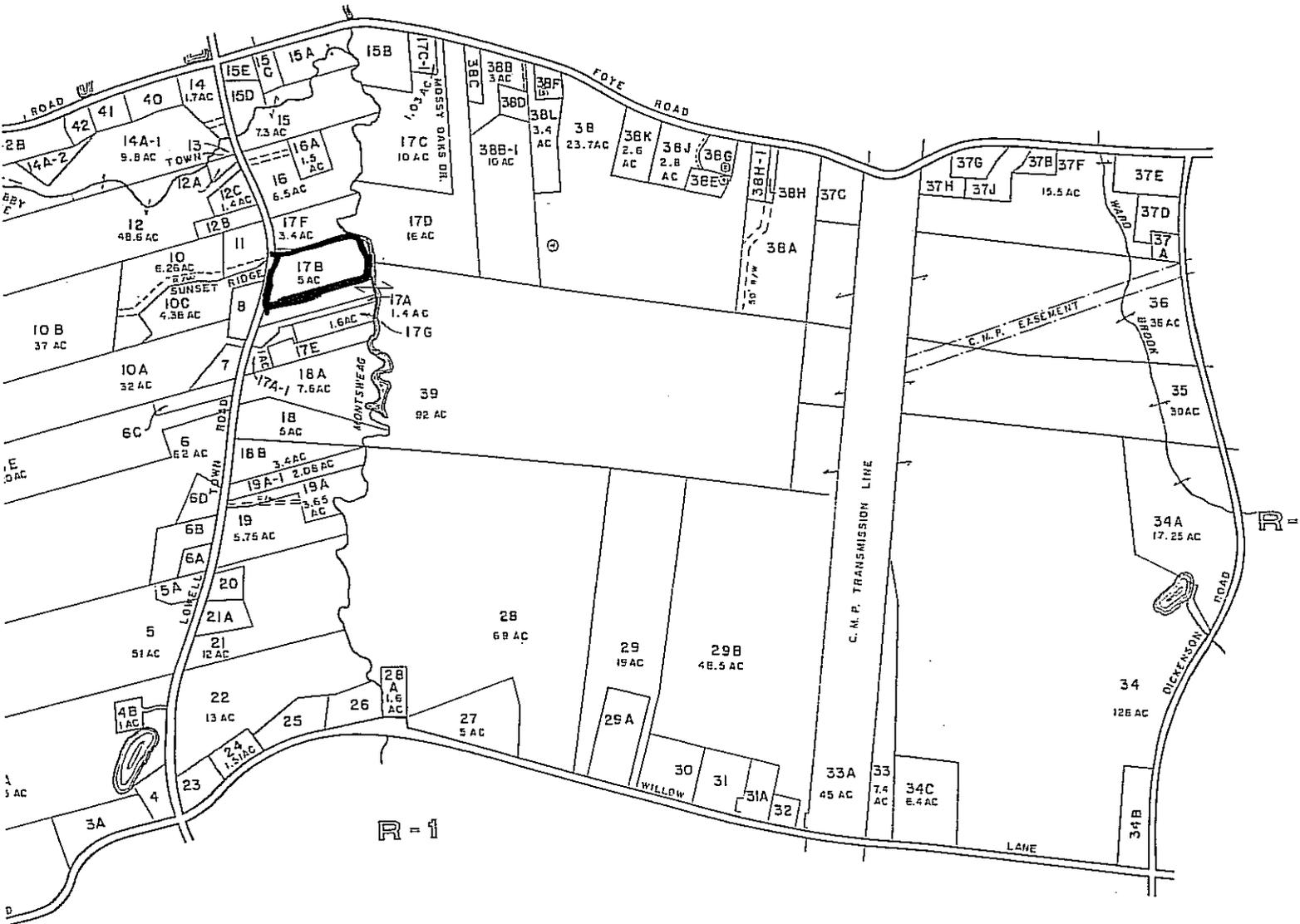
**Total**

119,600





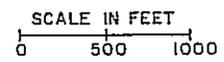
R-3



R-1

NO PARCEL 51,47,50

PROPERTY MAP  
**WISCASSET, MAINE**



R-2

**Town of WISCASSET**  
**Tax Information Sheet**  
**As of: 04/30/2013**

**Account:** 1229                      **Name:** BARNETT TRUSTEE, ETHEL, C/O MARILYN ALDRIDGE, PR

**Location:** 25 MIDDLE STREET

**Map and Lot:** U01-092

**Sale Date:**

**Deed Reference:** B2363P341

**Sale Price:**

**Land:** 111,200  
**Building:** 79,800  
**Exempt:** 0  
**Total:** 191,000

**Total Acres:** 0.11  
**Tree Growth:** Soft : 0 Mixed : 0 Hard : 0  
**Farmland:**  
**Open Space:**  
**Zoning:** 27 - RES. USE in BUS ZONE  
**SFLA:** 1548

	<b>Amount</b>	<b>Mill Rate</b>
<b>Last Billed : 2012-1</b>	3,036.90	15.90
<b>Previous Billed : 2011-1</b>	2,893.65	15.15

**Outstanding Taxes**

<b>Year</b>	<b>Per Diem</b>	<b>Principal</b>	<b>Interest</b>	<b>Costs</b>	<b>Total</b>
2012-1	0.5824	3,036.90	55.33	0.00	3,092.23
2011-1	0.5549	2,893.65	254.72	50.50	3,198.87
2010-1	0.5421	2,826.80	449.97	49.09	3,325.86
2009-1	0.5294	2,760.53	632.12	52.13	3,444.78
2008-1	0.6405	2,597.60	997.91	53.08	3,648.59
2007-1	0.6122	2,483.00	1,176.74	35.18	3,694.92
2006-1	0.5307	2,152.38	1,233.52	26.42	3,412.32
	<b>3.9924</b>	<b>18,750.86</b>	<b>4,800.31</b>	<b>266.40</b>	<b>23,817.57</b>
<b>2012-1 Period Due</b>					
	10/26/2012	1,518.45	55.33	0.00	1,573.78
	04/26/2013	1,518.45			<u>1,518.45</u>
					<b>3,092.23</b>

Information Given By: \_\_\_\_\_

Title: \_\_\_\_\_ 04/30/2013

All calculations are as of: 04/30/2013

Name: BARNETT TRUSTEE, ETHEL  
C/O MARILYN ALDRIDGE, PR

Map/Lot:

U01-092

Account: 1229 Card: 1 of 1

Location:

25 MIDDLE STREET

Neighborhood VILLAGE

Zoning/Use RES. USE in BUS ZONE  
Topography Level  
Utilities All Public  
Street Paved

Reference 1 B2363P0341  
Reference 2 U-01-092/00 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	100%		110,000
0.11	Acres-HS Size Adj	11,000.00	1,210	100%		1,210
					Land Total	111,210

Dwelling Description

Replacement Cost New

Conventional	Two Story	660 Sqft	Grade B 100	Base	108,226
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-4,042
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,919
Attic	Floor & Stairs			Attic	1,293
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	Below Average	Typical	109,396			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	57%	100%	100%	62,356				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	228	B 100	16,455	Avg-	57%	100%	100%	9,379
1.50 ST GARAGE..	1900	340	D 100	18,737	Fair	42%	100%	100%	7,870
Shed.....	1900	102	D 100	537	Fair	42%	100%	100%	226
1,548 SFLA	123.41 = \$/SFLA (1)			Outbuilding Total					17,475

Acpt Land

111,200

Accepted Bldg

79,800

Total

191,000

WISCASSET

Valuation Report

05/02/2013

Name: BARNETT TRUSTEE, ETHEL  
C/O MARILYN ALDRIDGE, PR

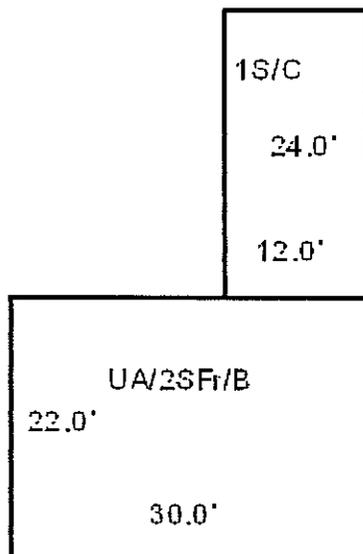
Map/Lot:  
Location:

Page 2  
U01-092  
25 MIDDLE STREET

Account: 1229

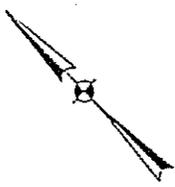


1.5SGARAGE 20X17 W/ ATT SHED 6X17





U-2

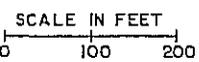


U-8

NO PARCEL 167, 17, 157, 170

PROPERTY MAP

SCASSET, MAINE



U-1



# Town of Wiscasset

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*12 e.*

## MEMORANDUM

To: Board of Selectmen  
Fr: Laurie Smith, Town Manager  
Re: Interest write-off for Northern New England Telephone  
Dt: May 1, 2013

Northern New England Telephone Operations owed taxes for the 2009 tax year when it went into bankruptcy proceedings (Chapter 11) in 2009. The Town was eventually paid for the taxes owed in the amount of \$3,771.05; however there was \$413.50 in interest that accrued after the bankruptcy filing documents which are still on the books. Northern New England Telephone is not required to pay the additional \$413.50 due to the fact that the proof of claims did not include the additional moneys that would accrue after the filing date. The Treasurer is requesting the authority from the Board of Selectmen to write off this interest which cannot be collected from Northern New England Telephone.

**RE Account 1208 Detail  
as of 04/22/2013**

Name: NORTHERN NEW ENGLAND TELEPHONE  
OPERATIONS LLC  
Location: 10 WATER STREET  
Acreage: 0.2 Map/Lot: U01-072  
Book Page: B3985P49

Land: 178,500  
Building: 81,800  
Exempt: 0  

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Total: 260,300

2012-1 Period Due:

Ref1: B3985P0049  
Mailing  
Address: PO BOX 1509  
BANGOR ME 04401

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 L	09/23/09	Original		3,761.05	0.00	0.00	3,761.05
	6/18/2010	DEMAND	A 3	0.00	0.00	-8.54	-8.54
				Demand Fees			
	1097 07/20/10	Liened		3,761.05	129.12	43.54	3,933.71
	72214 10/7/2010	CHGINT	1 I	0.00	-56.98	0.00	-56.98
	72214 10/7/2010		A P	3,622.80	186.10	43.54	3,852.44
	74122 11/24/2010		A C	-3,622.80	-186.10	-43.54	-3,852.44
	77431 4/12/2011	CHGINT	1 I	0.00	-134.88	0.00	-134.88
	77431 4/12/2011		A P	3,406.53	320.98	43.54	3,771.05
	12/14/2011	FCFEES	A L	0.00	0.00	-8.59	-8.59
				Lien Maturity Fee			
	12/14/2011	CHGINT	A I	0.00	-16.73	0.00	-16.73
		CURINT		0.00	-33.66	0.00	-33.66
		Total		354.52	50.39	8.59	413.50
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
2004-2 R				0.00	0.00	0.00	0.00
2004-1 S				0.00	0.00	0.00	0.00
Account Totals as of 04/22/2013				354.52	50.39	8.59	413.50

**Per Diem**

2009-1	0.0680
Total	0.0680

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.