

3a

WISCASSET SELECT BOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MARCH 3, 2020

Preliminary Minutes

Present: Kim Andersson, Chair Judy Colby, Kathy Martin-Savage, Vice Chair Ben Rines, Jr., Jeff Slack and Town Manager John O'Connell

Chair Judy Colby called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

Kathy Martin-Savage moved to approve the payroll warrants of February 28, 2020. Vote 5-0-0.

Kathy Martin-Savage moved to approve the accounts payable warrants of March 3, 2020. Vote 5-0-0.

Kathy Martin-Savage moved to approve the supplemental warrants. Vote 5-0-0.

3. Approval of Minutes.

Ben Rines, Jr., moved to approve the minutes of February 25, 2020. Vote 5-0-0.

4. Special Presentations or Awards – none

5. Committee Appointments

Jeff Slack moved to approve the appointments of Canny Cahn to the Appearance of the Town Committee and Carla Brooke Dickstein to the Comprehensive Plan Committee. Vote 5-0-0.

6. Public Hearing

a. Carla Chapman, DBA The Cubby Hole, 213 West Alna Road

Ben Rines moved to go into the public hearing. Vote 5-0-0. There were no comments or questions.

Ben Rines, Jr. moved to exit the public hearing. Vote 5-0-0. Kathy Martin-Savage moved to approve the liquor license for the Cubby Hole. Vote 5-0-0.

b. Chandler Sowden, DBA In a Silent Way, LLC, at 65 Main Street

Ben Rines, Jr., moved to go into the public hearing. Vote 5-0-0. There were no comments or

questions. Ben Rines, Jr. moved to exit the public hearing. Vote 5-0-0. Jeff Slack moved to approve the liquor license for In a Silent Way. Vote 5-0-0.

7. Public Comment

Kim Dolce asked the select board's help with a series of problems she and Jim Kochan had experienced with conflicting statements regarding the necessary approvals for his business on Fort Hill Street. John O'Connell said the matter had been referred to the attorney, but he had received no response to date.

8. Department head or committee chair

9. Unfinished Business

- a. Electrical meter installation update – Ted Snowden: Peter Wells, who had helped with the pier planning, displayed a drawing of the pier showing the vendor spaces on the perimeter of the pier, electrical meter locations and public spaces. The use of the Chamber of Commerce electric meter for town events such as Christmas displays was discussed. The responsibility for payment of the Chamber electrical service will be discussed in the future. Ted Snowden said there were adequate funds in the Waterfront budget to pay for lumber for pier repairs and for the electrical meters. **Kathy Martin-Savage moved to have Ted Snowden use the funds necessary for meter project, and repair of deck, and repair of the walkway at the commercial pier from the Waterfront Budget. Vote 5-0-0.**
- b. Pier Policy Update – Susan Robson: Robson distributed copies of the pier policy draft which included changes requested by the board. **Jeff Slack moved to approve the pier application and updates to the policy. Vote 5-0-0.**
- c. Ordinance Review Committee suggested revisions for June warrant: **Kathy Martin-Savage moved to accept the shoreland, zoning and historic preservation articles and include them on the June warrant. Vote 5-0-0.**

10. New Business

11. Town Manager’s Report

- a. Budget Workshop is scheduled for Thursday, March 5.
- b. Town Manager’s Search – The deadline has passed, and the board will review the applications.
- c. Investment Committee meeting was cancelled and rescheduled for March 24.
- d. Future ORC assignments: O’Connell listed the assignments for the Ordinance Review Committee as follows: Bruce Mullins’ memo of July 15, 2019 to ORC regarding abandoned mobile homes, solar farm ordinance, Certificates of Occupancy; illegal junkyards; Business License process; Requirement for Building Code (MUBIC); Wastewater Treatment Plant regulations for coffee roasters and beer breweries; and marijuana. **Judy Colby moved to refer the list to the Ordinance Review Committee. Vote 5-0-0.**
- e. Stantec Contract: The Stantec bid was accepted, and the contract has been signed.
- f. Concerns about the lost parking spaces because of interference with the stop lights on Main Street have been forwarded to Ernie Martin (DOT).
- g. O’Connell and Bruce Mullins, CEO, will meet with Mike Benetis regarding the part of the transmission line from Maine Yankee to Winthrop which needs repair.
- h. O’Connell referred to a law to protect firefighters and EMTs from repercussions when they are unable to report on time to their regular jobs. He said the Fire and Ambulance departments need a

policy in place to give to employers. **Kathy Martin-Savage moved to approve Absence from Work Policy 218. Vote 5-0-0.**

i. The U.S. census training will take place in the meeting room on March 6 and March 13. Chief Hesseltine was asked to check that the doors are locked after the training sessions.

12. Other Board Business

At 6:35 p.m. Kathy Martin-Savage moved to enter Executive Session pursuant to 1 M.R.S.A §405 (6) (A). Vote 5-0-0. The board exited executive session at 6:57 p.m. No vote was taken

At 6:58 p.m. Ben Rines, Jr., moved to enter Executive Session pursuant to 1 M.R.S.A. §405 (6) (D). Vote 5-0-0. The board exited executive session at 7:10. No vote was taken.

13. Adjournment

Kathy Martin-Savage moved to adjourn the meeting at 7:14 p.m. Vote 5-0-0.

129th Legislature
Senate of
Maine
Senate District 13

4a
Senator Dana L. Dow
Senate Republican Leader
3 State House Station
Augusta, ME 04333-0003
(207) 287-1505 – State House
(207) 832-4658 – Home

February 11, 2020

Family Holiday Wishes Committee
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578

Congratulations on receiving a Spirit of America Award! What a wonderful recognition of all your hard work and dedication to those in our community. It is an honor to take this opportunity to recognize your commitment to outreach and volunteerism.

I am pleased to have sponsored the enclosed Legislative Sentiment in your honor. I know that I stand with your friends, family and many other neighbors in thanking you for your service.

If I can ever be of assistance to you in the future with a state-related matter, please do not hesitate to contact me. I wish you the best of luck with all your future endeavors!

Sincerely,



Dana L. Dow
State Senator



HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0002
(207) 287-1400
TTY: (207) 287-4469

Jeffery P. Hanley

52 Turner Drive
Pittston, ME 04345
Residence: (207) 582-1524
Jeff.Hanley@legislature.maine.gov

February 27, 2020

Family Holiday Wishes Committee
Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578

Dear Family Holiday Wishes Committee:

As one of Wiscasset's State legislators, it is always an honor to acknowledge significant achievements in the lives of area citizens. Being a recipient of a Spirit of America Foundation Award is commendable, and I am delighted to have this opportunity to acknowledge your selfless volunteerism.

In the event I may ever be of assistance to you in my capacity as a Maine lawmaker, please feel free to contact me. It would be a pleasure hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Jeffery P. Hanley".

Jeffery P. Hanley
State Representative

5a

Town of Wiscasset Board/Committee Membership Application

Full Name: Colleen Gilliam

Street Address: 236 Gibbs Road

Mailing Address: _____ Home Phone: 462-8688

Town of Legal Residence: Wiscasset

Work Phone: 462-8688 Cell Phone: 462-8688 E-mail: cgilliam437@gmail.com

I wish to be considered for the appointment to the: Comprehensive Planning Committee

_____ Term Of Appointment _____

Full member: Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? yes

If yes, please state which Board or Committee/term exp. Public Safety-2018 Cooper DiPerri Sch

List civic organizations to which you belong now: Wiscasset Boosters Club, WMHS Parent Advis

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: LSW, non profit management

Signature: Colleen Gilliam Date: 2/23/2020

Additional comments can be made on the reverse side of this form.

Please return to the Selectmen's Office, 51 Bath Road, Wiscasset, ME 04578, by fax 882-8228 or e-mail at clerk@wiscasset.org

For Office Use: _____

Date received: 2/24/2020 Date Appointed: _____ Term: _____

[Handwritten mark]



Town of Wiscasset

ba

TOWN OF WISCASSET PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, March 17, 2020 at 6:00 p.m. in the Municipal Building Hearing Room. The purpose of the hearing is as follows:

To act upon a request for a 2020 Annual License for the Sale of Consumer Fireworks from the following business:

- Big Al's Outlet, Inc. d.b.a, Big Al's Fireworks Outlet, 300 Bath Road, Wiscasset

POSTED: March 5, 2020





**Town of Wiscasset
Sale of Consumer Fireworks
Annual License from the Board of Selectmen**

Please Note: The Board of Selectmen shall issue a license if they find the applicant: has not been convicted of a Class A, B or C crime; has not through the use of fireworks, Consumer Fireworks or in any other way, created a danger to the general public; and has complied with all federal, state and local laws, ordinances, rules and regulations (12.3.2.3).

Date: 2-20-20 Map: 411 Lot: 1D

Company Name: B.L.A.'s Outlet Inc. DBA B.L.A.'s Firework Outlet

Address: 300 Bath Rd.

Town/City, State & Zip Code: Wiscasset ME 04578

Phone Number: 882-6423 Fax Number: 882-5225

Name of Insurer: Scottish Inc Co. Policy #: CPS2850156

State License Number: CFS14 ME Lic # 7946217 (Please include a copy of State License)

Property Owner's Name: Allen & Melissa Cohen 4 Employees

Property Owner's Address: P.O. Box 720

Property Owner's Town/City, State & Zip Code: Boothby HBR ME 04538

Code Enforcement Officer: [Signature] Bruce M. McClure 2-24-2020
Signature Printed Name Date

To the best of my knowledge and belief, all information on this application, and submitted in support of/with the application, is true and correct and all proposed consumer sales of fireworks activities will conform with this application and the Town of Wiscasset's Ordinance, as applicable.

Company Signature: [Signature] Allen Cohen 2-20-20
Signature Printed Name Date

***The applicant shall be responsible for any costs associated with this application including any advertising requirements.**

Office Use Only		
By vote of the Wiscasset Board of Selectmen:	Date:	_____
Chair Wiscasset Board of Selectmen:	Signature	_____
	Printed Name	_____
	Date	_____
<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	<input type="checkbox"/> Needs additional information



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

JEP
7/9/2020

License for Consumer Fireworks Retail Store

License No. CFS14

In accordance with the provisions of M.R.S.A. Title 8, Chapter 223-A, permission is hereby granted to sell consumer fireworks as follows:

Expiration Date: 04/10/2020
Store: BIG AL'S FIREWORKS OUTLET
Location: 300 BATH RD, US ROUTE 1, WISCASSET, ME 04578
Owner: BIG AL'S OUTLET INC.
Owner Address: PO BOX 720, BOOTHBAY HARBOR, ME 04538-0720

SIGNATURE OF LICENSEE

COMMISSIONER OF PUBLIC SAFETY

COPIE

Federal Explosives License/Permit (18 U.S.C. Chapter 40)

get
1/9/2021

in accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To
ATF - Chief, FELC
244 Needy Road
Martinsburg, WV 25405-9431

License/Permit Number
6-ME-015-53-1G-00165

Chief, Federal Explosives Licensing Center (FELC)
Christopher R. Reeps

Expiration Date
JULY 1 2021

Name
BIG ALS FIREWORKS OUTLET

Premises Address (Changes? Notify the FELC at least 10 days before the move)
**298 BATH RD ROUTE 1
WISCASSET, ME 04578**

Type of License or Permit
53-DEALER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

**BIG ALS OUTLET INC
BIG ALS FIREWORKS OUTLET
PO BOX 720
BOOTHBAY HARBOR, ME 04538**

Licensee/Permittee Responsible Person Signature

Position/Title

Printed Name

Date

Previous Edition is Obsolete 819 ALS OUTLET INC 298 BATH RD ROUTE 1, WISCASSET, ME 04578-2500 July 1, 2021 53-DEALER OF EXPLOSIVES

ATF Form 5400-14/5400-15, Part I
Revised October 2011

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Federal Explosives License (FEL) Customer Service Information

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse, child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

at Here X

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **BIG ALS OUTLET INC**

Business Name: **BIG ALS FIREWORKS OUTLET**

License/Permit Number: **6-ME-015-53-1G-00165**

License/Permit Type: **53-DEALER OF EXPLOSIVES**

Expiration: **July 1, 2021**

Case Note: **Not Valid for the Sale or Other Disposition of Explosives.**



U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

JCP
11/9/2020

901090: CRR/FLS
5400
File Number: 6ME00165

06/25/2018

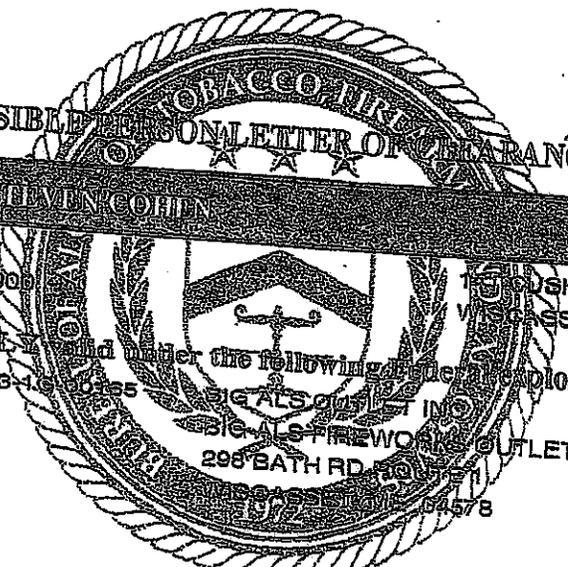
SUBJECT: RESPONSIBLE PERSON LETTER OF CLEARANCE for:

ALLEN STEVEN COHEN

OWNER
(207)852-9900

15 DUSHMAN POINT ROAD
VASSALLET, ME 04578

and is ONLY valid under the following Federal explosive license/permit:
6-ME-015-53-10-0005



SIGNALS OUTLET
SIGNALS FIREWORKS OUTLET
298 BATH RD
VASSALLET, ME 04578

Dear ALLEN COHEN:

You have been approved as a responsible person under the above-listed Federal explosive license or permit. You may lawfully direct the management or policies of the business or operations as they pertain to explosives. You may also lawfully transport, ship, receive or possess explosive materials incident to your duties as a responsible person. This clearance is only valid under the license or permit referenced above.

Sincerely,

Christopher R. Reeves

Christopher R. Reeves
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

ALLEN STEVEN COHEN
RESPONSIBLE PERSON LETTER OF CLEARANCE FOR

ME90108-01-06/25/2018-COHN-ALLEN-STEVEN-OWNER



1/9/2018
 JEP

NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: BIGALS OUTLET INC

Federal Explosives License/permit no.: 6-ME-015-53-1G-00165

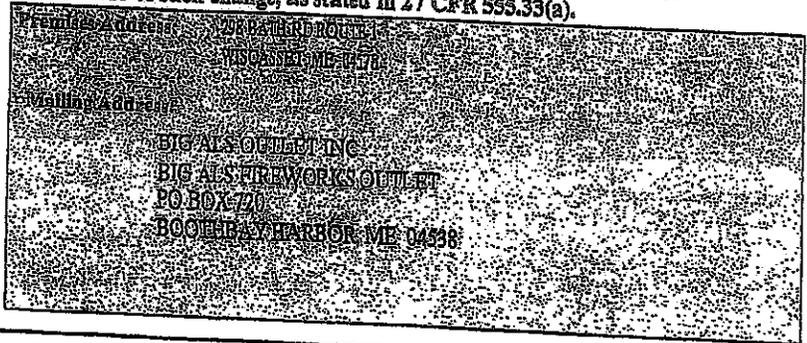
NOTICE DATE: 06/25/2018

Expiration Date: July 1, 2021

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

Explosives License/Permit Type: 53-DEALER OF EXPLOSIVES

- ① **WARNING.** Only those individuals listed below as RESPONSIBLE PERSONS and EMPLOYEE POSSESSORS with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
- ② **"DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you MUST take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you MUST remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
- ③ **CHANGE IN RESPONSIBLE PERSONS.** You MUST report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons MUST include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are NOT required, however they will be required upon renewal of the license or permit.
- ④ **CHANGE OF EMPLOYEES.** You MUST report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.



This Notice of Clearance is provided to you as required by 18 U.S.C. 843(h) and MUST be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 2	
Number of EMPLOYEE POSSESSOR(S) : 0	
LAST NAME, First Name, Middle Name	Clearance Status
RESPONSIBLE PERSONS:	2
0001 COHEN, ALLEN STEVEN	Cleared
0002 WALSH, RAYMOND LAWRENCE	Cleared
EMPLOYEE POSSESSORS:	0

continued

LAST NAME, First Name, Middle Name	Clearance Status



CERTIFICATE OF LIABILITY INSURANCE

3/11/2019

DATE (MM/DD/YYYY)
3/11/2019

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
Ryder Rosacker McCue & Huston (MGD by Hull & Compa
509 W Koenig St
Grand Island NE 68802

CONTACT NAME: Kristy Wolfe
PHONE (A/C No., Ext): 3083822330
E-MAIL ADDRESS: kwolfe@ryderinsurance.com
FAX (A/C No.):

INSURED
Big Al's Outlet Inc.
DBA Big Al's Fireworks Outlet
PO Box 720
Boothbay Harbor ME 04538

INSURER(S) AFFORDING COVERAGE
INSURER A: SCOTSDALE INS CO NAIG# 41297
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES

CERTIFICATE NUMBER: 130971308

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 SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		CPS2850165	9/18/2018	9/15/2019	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/POP AGG \$2,000,000
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					EACH OCCURRENCE \$ AGGREGATE \$
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					WC STATUTORY LIMITS OTHER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A			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)
Waiver of Subrogation applies to the entities listed below per attached form CG 24 04 when required by written agreement.
Blanket Additional insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

COPY

CERTIFICATE HOLDER

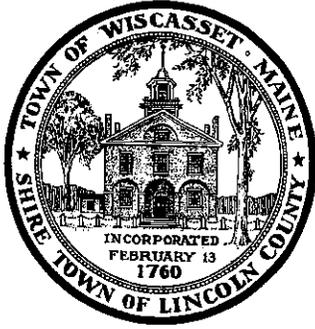
Maine State Fire Marshal Office
52 State House Station
Licensing & Inspections Division
Augusta ME 04333-0164

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
Jodi Sankar

ORD 25 (2010/05)



Town of Wiscasset

Codes & Plumbing

51 Bath Road 207-882-8200 X 109 codes@wiscasset.org

March 5, 2020

To Whom It May Concern,

On March 3, 2020, I inspected the property at 300 Bath Road, Allen Cohen's fireworks store. I also inspected Allen Cohen's fireworks warehouse at 4 JB'S Way. I did not see any code violations at either location.

Thank You Bruce Mullins
Code Enforcement Officer
Town Of Wiscasset Maine

Maine Contractor Directory

Published on *Maine Contractor Directory* (<http://www.mainecontractordirectory.com>)

[Home](#) > Maine Building Code-Energy Code (MUBEC)

Maine Building Code-Energy Code (MUBEC)

IBC 2009 Maine Uniform Building and Energy Code "MUBEC". Effective December 1, 2010, the State of Maine adopted the statewide Maine Uniform Building and Energy Code (MUBEC) which consists of four International Code Council (ICC) codes and four standards. **As of 9/28/2011, municipalities over 4,000 in population were required to enforce the new code if they had a building code in place by August 2008 (this was formerly 2,000). Municipalities under 4,000 (this was formerly 2,000) are not required to enforce it unless they wish to do so and have the following Options:

- 1. Adopt and enforce the MUBEC as listed above
- 2. Adopt and enforce MUBC (excluding the energy code)
- 3. Adopt and enforce MUEC (the energy code only)
- 4. Choose to have no code

Maine Uniform Building and Energy Code "MUBEC" in PDF form (4 publications)

[2009 International Residential Code \(IRC\)](#)

[2009 International Building Code \(IBC\)](#)

[2009 International Existing Building Code \(IEBC\)](#)

[2009 International Energy Conservation Code \(IECC\)](#)

[Click for MUBEC amendments](#)
 Department of Public Safety
Bureau of Building Codes & Standards
 State of Maine

Building Code Questions
 Call Bureau of Building Codes & Standards, Maine
 Phone: 207 624-7007
www.maine.gov/dps/bbcs/

Get Listed on MCD, we write your profile, we build your page!



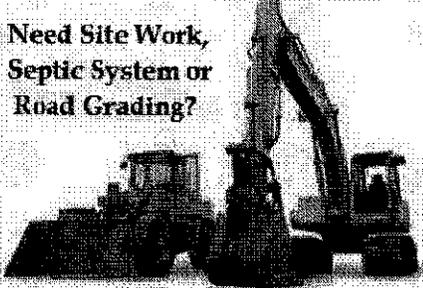
GET FOUND
 In our easy-to-use directory with a free or premium listing.

GET LEADS
 Put your contact information at the fingertips of potential customers.

GET WORK
 Higher visibility, easy contact options, and premium listing generate more interest and jobs.

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Need Site Work, Septic System or Road Grading?



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Town of Wiscasset
February 2020
Monthly Reports





Town of Wiscasset

AIRPORT REPORT

To: John O'Connell, Town Manager
From: Rick Tetrev, Airport Manager
Re: February Monthly Report
Date: March 10, 2020

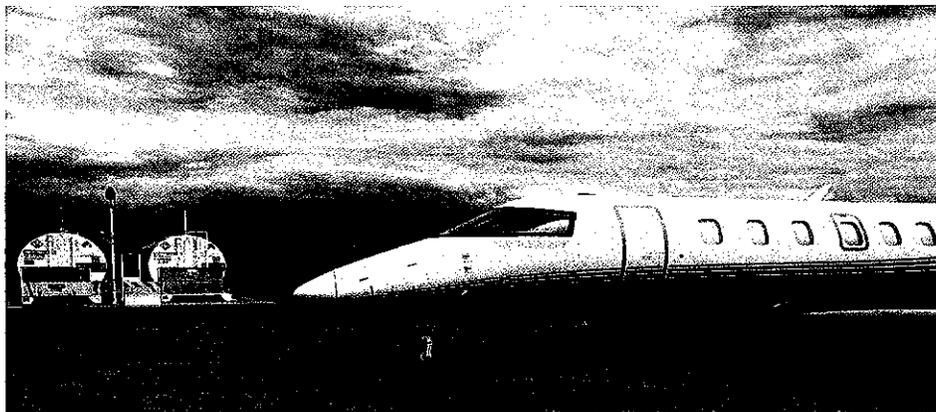
Activity for the month of February, as reported by the G.A.R.D. system (Airport Invisible Intelligence System), totaled 293 operations. In a comparison with 2019, there is a difference of 70 operations, 2019 had 223 operations.

Sale of 100 LL Aviation Gas was 1,336 gallons for a gross revenue of \$6,719.22 dollars. Jet A sold was 454 gallons for a gross revenue of \$2,041.92. Gross revenue totaled \$8,761.14 dollars. This is an increase of \$2,449.13 dollars from 2019. The increase is due to a fractional ownership company, Planesense, that operates out of Portsmouth, NH. Over the last two years they have procured a newly developed "short field" jet airplane. It is manufactured by Pilatus Aircraft of Switzerland and designated as PC-24. It has a range of 2,243 mi, a top speed of 506 mph, which is also its cruise speed, cruises at 40,000 feet, and costs \$10.7M dollars per airplane.

The PC-12 is a turbo-prop aircraft and routinely comes into KIWI in the Summer and Fall. Their range is much shorter and they seldom buy Jet A because of weight and balance issues. The PC-24, with its long-range, flies non stop from Wiscasset to Boca Raton, FL allowing us to sell a full load of fuel, which in the paragraph above, our Jet A sales was for one flight. We have had one thus far in March.

In February, KIWI had 7 aircraft that were housed for one night or more, either on the ramp or in a hangar. From those 7 aircraft we collected \$460.00 in fees and sold \$60.12 dollars of 100 LL, no Jet A was sold.

Respectfully submitted,
Rick Tetrev



Pilatus Jet Fueling PC - 24 February 2020



Town of Wiscasset

TOWN CLERK REPORT

To: John O'Connell, Town Manager
From: Linda Perry, Town Clerk
Re: February Monthly Report
Date: March 12, 2020

ELECTIONS

Nomination papers were made available on March 2, 2020 for the election of town officials. The election of town officials will be held on June 9, 2020 at the Wiscasset Community Center. Nomination papers need to be returned by 5:00 p.m. on April 9, 2020. Anyone interested in taking out nomination papers should stop by the Clerk's office during regular office hours.

Absentee ballots will be available on May 13th for the June 9, 2020, Annual Referendum Town Meeting.

The last day to request an absentee is Thursday June 4th except for extenuating circumstances.

We had a larger than expected turnout for the March 3, 2020, Presidential Primary election. There were 1062 ballots cast. Thanks to the hard work of the Election/Ballot clerks everything went smooth. We had a lot of voters enroll into a political party and several new registered voters that voted on Election Day.

Preparations have started for the June 9, 2020, State Primary, State Referendum, and Annual Referendum Town Meeting. I will continue to complete post-election duties so we meet the State mandated deadlines such as updating absentee ballot records, entering Election Day registrations, party affiliation changes, Voter participation history and the Municipal Election Certification.

I attended the Republican and Democratic Caucuses as required. The Republican Caucus was held at the Great Salt Bay School in Damariscotta on Saturday, February 29, 2020. Democrats had their local Caucus with Alna at the Wiscasset Town Office on Sunday, March 8, 2020. Registrars are required to attend for 1 hour prior to the Caucus beginning to register voters and allow voters to enroll in a party so they may participate in the Caucus.

Absentee voting was conducted at Wiscasset Green on February 19th. Absentee voting must be conducted by the Municipal clerk during the 30-day period prior to the election for all licensed facilities pursuant to Title 21-A 733-B(5).

CLERK/EXCISE TAX COLLECTOR

The Town Clerk/Registrar of Voters attended a Title 30-A class in Augusta on. This class covers all local election and town meeting requirements that pertain to the duties of the Town Clerk and Registrar of Voters.



Town of Wiscasset

On April 14th and 15th the Clerk will be attending the Annual Elections Conference. This year the Conference will be held at the Augusta Civic Center. This conference is hosted by the Division of Elections in Augusta and will cover the Town Clerk and Registrar of Voters duties including Voter Registration and Title 21-A (State & Federal election laws).

FINANCIALS:

	Auto Excise	Boat Excise	Agent Fees	Vital Fees
Monthly Revenues	\$41,316.54	\$47.00	\$1,455.25	\$158.60
Year to date	\$473,672.73	\$1,748.90	\$12,752.75	\$3,004.60
Met yearly revenue projection by:	70.17%	28.91%	75.02%	-----



Town of Wiscasset

CODE ENFORCEMENT REPORT

To: John O'Connell, Town Manager
From: Bruce Mullins, Code Enforcement Officer
Re: Monthly Report
Date:



Town of Wiscasset

EMS/EMA REPORT

To: John O'Connell, Town Manager
From: Dennis Simmons, EMS/EMA Director
Re: February Monthly Report
Date: March 9, 2020

Scene Incident City Name (eScene.17)	Number of Runs	Percent of Total Runs
Wiscasset	33	61.11%
Dresden	13	24.07%
	3	5.56%
Westport Island	2	3.70%
Brunswick	1	1.85%
Damariscotta	1	1.85%
Woolwich	1	1.85%
	Total: 54	Total: 100.00%

Disposition Incident Patient Disposition (eDisposition.12)	Number of Runs	Percent of Total Runs
Treated - Transported by this EMS Unit	38	70.37%
Patient Treated - Refused Transport	6	11.11%
Patient Evaluated, No Treatment/Transport Required	5	9.26%
Patient Refused Evaluation/Care (Without Transport)	4	7.41%
Standby - Public Safety Support	1	1.85%
	Total: 54	Total: 100.00%

Call volume remains steady.

We are spending an increasing amount of time preparing for the COVID-19 virus to come to Maine. While we have been fortunate not to see any cases through February, it is only a matter of time. Due to panic buying resources such as masks and gowns are scarce and we are sourcing them with the aid of Lincoln County EMS, Maine EMS and the Maine CDC. We are receiving regular updates from various federal and state agencies and the service is participating in conferences calls to make sure we have the latest information.

We are continuing to work with Mary Ellen Barnes on grants for EMS equipment and training.

We conducted three interviews for EMS positions.



Town of Wiscasset

Attended the Wiscasset Community Forum with members of Lincolnhealth. Discussion about the new oncology services being offered at the Miles campus. This is welcome news for local cancer patients who have had to travel outside the area for cancer treatments.

Continued to work on operating and capital budgets.

Respectfully,

Dennis Simmons



Town of Wiscasset

FIRE DEPARTMENT REPORT

To: John O'Connell, Town Manager
From: Robert Bickford, Fire Chief
Re: February Monthly Report
Date: March 10, 2020

Operations:

The fire department responded to 20 calls for service during the month of February.

The calls for the month break down as follows:

- 6 motor vehicle accidents
- 1 structure fire,
- 2 chimney fires (at the same time),
- 2 fire alarms,
- 4 service calls,
- 1 smoke investigation
- 1 propane call
- 3 "other" type calls.

Of the 20 calls, 19 were in Wiscasset. We provided mutual aid support to Newcastle for a structure fire in Sheepscot Village.

Training:

This month's training topics included apparatus inventories and winter pump operations. We hold training sessions every Wednesday evening with the exception of the first Wednesday of the month which is our business meeting.

Staffing:

Our active member roster is at 16 members with 8 members on the Lifetime roster. We are looking forward to increasing our roster soon.

Respectfully submitted,

Rob Bickford



Town of Wiscasset

PARKS AND RECREATION DEPARTMENT

To: John O'Connell, Town Manager
From: Duane Goud, Parks & Recreation Director
Re: Monthly Report
Date:



Town of Wiscasset

Wiscasset Police Department

To: John O'Connell, Town Manager
From: Lawrence Hesseltine, Wiscasset Police Chief
RE: February Monthly Report
Date: March 3, 2020

The Police Department responded to 461 calls for service during the month of February.

Officers responded to 19 motor vehicle accidents and conducted 74 motor vehicle stops.

21 Arrests were made for the following:

- Attaching false plates
- Operating vehicle with expired license x 3
- Operating vehicle while license suspended or revoked
- Speeding 30+ mph over speed limit x 3
- Failure to register vehicle x 2
- OUI (alcohol/Drugs) x 4
- Fugitive from justice x 3
- Domestic violence, aggravated assault, unlawful possession of scheduled drug
- Violating condition of release x 3

2020 Year to date total arrests is 35.

There were two (2) calls this month that I feel deserve some notice; On February 7th Officers Barnes and Green responded to a violent domestic in which a female and her teenage son were being attacked/assaulted. All parties were barricaded in an upstairs bedroom when officers arrived. The Officers were able to force entry into the room and put an end to the incident resulting in the arrest of the suspect on several felony charges. The quick response and actions of these Officers ended a situation that could have easily resulted tragically.

Officers Barnes and Willhoite responded to a double overdose on February 29th just over the Wiscasset line into Dresden to assist Wiscasset EMS. While there they learned of two more possible overdoses in Wiscasset. They responded to this location and discovered two (2) more unresponsive people. One person was unresponsive and not breathing upon their arrival. Ofc Barnes and Wilhoite performed CPR for approx. 20 minutes while waiting for EMS from Boothbay as Wiscasset EMS was tied up on the double overdose in Dresden. Boothbay EMS administered Narcan which revived the patient. Because of the quick response of Officers Barnes and Willhoite this patient survived.

These overdose calls came in just before 4am, the time in which we usually have no coverage. Had there not been an officer on duty, this overdose would have most likely resulted in a death.



Town of Wiscasset

Police Report

Patrol just recently altered their schedules to allow coverage until 4 a.m., a month ago this incident would have had a much different outcome.

As a result of the recent overdose incidents, I realize we cannot rely on Wiscasset EMS always being available with Narcan. I have reached out to the AG's Office and Wiscasset EMS and have set up training for all Officers which will allow us to carry and administer Narcan. We are hoping by Mid-April to have Narcan in the cruisers.

I am looking into the possibility of hosting a recovery program here in Wiscasset to assist with the addiction problems/concerns. I have talked with several addicts and medical professionals in town who have told me they currently have to travel to Brunswick or Damariscotta to seek help and that it would be beneficial to have a locally based program. I hope to have more information for you in the near future.

Larry Hesselstine
Chief of Police
Wiscasset Police Department
51 Bath Rd.
Wiscasset, ME 04578



Town of Wiscasset

PUBLIC WORKS/TRANSFER STATION DEPARTMENTS

To: John O'Connell, Town Manager
From: Theodore Snowdon, Public Works Director
Re: February Monthly Report
Date: March 11, 2020

Operations:

In addition to our daily routine and keeping up with snow and ice:

- Police Station water damage repair have started and making good progress.
- Started process in floats and docks repair.
- Keeping up with salting and sanding of down town sidewalks and town office.
- Staying on top of service and repair of all town owned vehicles including our plowing equipment and Transfer Station equipment.
- Due to the retirement of transfer station supervisor public works has now taking over responsibilities in that department.
- Repaired and replaced street lights at South Point drive.
- Due the change in weather as of 02/25/2020 all town roads have been posted for weight limits.
- Tree clean up due to wind and ice storms.
- Street sign repair throughout the town.
- Still trying to keep up with the pot holes throughout the town.
- We have now begun the proses of keeping up with the beautification of our Town.

Transfer Station duties

- Due to the recent changes at our Transfer Station single stream recycling is no longer, due to price per ton. All recycling is now being picked up by Lincoln County Recycling free of charge. The cardboard price per ton has dropped dramatically we are now storing it waiting for a price increase before shipping it. Staffing has changed also, now instead of three full time we have dropped it to two covering that position with part time help and staff from public works as needed.

I would also like to mention the hard work and dedication of our Public Works and Transfer Station crew for keeping up with snow and ice and tons of trash coming in daily. And the ongoing support from our Town Manager and staff.

To conclude, all is well within the Departments.

Respectfully,
Ted/crew



Town of Wiscasset

WASTE WATER TREATMENT PLANT

To: John O'Connell, Town Manager
From: Robert Lalli, Waste Water Treatment Plant Superintendent
Re: Monthly Report
Date: March 10, 2020

OPERATIONS:

Average flow per day = 0.219 mg

Licensed flow per day = 0.62 mg

Percent of average flow per day to license limit = 35 %

Total Rainfall per month = 2.33 inches

BOD Effluent Lab Results for mg/L for monthly average (9 mg/l), weekly average (11 mg/l) & daily max.(11 mg/l) all within license limits

BOD Effluent % Removal was 94 %, much better than the 85% required in the license

TSS Effluent Lab Results for mg/L for monthly average (5 mg/l), weekly average (6 mg/l) & daily max.(6 mg/l) all within license limits

TSS Effluent % Removal was 97%, much better than the 85% required in the license

Settable Solids were within license limit of 0.3 mL/L (0.00 mL/L)

PH was within license limits of 6-9 (lowest 7.3, highest 7.7)

Fecal not tested for in February, as per Discharge Permit requirements

Total Residual Chlorine not tested for in February, as per Discharge Permit requirements

PERSONNEL:

Rick Gaeth continues working as a part-time consultant at the sewer plant, working on the sewer plant budget, updating the QA/QC Manual, creating new pump station inspection protocols, and providing guidance on Mason Station and DEP Permit issues.

BUDGET:

At the end of February 2020, which is 67% through the fiscal year, the sewer department has spent 54.6% of its budget.

WEATHER RELATED EVENTS:

There were 2 weather related events that impacted operations at the sewer department. On February 7 at 4 p.m. , an ice and wind storm knocked out power to most of Wiscasset. Though most of the power was restored within minutes, Pump Station #10 on Federal Street was put on generator power for 4 hours before power was restored. Pump Station #2 on Route 1, was placed on generator power until power was restored near noon the following day.

A heavy rainstorm on February 27, required that the sewer plant be placed into "storm mode" (to handle the excess flow and minimize any washout effects). Where our February average effluent flow was 0.219 MG, the flow on the day of this storm was 0.655 MG.

DEP RELATED:



Town of Wiscasset

We received an email from Maine DEP, stating that our discharge permit, which is still in the renewal process, will carry enhanced effluent limitations, and expanded monthly and yearly testing requirements. Though no draft copy of the permit has yet been sent, some of the details were spelled out in the email, including mandatory year round disinfection and coliforms testing. This will increase the sewer plant chemical costs and lab testing costs.

We also received a separate letter from DEP, giving notice that we are now required to annually test plant sludge for PFAS compounds (polyfluoroalkyl substances). PFAS compounds are a class of substances which do not break down and are known, in high concentrations, to have adverse effects on humans (liver, kidney, and reproductive). They are in commonly used products like toothpaste, Teflon, cleaners, fire retardants, and paints, and are detected in milk, meat, and crops like corn. They cannot be removed, and are being found in rivers and lakes, in farm soils, and even in the blood of polar bears. The Governor's PFAS Taskforce is attempting to gather data on their pervasiveness in Maine, and may impose allowable limit restrictions.

PUMP STATION 3 TRASH UPDATE:

Since meeting with the Two Bridges Regional Jail building superintendent, flushed trash buildup in Pump Station 3 has been slightly less, with no alarms caused in February. We continue to monitor the situation, as trash is still coming through to accumulate in the pump station's wet well. Sewer plant employees did clean the wet well out on March 10, 2020.

BREWERIES:

Rob Lalli and Rick Gaeth appeared before the Ordinance Board. Town sewer ordinances are a bit vague regarding high strength discharges, and have not been updated in years. With breweries coming to Wiscasset (which are known to have high strength discharges), we are limited in our ability to protect the Town sewers from potential harm. At the Ordinance Board's recommendation, a Conditional Agreement Letter was drafted by the sewer department, for use with breweries and other businesses coming to Wiscasset, who may produce discharges harmful to the sewer plant and collection system. This Agreement Letter was amended to include suggestions from Ordinance Board members and Maine DEP Representative Jim Crowley. A copy of the letter is attached to this report.

The sewer department would like the Select Board members to examine the Agreement Letter, and make any edits or suggestions deemed necessary. If it meets their approval and the approval of Town attorneys, we would like to be able to use the Agreement Letter as part of any permissions (for breweries and their like) granted by our department to hook up to the Town sewer system.

SAFETY:

Monthly safety inspections were conducted of all rooms at the sewer plant. Fire extinguishers, lit Exit signs and Emergency lighting were also inspected in February.

MASON STATION:

We were contacted by Jaime Madore from Ransom Environmental, who's been contracted to perform a hazardous cleanup of toxic materials and waters in the Mason Station ash ponds. The



Town of Wiscasset

ponds may contain more than 1 million gallons of contaminated water. Their plan is to test the waters and settled materials in these ponds (lagoons), filter and treat their contents, then send that water into the collection system to the sewer plant. Then Ransom would have hazardous solids remaining, hauled away for hazardous disposal. Jaime assured me they would only discharge clean non-hazardous waters. At the recommendation of the DEP, we requested that Ransom test the ponds for materials in our Discharge Permit License, Attachment A (shown in our license as Analytical Chemistry materials, and Priority Pollutants). I asked that they perform the tests before and after treatment, releasing no waters into the system before the results are evaluated by Wiscasset and DEP officials. Also we informed them that we want to control when they pump into our system, the amount of gallons per day we can safely absorb, and that we wish to monitor the pumping operation. Their project is moving forward, targeting a springtime/early summer conclusion.

ENGINEERING STUDIES:

Olver Engineering and the Town of Wiscasset have signed agreements to begin the Climate Adaptation Plan and the Sewer System Evaluation Plan. Work on these studies began March 3, 2020.

This concludes the February 2020 Monthly Sewer Report

Respectfully,

Robert T. Lalli

WISCASSET PLANNING BOARD

9a

To: John O'Connell
From: Jackie Lowell
Date: March 10, 2020
Re: Building Laws, Subdivision Article and Glossary

The Planning Board held the required public hearing March 9, 2020 on the amended Building Laws, Subdivision Article and Glossary. Please include these in the next Selectboard's agenda so upon approval they can be placed on the June warrant.

The changes to these articles are minimal. The Building Laws change is to allow congregate housing as well as elderly congregate housing in areas with town water and sewer. The Subdivision Article has been amended to comply with state regulations regarding copies of scaled site plans (mylar is no longer required), and the glossary has been amended to include definitions of congregate housing and to add or delete words in compliance with the DEP Shoreland regulations.

Attached:
Building Laws
Subdivision Article VII
Glossary

ARTICLE II - BUILDING LAWS

1. BUILDING PERMITS

1.1 PERMITS ARE REQUIRED

1.1.1 Whoever intends to erect a building or structure, or locate a mobile home, or change the outside dimensions of a building or structure, make structural changes or repairs or do other work to a building or structure that requires compliance with specific state or federal codes or town ordinances, shall not begin until the Code Enforcement Officer has issued a building permit. The Code Enforcement Officer shall issue a building permit only if he has received a building permit application form stating the exact location, dimensions, height and other sufficiently detailed plans and specifications to enable him to determine that the proposed work will comply with applicable town ordinances and building codes and state and federal laws and building codes. Copies of all Building permits shall be on file at the Town Office in the Town Clerk's files and shall be available to the public during the clerk's working hours.[3-02, 6-12]

1.1.2 No building permit is required for repairs, and/or maintenance, on existing buildings or structures such as, but not limited to: painting; replacement of rotten or weak wood or stonework, brickwork or masonry; replacement of doors or windows; replacement of siding or fire-resistant roofing; replacement of gutters, storm windows or blinds, so long as plumbing is not involved and no building permit is required pursuant to the immediately preceding paragraph. [6-86]

1.2 PERMIT FEES [3-99]

1.2.1 The fees for building permits shall be calculated upon the fair market value of the structure to be placed or erected upon a lot, the fair market value of the mobile home to be placed upon a lot, or the fair market value of the improvement to be made to an existing structure. The fees for building permits shall be:

1.2.1.1 For new non-commercial structures containing one or more residential dwelling units, and for mobile homes containing a dwelling unit, \$100.00 for the first \$1,000.00 of fair market value or part thereof, and \$3.00 for each additional \$1,000.00 of fair market value. [03-03]

1.2.1.2 For new non-commercial structures that do not contain residential dwelling units, and for the expansion of existing non-commercial structures which either do or do not contain residential dwelling units, \$25.00 for the first \$1,000.00 of fair market value or part thereof, and \$3.00 for each additional \$1,000.00 of fair market value. [03-03]

1.2.1.3 For new commercial structures, and for the expansion of existing commercial structures, \$200.00 for the first \$1,000.00 of fair market value or part thereof, and \$3.00 for each additional \$1,000.00 of fair market value. [03-03]

1.2.1.4 If a building permit is obtained after construction has been started or after a structure has been placed upon a lot, the fee shall be as set forth in the preceding subsections PLUS an additional \$300.00.

1.2.2 The fees for plumbing permits shall be those as set by the appropriate State of Maine Department or set by the Town of Wiscasset fee schedule [6-12].

1.2.3 [Removed 6-10]

1.3 ADDITIONAL REGULATIONS

1.3.1 Advance notice of construction, land modification, waste disposal, underground tank installation or removal, or any other activities regulated by the State under the statutes and regulations listed below shall be made to the Code Enforcement Officer, who shall approve such activities on receipt of a copy of the State required permits, registrations, or licenses if Town Ordinances do not apply. If Town Ordinances do apply, necessary Town procedures and approvals shall also be required. [3-90, 3-02]

- * Site Location Development Act (Title 38, MRSA Sections 481-490).
- * Natural Resources Protection Act (Title 38, MRSA Sections 480 A-S).
- * Underground Oil Storage Facilities and Groundwater Protection (Title 38, MRSA Sections 561-570G).
- * Solid Waste Management Regulations (06-96 CMR Chapters 400-409).

Note: The above statutes and regulations include the latest rules adopted in due course by the appropriate agencies. Especially important are the rules and regulations pertaining to underground tanks, Maine Department of Protection regulation 006-096 Chapter 691 of 16 September 1991 and subsequent revisions as authorized by Title 38, MRSA Section 561 and following. [6-92, 3-02]

1.3.3 All building permits shall be void unless work thereunder is commenced within one year from the date of issue. A building permit is valid for one year and

must be renewed by the Code Enforcement Officer at the end of one year at no additional cost to the applicant. [3-69, 6-86]

1.3.4 All building permits shall be displayed in a conspicuous place on the premises, and shall not be removed until all work covered by the permit has been approved. [3-69]

2. LOT SIZE AND SETBACK REQUIREMENTS

Throughout this section, whenever "mobile home" or "mobile home park" is referred to, also see 30-A MRSA 4358.

2.1 The minimum lot size requirement shall be met for each dwelling unit located on a parcel of land with the following exceptions:

- 1) Two family homes shall be subject to the same minimum lot size requirement as a single-family dwelling;
- 2) Elderly Congregate Housing shall conform to section 2.8 of this ordinance. [3-69, 3-70, 7-73, 6-83, 3-85, 3-86, 12-89, 3-90, 3-01, 3-02, 6-12][6-20]
- 3) Congregate Housing shall conform to section 2.8 of this ordinance.[6-20]

2.2 No structure situated on a lot will be within ten feet of the adjoining property lines except in the Village 1 District and the Village Waterfront District. [6-83, 3-98, 6-12]

2.3 Except in the Village 1 District and the Village Waterfront District, each lot shall provide adequate off street parking. [6-83, 3-90, 3-02, 6-12]

2.4 UNDERSIZED LOTS

2.4.1 See Article VI, Sections 5 & 6, Non-conformance. [6-12]

2.5 Schedule of Dimensional Requirements

	<i>Village 1</i>	<i>Village 2</i>	<i>Residential</i>	<i>Route 1 Commercial</i>	<i>Nequasset Watershed</i>	<i>Rural</i>
Minimum Lot Size	<i>None</i>	<i>1 Acre¹</i>	<i>1 Acre</i>	<i>1 Acre</i>	<i>1 Acre</i>	<i>1 Acre²</i>
Road Setback	<i>None</i>	<i>10 ft</i>	<i>10 ft</i>	<i>75 ft³</i>	<i>10 ft</i>	<i>10 ft</i>
Side, Rear Setbacks	<i>None</i>	<i>10 ft</i>	<i>10 ft</i>	<i>10 ft</i>	<i>10 ft</i>	<i>10 ft</i>

1. 20,000 square feet with public water and sewer;
 2. In the Rural Districts no business shall be built, placed or maintained upon a lot unless there is a ratio of at least 2 acres per business, except that if every business on the lot is served by Town water and Town sewer, the minimum ratio shall be one acre per business. For purposes of this section, each separate business tenant within a single structure shall constitute a separate business. When two or more uses are made of a particular lot, the lot size requirement for that lot shall equal the sum of the lot size requirements for each use treated individually; for example, the lot size requirement for a business and a single family dwelling unit on a single lot in the Rural District shall be a minimum of 3 acres of land.
 3. Stairs, ramps, decks and enclosed porches not greater than 64 square feet in area may be located within said road setback zone as long as they are more than 60 feet from the centerline and meet all other sideline setback requirements. Those buildings and structures (established as of the effective date of this ordinance) which are closer to the road and which meet all other sideline setback requirements can be extended along but not closer to the road.
- 2.6 For the purpose of determining how many units may be placed on any parcel the lot size shall include the total area less any area which encompasses wetlands, 100 year floodplains, State designated wildlife protection areas, access roads, and paved parking areas for public use. [3-90]
- 2.7 In the Village 1 District, the lot owner is required to provide at least 1.5 on-site off-street parking spaces for each residential unit, unless approved otherwise by the Planning Board. However, this requirement shall not apply to residential units located inside buildings existing as of March 10, 1990, if provision of the required amount of on-site off-street parking is not feasible; in that case, the owner is required to provide as much on-site off-street parking as feasible. [3-90, 3-98, 6-12]
- 2.8 The net residential density for Elderly Congregate Housing and for Congregate Housing shall be no more than one housing unit per three thousand (3000) square feet of acreage with a minimum of five acres. The property on which any congregare housing is to be developed must be served by the Town's water and sewer districts. The total area of open space shall equal or exceed the area used for the total footprint of all buildings associated with Elderly Congregate Housing. Congregate Housing is not allowed in the Shoreland districts.[3-01][6-20]

2.9 HOOK-UP REQUIREMENT IN THE COMMERCIAL DISTRICT

2.9.1 All Structures built or placed in the Commercial District after August 19, 2003 shall be hooked up to town water if they require water service and shall be hooked up to town sewer if they require sewer service, except that these requirements shall not apply to residential structures which are setback more than 250 feet from the northwesterly sideline of US Route #1.[9-03]

2.10 HOTELS AND MOTELS [3-95]

2.11.1 Owners of all hotels and motels shall provide at least one on-premises, off-street parking space per rental unit. Such parking shall conform to the requirements of Article VIII Section 6.8 and shall be approved by the Wiscasset Planning Board. [3-95, 9-03]

2.11 HOME OCCUPATIONS [3-95]

2.11.1 A "home occupation" is a business or profession, which is carried on, in a dwelling unit, or other structure accessory to a dwelling unit, by a person residing in the dwelling unit. Home occupations shall not be considered in determining the minimum lot size requirements for the use or uses made of any lot.

2.11.2 Any person may carry on one or more home occupations in any zoning district, provided:

- a. Such use or uses does not involve any modification of the dwelling unit, which will alter its outward appearance as a dwelling unit discernible from a public way;
- b. There is no outside storage of materials used in, or products resulting from, the home occupation discernible from a public way;
- c. The occupation does not generate noise, noxious odors, glare, vibrations, nor electrical interference beyond levels noted before the occupation existed and as discerned from abutting properties or from a public way;
- d. If the home occupation consists of renting rooms, whether as a bed and breakfast or otherwise, the owner must provide at least one off-street parking space on private property per rental unit. If more than seven rooms are rented, the business owner must comply with the requirements for Hotels and Motels.

- e. The occupation is registered with the Town Clerk in accordance with Article X Section 7.

2.12 CERTIFICATE OF OCCUPANCY

- 2.12.1 The Code Enforcement Officer must issue a certificate of occupancy before any non residential structures, buildings, accessory outbuildings or lands which required Planning Board or Appeals Board approval are occupied for that use for which the approval was given. The Code Enforcement Officer shall issue the certificate when the Code Enforcement Officer determines that the structure, building, accessory outbuilding or land, and the occupancy thereof, comply with the provisions of Wiscasset's Ordinances and with all provisions of any order by the Planning Board or Appeals Board. [3-95]
- 2.12.2 The Code Enforcement Officer may issue a temporary certificate of occupancy for all or part of a nonresidential building or structure, or for one or more nonresidential buildings or structures which are part of a larger development, provided the Code Enforcement Officer determines that such temporary occupancy would not jeopardize life or property. Any temporary certificate of occupancy shall state on its face the date on which the temporary certificate expires. The temporary certificate shall be issued for no longer than twelve months. The temporary certificate may not be renewed. After a temporary certificate expires, the non-residential building or structure for which the temporary certificate was issued shall not be occupied until The Code Enforcement Officer issues a certificate of occupancy. [3-95, 3-97]
- 2.12.3 The Code Enforcement Officer shall maintain a public record of all certificates of occupancy which the Code Enforcement Officer issues. [3-95]
- 2.12.4 Failure to obtain a Certificate of Occupancy shall constitute a violation of Wiscasset's Ordinances and shall subject the appropriate persons or entities to all of the provisions of 30-A MRSA 4452 as the same maybe amended from time to time. [3-95]
- 2.12.5 This provision is in addition to the Certificate of Compliance for special flood hazard areas found in Miscellaneous Ordinances (Article X). [3-95]

3. REQUIREMENTS FOR BUILDING EXTERIORS

3.1 SIDING

The exterior walls shall be finished with a covering of clapboard, wood siding, wood or asphalt shingles, masonry or brick or stone, or other materials as approved by the Code Enforcement Officer. Such covering shall be completed within six months after the outside studding is in place. Tarred paper or tarred felt, or similar substances shall not be used unless completely hidden from view by the finished exterior wall covering. [3-69, 3-87, 6-12]

3.2 HEIGHT

3.2.1 The maximum height of a habitable structure shall be 35 feet in all districts, except as provided in section 3.2.2. [3-86, 3-01, 12-03]

3.2.2 The height of a habitable structure for industrial use may be increased by one foot for every five feet in excess of ten feet that the structure is set back from the nearest adjoining property line, to a maximum of 60 feet in height. [6-86, 12-03]

3.2.3 The maximum height of a non-habitable structure that transmits electrical power within existing transmission right-of-ways and is owned or operated by a Public Utility Company or Corporation for the sole purpose of providing service to the general public shall not exceed 130 feet in height. The maximum height of all other non-habitable structures, excluding wireless telecommunication facilities as regulated by Article XI and small wind energy conversion systems as regulated by Article X, shall be 60 feet provided that those structures exceeding 35 feet shall be constructed of non-combustible materials as determined in writing by the Fire Chief. [12-03, 11-08]

4. USE OF STREET TO DEPOSIT MATERIALS

4.1 When a permit is granted to erect or repair any building on land abutting the street, the Selectmen shall have power and authority to allot such portion on the street thereto adjoining as they shall deem necessary and expedient in which to deposit materials for the work, provided that not more than one-half the street shall be occupied, and no other part of said street shall be used for laying the materials for any such building or repairing, at such convenient time as the Inspector may direct, and in case of neglect or refusal to do so, it shall be removed by the Road Commissioner or some person authorized by the said Commissioner or the Selectboard at the expense of the person or persons so building or repairing and in all cases the portion so allotted shall be enclosed and lighted. [3-46, 6-12]

4.2 No person shall place or cause to be placed in any of the streets, alleys, squares or other public places of the village any lumber, stone, or building material of any kind and suffer the same to remain over six hours without the permission of the Selectmen or some person by them authorized. Whenever any permit is granted to

occupy any portion of any street it shall be the duty of the holder of the permit to keep the gutters clean of obstructions. [3-46]

5. REQUIREMENTS FOR BUILDING CONSTRUCTION [3-00]

5.1 SUPPORT DURING CONSTRUCTION

Every portion of every structure in process of construction, alteration, repair or removal and every neighboring structure or portion thereof affected by such process or by an excavation shall be properly constructed and sufficiently supported during such process. The Code Enforcement Officer may take such measures as the public safety requires to carry this section into effect, and any expense so incurred may be recovered by the town from the owner of the defective structure. [3-46, 6-12]

5.2 FIRE STOPS

Every wooden building hereafter erected or altered shall at each floor have a sufficient fire stop as the Code Enforcement Officer may direct, effectually stopping every air-duct. [3-46, 6-12]

5.3 CHIMNEYS

Chimneys constructed and installed in accordance with the current issue of the National Fire Code shall be deemed to be standard practice for safe installation and use. [3-46, 3-69, 3-93]

5.4 WARM AIR PIPES

Warm air pipes leading from warm air furnaces shall be covered with fire retardant non-asbestos containing material where within one inch of any combustible material. [3-46, 3-87]

6. REQUIREMENTS FOR STOVES, VENT FLUES, AND BOILERS

- 6.1 Cooking stoves, laundry stoves, heating stoves and combination coal or oil and gas ranges not on legs hereafter installed in dwellings and in apartments of multifamily houses shall be set on hearths supported by masonry trimmer arches extending not less than six inches on all sides beyond such appliances. No such appliance shall be placed within twelve inches of a wooden stud partition, a wood-furred wall or combustible material unless protected by a shield of metal or other incombustible material so attached as to preserve an open air space behind it and to extend from the floor to one foot above and six inches beyond the sides of such appliance, in which case such appliance shall not be placed within six inches of a wooden stud partition, a wood-furred wall or combustible material. Ranges, candy kettles, cruller furnaces and appliances for the frying of bakery or

confectionery products except ranges in dwellings or apartments of multifamily houses shall be provided with ventilating hoods and pipes to take off the smoke, gasses and vapors, unless such appliances are enclosed and vented in an approved manner. [3-46]

6.2 Vent flues or ducts for the removal of foul or vitiated air, in which the temperature of the air cannot exceed that of the rooms, shall be constructed of metal or other in combustible material, and no such flue shall be used for any other purpose. [3-46]

6.3 No boiler to be used for steam heat or motive power and no furnace or hot water heater shall be placed on any floor above the cellar floor unless the same is set on noncombustible beams and arches and in no case without a permit from the Building Inspector. No range, stove, oven or boiler shall be used for cooking in a hotel or restaurant or for manufacturing purposes until the same has been examined and approved by the Code Enforcement Officer who shall report his findings to the Building Inspector. [3-46, 3-70, 6-12]

7. ADDITIONAL REQUIREMENTS [3-00]

7.1 STORAGE OF EXPLOSIVE, INFLAMMABLE OR COMBUSTIBLE MATERIALS

No explosive or inflammable compound or combustible material shall be stored or placed under any stairway of any building or used in any such place or manner as to obstruct or render egress hazardous in case of fire. [3-46]

7.2 CONSTRUCTION FOR PUBLIC SAFETY

Every structure and part thereof and appurtenance thereto shall be so constructed and maintained in such repair as not to be dangerous to public safety, and the owner of any premises upon notice from the Code Enforcement Officer that such premises are dangerous shall forthwith remedy the danger by removal or repair. In case public safety requires immediate action, the Code Enforcement Officer may forthwith by repair or temporary protection prevent danger or may, subject to appeal as provided for in Title 23, Section 3005, MRSA 1964 of the Revised Statutes of Maine remove the dangerous structure, and his reasonable and necessary expenses may be recovered by the town from the owner. [3-46, 3-70, 6-12]

7.3 ELECTRICAL WIRING

Every corporation or person proposing to place wires designed to carry a current of electricity within a building shall give notice thereof to the Code Enforcement Officer before commencing the work and shall not turn the current onto wires that are to be used for electric lighting, heating or power until the permission to do so

has been granted by said Code Enforcement Officer (CEO). The CEO shall be governed by the best electrical installation practice. All persons owning buildings containing wiring dangerous to public safety shall immediately have the same changed or have the electric current cut off from their buildings. [3-46, 6-12]

7.4 INFLAMMABLE WASTE

No person shall deposit or leave or cause to be deposited or left any waste, consisting of paper, straw, hay, shavings or other combustible material liable to cause, spread or communicate fire on any premises in the Town of Wiscasset outside of buildings or suitable receptacles. All persons producing or having in possession waste or other materials as specified shall provide suitable receptacles for same when required to do so by the Code Enforcement Officer. All receptacles for ashes, waste or other substances liable, by spontaneous combustion, to cause fire, shall be made of noncombustible material satisfactory to the Code Enforcement Officer. Every store, hotel or rooming house shall have a suitable space satisfactory to the Building Inspector for the temporary deposit of garbage, refuse, ashes or waste material. [3-46, 6-12]

7.5 NIGHT WATCHMAN FOR HOTELS

Every hotel when occupied containing twenty-five or more rooms above the first floor, shall have at least one night watchman, exclusively so employed on duty every night from nine o'clock at night until six o'clock in the morning, making rounds of every floor at least once each hour. [3-46, 3-70]

7.6 OBSTRUCTION OF ANY STREET BY ANY BUILDING PROHIBITED

No person shall obstruct any street or any part thereof by placing therein any house, barn, stable, shop or other building, and no person shall remove or draw through or upon any street any house, barn or other building without first obtaining permission of the Selectboard. [3-46, 6-12]

7.7 WATER FROM ROOFS TO BE CONTROLLED

All buildings erected within eight feet of any street or traveled way shall be provided with suitable leaders for conducting water from the roof to the ground, and in no case shall the water be allowed to flow upon or across the surface of the sidewalk to the street, street gutter or sewer. [3-46, 3-70]

7.8 PROTECTION FROM FALLING ICE AND SNOW

Buildings erected within ten feet of the line of a street or public way, having a pitched roof sloping towards said street or public way, shall be provided with suitable safeguards to protect pedestrians or travelers from falling ice and snow. [3-46, 3-70]

7.9 STATE LOT SIZE FOR WATER AND SEWER LINES AND DISPOSAL REGULATIONS

No person shall hereafter construct, maintain or occupy a dwelling in the Town of Wiscasset unless situated on a plot of ground the area of which is not less than the requirements of the State of Maine Water and Sewer Lines and sewer disposal regulations, and not less than 100 feet frontage unless setting back 100 feet from the highway. This subparagraph shall not apply to any lots or parcels of land in existence at the effective date of this subparagraph and which are described in deeds of record in valid and enforceable purchase and sales agreements.

7.10 FIRE RESISTIVE ROOFS

Every building hereafter erected in the town shall have a fire resistive roof. No existing wooden shingle roof, if damaged more than ten percent, shall be repaired or renewed with other than fire resistive material. [3-46]

7.11 HOT WATER TANKS

On all new or replacement installations of hot water tanks there shall be installed a combination temperature and pressure relief valve of a type approved by the Code Enforcement Officer. [3-46, 6-12]

7.12 HANDICAPPED ACCESS

Applicants for public access commercial projects before the Planning Board shall show evidence that applicable federal and state laws for handicapped access are met before building permits are granted. [6-92]

8. PENALTIES [3-95]

Any person, corporation or other entity who violates any provisions of this Article II (Building Laws) shall be subject to the provisions and penalties set forth in 30-A MRSA 4452, as the same may be amended from time to time.

9. VALIDITY/SEVERABILITY CLAUSE

The invalidity of any section of this Ordinance shall not be held to invalidate any other section or provision of this Ordinance. [3-69]

ARTICLE VII – SUBDIVISION

1. PURPOSE AND ADMINISTRATION

A. **Purpose.** The purpose of this Ordinance shall be to assure the comfort, convenience, safety, health and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community.

B. **Authority.** This Ordinance has been prepared in accordance with the provisions of the Maine Revised Statutes Amended, Title 30-A, §§ 4401-4407 and all amendments thereto.

C. **Administration**

(1) The Planning Board of the Town of Wiscasset, hereinafter called the Board, shall administer this Ordinance.

(2) The provisions of this Ordinance shall pertain to all land, buildings or otherwise within the boundaries of the Town of Wiscasset, Maine.

D. **Procedure.** An application for a minor or major subdivision will follow at a minimum the following steps, which are further described in Article VII, Section 3.

(1) Preapplication meeting

(2) Submission of preliminary application and plan(s) with preliminary review

(3) Public hearing

(4) Submission of final application and plan(s) with final review and decision

Steps (1) through (4) each require a meeting with the Planning Board but the Board may determine that, based on the size and complexity of the subdivision and other factors, the public hearing may be held during either step (2) or (4). Therefore, the minimum number of meetings required for a subdivision shall be no less than three.

2. DEFINITIONS

See Glossary of the Town of Wiscasset Ordinances.

3. SUBDIVISION APPLICATION

A. **Preapplication**

(1) **Procedure**

(a) Before submitting a Preliminary Subdivision Plan as described in Article VII, Section 3.B, the subdivider shall submit for informal discussion a Sketch Plan and other data relative to the proposed subdivision, which may be of assistance

to the Planning Board in making its determination.

- (b) The Sketch Plan shall be submitted to the Board before said meeting at which the subdivider wishes to be heard. Ten (10) copies of the sketch plan shall be submitted ten (10) days before the meeting.
- (c) The Planning Board or its designee shall determine whether the Sketch Plan application is complete and shall not schedule the application for Planning Board review until it is found complete.
- (d) At said meeting, the Board and the subdivider shall arrange for a joint inspection of the site with the Board. This provision shall not limit the Board's authority to require additional site visits if deemed necessary.

(2) Submissions

- (a) The Sketch Plan shall show, in simple sketch form, neatly done and to scale the proposed layout of streets, lots and other features in relation to existing conditions. It is recommended that the Sketch Plan include the information listed below.
 - (1) Tax map parcel lines with tax map and lot number information.
 - (2) Streets on and adjacent to the tract with name and right-of-way width and location, if known.
 - (3) Walks and culverts.
 - (4) Approximate locations of existing utilities on and adjacent to the tract.
 - (5) Type of land use on and adjacent to the tract.
 - (6) Proposed name of the subdivision or identifying title. This name shall not duplicate or closely resemble the name of a subdivision already existing or proposed in the Town.
 - (7) The date, north point, graphic map scale, name and address of record owner and subdivider, and the names of adjoining property owners.
- (b) General subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawing required above. It is recommended that this information include:
 - (1) Data on existing covenants.

- (2) Soils map from the United States Department of Agriculture Natural Resources Conservation Service. (Note that as of May, 2011 such maps are available from the NRCS web site located at <http://websoilsurvey.nrcs.usda.gov/app>.)
- (3) The name, address and phone number of the owner of the property and the applicant, if different, and the street address, map and lot of the property to be subdivided.

B. Preliminary Subdivision plan

(1) Procedure.

- (a) Within six (6) months after Sketch Plan has been submitted to the Board, the subdivider shall submit an application for the consideration of a Preliminary Subdivision Plan. Failure to do so shall require re-submission of the Sketch Plan to the Board for review. The application and all required preliminary plan documentation shall be submitted to the Town at least ten (10) days before the Board meeting at which the subdivider wishes to be heard. The Preliminary Subdivision Plan shall conform to the layout shown on the Sketch Plan plus any requirements made by the Board.
- (b) The preliminary application shall be accompanied by a fee as established in the Town Fee Schedule as revised from time to time by the Selectboard and payable by check to the Town of Wiscasset, Maine with a note indicating the specific purpose of the fee. The preliminary application shall not be placed on the agenda for a Board meeting until such fee has been paid.
- (c) If the Planning Board makes a written finding of fact that professional review of the preliminary application is required, the Board shall choose a consultant to complete such review. The applicant shall deposit into escrow an additional fee in an amount determined by the Board to cover the cost of such review. The Planning Board shall not schedule any further review of the preliminary application until such professional review fee is paid. When 75% of the escrow has been disbursed, review of the application shall cease until the applicant replenishes the escrow in an amount to be determined by the Board. Any part of this escrow payment in excess of the final costs for review shall be returned to the owner or the owner's agent.
- (d) The applicant, or a duly authorized representative, shall attend meetings of the Planning Board to present the preliminary application. Failure to attend shall result in a delay of the Board's receipt of the preliminary application or action on the application until the next regular meeting which the applicant or a representative attends. The applicant, or a duly authorized representative of the applicant, shall also attend any public hearing on the preliminary application to

present the application and address questions of the Board and the public. Failure to attend a public hearing shall result in cancellation without prejudice of the hearing. The applicant shall be required to pay all costs associated with a canceled hearing.

- (e) At its first meeting following submission of the preliminary application, the Planning Board shall review the final application and determine whether it is complete, including receipt of all fees, or, if the application is incomplete, the specific additional material needed to complete the application. The Planning Board shall review the additional material at its next regularly scheduled meeting if it is submitted by the close of business on the Monday prior to said meeting and determine whether the preliminary application is then complete.
- (f) The Preliminary Plan shall not be acted on by the Planning Board until the Board has scheduled and conducted a public hearing thereon. The public hearing shall be held within thirty (30) days after an application has been determined to be complete. Within thirty (30) days after the conclusion of the public hearing, the Board shall take action to give final approval, with or without revisions or conditions, or disapproval of such Preliminary Plan. The reason for any modification required or the grounds for disapproval shall be stated upon the records of the Board and a copy provided to the subdivider. The time period for a decision on the preliminary application may be extended by written, mutual agreement of the Board and the subdivider.

Notice of the time, place and date of such hearing shall be sent by First Class Mail by the applicant not less than ten (10) days before the hearing to the town and to owners of property within 250 feet of the properties involved. Applicant must show proof of mailing such as a photocopy of addressed, stamped envelope. Property owners shall be those listed in the most recent tax records of the Town of Wiscasset. Notice shall also be published by the town in a newspaper of general circulation in the Town of Wiscasset at least two times, and the first date of the publication shall be at least seven (7) days prior to the public hearing. Failure to receive notice shall not invalidate the public hearing held.[6-20]

(2) Submissions for All Subdivisions

The following submissions shall be provided for all subdivisions unless the Planning Board determines by majority vote that, based on evidence provided by the applicant, that one or more submissions listed below is not applicable due to the size, location, type or other physical feature of the proposed subdivision.

- (a) Location Map. The Preliminary Plan shall be accompanied by or contain a Location Map based upon the Town's tax maps drawn graphically to scale to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area and shall include the following information:

- (1) All existing subdivisions
- (2) All existing property lines and adjacent properties.
- (3) The locations and designations of parks and other public spaces within 1,000 feet of the subdivision.

(b) Preliminary Subdivision Plan. The Preliminary Subdivision Plan shall be submitted, with ten (10) copies of each map or drawing, together with ten (10) copies of any attachments required for approval.

Bearings (courses) shown on the plan shall be oriented to Grid North based upon the Maine State Plane Coordinate System in effect at the date of subdivision application, and shall be in the degree minute second format. Distances shown on the plan shall be noted as to their basis: either actual measured ground distances or on the State Plane Coordinate System. All distances shown on the plan shall be of the same basis, either grid or ground, but not mixed.

State Plane Northing and Easting coordinate values shall be shown for at least three of the monuments shown on the plan. The positional tolerance of the coordinates shown shall be no less than the precision of the boundary or subdivision survey used to prepare the plan.

Metadata about the coordinate system in the form of a citation on the plan shall show, at a minimum, the surveying methodology used to derive the coordinates, the units of measurement, and the datum and source of elevation data.

All dimensions shall be shown in feet or decimals of a foot and drawn to a scale of not more than 100 feet to the inch. All plans shall have a border of ½ inch from the edge of the paper.[6-20]

The Preliminary Plan application shall also include one 11" x 17" copy of each plan. The Preliminary Plan and accompanying materials shall show:

- (1) All existing information provided as part of the Sketch Plan, as amended.
- (2) Name and address of the property owner and developer, if different.
- (3) The name, registration number and seal of the appropriate professional(s) who prepared the plan(s) and reports.
- (4) Number of acres within the proposed subdivision.
- (5) Municipal zone boundaries.
- (6) Proposed lot lines with dimensions, lot numbers, lot areas and suggested

locations of buildings and setbacks.

- (7) Sufficient data to determine readily the location, bearing and length of every street line, lot line and boundary line, and to reproduce such lines upon the ground. Approximate property lines between adjacent abutters shall be shown.
- (8) Existing and proposed easements, forested areas, perennial and intermittent watercourses and wetlands. The boundaries of any wetlands depicted on the plans shall be delineated by an appropriate qualified professional.
- (9) Contour lines at intervals of not more than two (2) feet for all portions of the property proposed to be developed. USGS contours may be acceptable if approved by the Board. [6-20]
- (10) Location and size of any existing sewer and water mains and culverts on or off the property that will serve the subdivision.
- (11) Proposed connection with an existing water supply or a letter from a well driller or other suitable professional attesting to the availability of water for the subdivision, if alternative means of providing water to the subdivision is proposed.
- (12) Proposed connection with an existing sanitary sewerage system or alternative means of treatment and disposal for the proposed subdivision.
- (13) The location and results of tests to ascertain subsurface soil conditions and depths to maximum ground water level must be submitted if a private sewage disposal system is proposed. A completed HHE 200 form must be submitted with the preliminary application for multi-family subdivisions.
- (14) Typical erosion control procedures to be applied to each lot.
- (15) Preliminary designs of any utilities, bridges or culverts. State approval of such facilities may also be required.
- (16) A current boundary survey, as of the date of the application, of the property to be developed prepared by a licensed land surveyor and the location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.[6-20]
- (17) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
- (18) The location of all natural features or site elements to be preserved.

- (19) Certifications by the appropriate professionals that all survey and supporting information accurately reflects the true conditions existing on the proposed subdivision.
- (20) The boundaries of flood hazard areas and the 100-year flood elevation, as depicted on the FEMA Flood Insurance Rate Map, and delineated on the plan.
- (21) The location of significant resources including important wildlife wintering areas, alewives spawning areas and other important plant or wildlife habitat as identified and mapped by the Department of Inland Fisheries and Wildlife and areas with visual significance as identified in the comprehensive plan.
- (22) The location of any trail, trail system or greenbelt that crosses the property.
- (23) An owner or his authorized agent shall submit evidence that information on the location of the development has been sent to the following:

The State Historic Preservation Officer
Maine Historic Preservation Commission
which currently has an office at
55 Capitol Street
State House Station 55
Augusta, Maine 04333

The applicant shall request that the Wiscasset Planning Board be notified of any comments. The applicant shall submit to the Planning Board proof of such notification, including a copy of the letter to the State Historic Preservation Officer.

- (24) A phosphorous control plan for any portion of the subdivision within the watershed of a great pond prepared in conformance with the provisions of Article VII, Section 5.A(15). If the subdivision requires a Stormwater Permit from the Department of Environmental Protection (DEP), the Board may accept the Stormwater Permit issued by DEP as evidence that Article VII, Section 1.(19) has been satisfied and that no additional submission under this section is required.
- (25) Right, title or interest of the applicant in the property to be subdivided
- (26) Any conditions of approval required by the Board

- (27) A statement indicating that any future change or modification to any aspect of the approved plan shall be considered an amendment to the plan and shall require approval of the Board regardless when such change or modification shall take place.
- (28) A cost estimate for the construction of required improvements and demonstration of adequate financial and technical capacity consistent with the requirements of Article VII, Section 5.A.17.

(3) Additional Submissions for Major Subdivisions

The following additional submissions shall be provided for all Major Subdivisions unless the Planning Board determines by majority vote that, based on evidence provided by the applicant, additional submissions are not required or that one or more submissions listed below is not applicable due to the size, location, type or other physical feature of the proposed subdivision.

- (a) Location Map. The Location Map shall show the following additional information:
 - (1) An outline of the proposed subdivision together with its street system
 - (2) An indication of the future probable street system of the remaining portion of the tract if the Preliminary Plan submitted covers only part of the subdivider's entire holding.
- (b) Preliminary Subdivision Plan. In addition to the information listed in Section 11.3.B(1)(b), the following additional information shall be provided for major Subdivisions
 - (1) Typical cross-sections of the proposed grading for roadways, sidewalks, etc., including width, type of pavement, elevations and grades, road profiles, and location, dimensions and design details of all utilities and components of the stormwater system. All such plans shall be based on an on-ground topographic survey at two (2) foot contour interval or less. Assumed datums are not acceptable.
 - (2) A hydrogeologic assessment prepared in accordance with Article VII, Section 5.A(14) by a certified geologist or registered professional engineer experienced in hydrogeology unless the subdivision utilizes public water.
 - (3) The locations of all natural features or site elements to be preserved.
 - (4) A storm water management plan, prepared by a registered professional engineer. Such plan shall be designed so that the post-development storm water runoff does not exceed the pre-development storm water runoff for the 24-hour duration, 2-,10-, and 25-year frequency storm events. The

storm water plan shall be prepared in accordance with *Stormwater Management for Maine: Best Management Practices*, latest edition, prepared by the Maine Department of Environmental Protection, which is incorporated herein by reference and made a part thereof. The storm water plan shall include the following information for the pre- and post-development conditions: drainage area boundaries, hydrologic soils groups, ground cover type, time of concentration flow paths, modeling methodology, calculations, and background data. The Board may require review and endorsement of the stormwater plan and calculations by the Knox-Lincoln Soil and Water Conservation District.

If the subdivision requires a Stormwater Permit from the Department of Environmental Protection (DEP), the Board may accept the Stormwater Permit issued by DEP as evidence that Article VII, Section 8.A(17) has been satisfied and that an additional submission required under this section is not required.

- (5) An erosion and sediment control plan prepared in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, latest revision, prepared by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, which is incorporated herein by reference and made a part thereof. The plan shall be prepared either by a professional civil engineer or by a Certified Professional in Erosion and Sediment Control (CPESC). At a minimum, the following items shall be discussed and provided:
 - (i) The name, address, and telephone number of the person responsible for implementation of the plan.
 - (ii) A vicinity map showing the location of waterbodies that may be affected by erosion and sedimentation from the project.
 - (iii) Existing and proposed drainage patterns, including drainage channels that drain to surrounding waterbodies.
 - (iv) A sequence of work that outlines how the project will be constructed and specifically addressing how soil disturbance will be minimized during the construction process.
 - (v) Clear definition of the limits of work and any buffer areas that will remain undisturbed and an indication of how these areas will be protected during construction.
 - (vi) Description of temporary and permanent erosion control practices that will be used.

- (vii) Identification of the locations of the temporary and permanent erosion control practices.
- (viii) Identification of how and where collected sediment will be disposed.
- (ix) Measures to control dust and tracking of material onto public roads.
- (x) Inspection and maintenance procedures, including schedule and frequency.

The Board may require the review and endorsement of this plan by the Knox-Lincoln Soil and Water Conservation District.

- (6) A landscaping plan.
- (7) A plan for ensuring an adequate on-site water supply for fire suppression. Such plan shall consist of extending public water to the site or, at the discretion of the Board, installation of one or more minimum 10,000 gallon underground storage tank(s), together with appurtenant piping and hydrants, designed by a registered professional engineer, or an approved building sprinkler system. The plan shall include any existing or proposed perpetual easements necessary to ensure access to fire fighting water supply or hydrants.
- (8) An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours and the sight distances for each driveway that intersects an existing or proposed public or private road in accordance with the provisions of Article X Section 14.

For subdivisions that will generate more than 200 vehicle trips per day, a traffic impact analysis prepared by a registered professional engineer with experience in traffic engineering. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service on the road giving access to the subdivision and neighboring roads that may be affected, and recommended improvements to maintain the desired level of service on the affected roads. Trip generation rates shall be obtained from the latest edition of "Trip Generation", published by the Institute of Transportation Engineers.

- (9) Impact assessment on groundwater quantity as described in Article VII, section 5.A(16).
- (10) A plan for summer and winter maintenance of all proposed roads by lot owners. If the roads are proposed to be accepted by the Town, the plan

shall cover that period up to the time when such roads are accepted. Such plan shall include provisions for establishing, approving and annually funding a road maintenance budget by lot owners sufficient to keep all roads in good repair. All lot owners shall be required to participate in such plan. If the proposed roads are to remain private, a homeowners association shall be established to ensure proper maintenance of the roads and any other common elements. Association documents shall be submitted to the Planning Board for approval.

C. Final Subdivision Plan

(1) Procedure

- (a) Within six (6) months after approval of the Preliminary Plan, the subdivider shall file with the Planning Board an application for approval of the Final Subdivision Plan in the form described herein. The subdivider may be granted an extension by the Board if a letter is submitted explaining the need for additional time. If the Final Plan is not submitted to the Board within six (6) months after approval of the Preliminary Plan, the Board may refuse without prejudice to act on the Final Plan and require resubmission of the Preliminary Plan. All applications for Final Plan approval for subdivisions shall be accompanied by a fee payable by check to the Town of Wiscasset, Maine. (See Town Fee Schedule.) Such fee must be paid before scheduling the Final Plan for review. The application and all required final plans shall be submitted to the Town Office at least ten days before the Planning Board meeting at which the subdivider wishes to be heard.
- (b) If the proposed subdivision requires a permit under the Site Location of Development Act, the Stormwater Management Law or the Natural Resources Protection Act or is otherwise under the jurisdiction of the Maine Departments of Environmental Protection or Transportation, the final plan shall not be approved by the Board until all such approvals are obtained.
- (c) Unless individual wells serving each building site are to be used, water supply system proposals contained in the Subdivision Plan shall be approved in writing by a civil engineer registered in the State of Maine. The Board may also require the subdivider to submit the results of water quality tests as performed by the State of Maine Department of Human Services.
- (d) If a separate central sewage collection and treatment system is to be utilized, sewage disposal system proposals contained in the Subdivision Plan shall be properly endorsed and approved in writing by the State of Maine Department of Health and Human Services. Such approval shall be secured before official submission of the Final Plan.

- (e) A public hearing may be held on the Final Plans as prescribed in Article VII, Section 3.B(1)(f) concerning any changes between the preliminary and final plans.
- (f) At its first meeting following submission of the final application as described in Article VII, Section 3.C(2), the Planning Board shall review the application and determine whether it is complete, including receipt of all fees, or, if the application is incomplete, the specific additional material needed to complete the application. The Planning Board shall review the additional material at its next regularly scheduled meeting if it is submitted by the close of business on the Monday prior to said meeting and determine whether the application is now complete
- (g) Within thirty (30) days after the conclusion of the public hearing, if held, or within sixty (60) days of the date of receipt of a completed Final Plan application, the Board shall act on the Final Plan. The time period for a decision on the application may be extended by written, mutual agreement of the Board and the subdivider.
- (h) Upon completion of the requirements in Article VII, Section 3.C(1) and (2) and a finding by the Planning Board that the Final Plan is consistent with the Preliminary Plan, including any revisions or conditions imposed by the Board on the Preliminary Plan, it shall be deemed to have final approval and the plan(s) and copies shall be properly signed.
- (i) At the time the Board grants Final Plan approval, it may permit the Plan to be divided into two or more phases subject to any conditions of the Plan. Such phases shall be shown on the final plan. The applicant may request that only a section of the approved Plan be filed with the Board and the Lincoln County Registry of Deeds if said section constitutes at least twenty-five (25) percent of the total number of lots contained in the approved Plan. In these circumstances, Plan approval on the remaining phases of the Plan shall remain in effect for two (2) years or a period of time mutually agreed to by the Board and the Subdivider. A note memorializing such an agreement shall be on the final plan(s).
- (j) The Final Plan shall include the following note: *“Any revision to this plan including the further division of any lots or the relocation of any lot lines shall be considered an amendment to the plan and shall require approval of the Planning Board regardless when such revision takes place.”*

(2) Final Plan Submissions

The Final Plan shall be submitted with the mylar original, two reproducible mylars and ten (10) copies, of each map or drawing, together with ten (10) copies of any attachments required for approval. All maps and drawings shall be printed or

- (e) A public hearing may be held on the Final Plans as prescribed in Article VII, Section 3.B(1)(f) concerning any changes between the preliminary and final plans.
- (f) At its first meeting following submission of the final application as described in Article VII, Section 3.C(2), the Planning Board shall review the application and determine whether it is complete, including receipt of all fees, or, if the application is incomplete, the specific additional material needed to complete the application. The Planning Board shall review the additional material at its next regularly scheduled meeting if it is submitted by the close of business on the Monday prior to said meeting and determine whether the application is now complete
- (g) Within thirty (30) days after the conclusion of the public hearing, if held, or within sixty (60) days of the date of receipt of a completed Final Plan application, the Board shall act on the Final Plan. The time period for a decision on the application may be extended by written, mutual agreement of the Board and the subdivider.
- (h) Upon completion of the requirements in Article VII, Section 3.C(1) and (2) and a finding by the Planning Board that the Final Plan is consistent with the Preliminary Plan, including any revisions or conditions imposed by the Board on the Preliminary Plan, it shall be deemed to have final approval and the plan(s) and copies shall be properly signed by a majority of the members of the Board, using black ink.
- (i) At the time the Board grants Final Plan approval, it may permit the Plan to be divided into two or more phases subject to any conditions of the Plan. Such phases shall be shown on the final plan. The applicant may request that only a section of the approved Plan be filed with the Board and the Lincoln County Registry of Deeds if said section constitutes at least twenty-five (25) percent of the total number of lots contained in the approved Plan. In these circumstances, Plan approval on the remaining phases of the Plan shall remain in effect for two (2) years or a period of time mutually agreed to by the Board and the Subdivider. A note memorializing such an agreement shall be on the final plan(s).
- (j) The Final Plan shall include the following note: *“Any revision to this plan including the further division of any lots or the relocation of any lot lines shall be considered an amendment to the plan and shall require approval of the Planning Board regardless when such revision takes place.”*

(2) Final Plan Submissions

The Final Plan shall be submitted with the mylar original, two reproducible mylars and ten (10) copies, of each map or drawing, together with ten (10) copies of any

attachments required for approval. All maps and drawings shall be printed or reproduced in the same manner as the Preliminary Plan. The Final Plan application shall also include one 11" x 17" copy of each plan. Space shall be reserved thereon for endorsement by all appropriate agencies. No modifications to the final plan(s) at a planning board meeting will be allowed. Failure to comply with any condition of approval revokes the town's approval.

The final subdivision plan may also be submitted on an electronic medium, such as a CD or DVD, acceptable to the Town Planner or the designated agent of the planner. The medium will be clearly and neatly labeled with the subdivision name and date. The medium will contain the following:

- (a) a copy of the subdivision plan in PDF form.
- (b) a copy of the subdivision plan in a graphic format such as JPEG
- (c) a copy of the subdivision plan in an AutoCad ® format. The external perimeter of the subdivision shall be a polygon on a separate layer titled "perimeter boundary". The lots in the subdivision shall also be polygons on a separate layer labeled "lot perimeters".

The Final Plan shall show:

- (a) All of the information presented on the Preliminary Plan, Location Map and any amendments thereto required by the Board.
- (b) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearing for each street.
- (c) Lots within the subdivision numbered as prescribed by the Board, who shall seek the input of the tax assessor.
- (d) The Final Plan shall indicate the proposed landscaping program of the subdivider.
- (e) Any conditions of approval required by the Board
- (f) A statement indicating that any change or modification to any aspect of the approved plan shall be considered an amendment to the plan and shall require approval of the Board.
- (g) Written offers of cession to the Town of Wiscasset of all public open space shown on the Plan that is to be transferred to the Town and for open space, which is reserved by the developer, copies of agreements or other documents showing the manner in which it is to be maintained.

D. Recording of Final Subdivision Plan and Amendments to Previously Approved Subdivision Plan

- (1) Four paper copies of the Final Plan shall be properly signed by a majority of the members of the Board, using black ink. Two (2) paper copies of the plans shall be returned to the subdivider and one (1) signed paper copy shall be retained by the Town. One copy shall be recorded at the Lincoln County Registry of Deeds by the applicant. Any Subdivision Plan not so filed or recorded within sixty (60) days of the date upon which such Plan is approved, shall become null and void, unless the particular circumstances of said applicant warrant the Board to grant an extension which shall not exceed two additional periods of sixty (60) days. A record of any such extensions shall be recorded at the Lincoln County Registry of Deeds at the applicant's expense. This 60-day period shall begin the day the plan is signed by the Planning Board. Any extension of this 60-day period must be requested of the Planning Board before the first 60-day period expires.

The applicant shall provide the Code Enforcement Officer (CEO) with a receipt or a copy thereof from the Lincoln County Registry of Deeds within that time limit stating that the Plan has been filed and giving the Book and Page numbers. No building permits for an approved plan will be issued until the plan has been registered with the Lincoln County Registry of Deeds and a letter from the subdivider's surveyor has been submitted to the Town stating that all permanent monuments for all lot corners have been placed.

- (2) Before making any change, erasure, modification or revision to a final Subdivision Plan which has been approved by the Board and endorsed in writing on the plan, the plan must be resubmitted to the Board for its review and approval of the proposed modifications. A public hearing may be held concerning a subdivision amendment as prescribed in Article VII, Section 3.B(1)(f). All amended plans must be signed by the Board and recorded in the Lincoln County Registry of Deeds within sixty (60) days of the date of approval. Any amended plan not so filed or recorded within sixty (60) days of the date upon which such plan is approved shall become null and void, unless the particular circumstances of said applicant warrant the Board to grant an extension which shall not exceed two additional periods of sixty (60) days. The applicant shall provide the Code Enforcement Officer (CEO) with a receipt from the Lincoln County Registry of Deeds within that time limit stating that the plan has been filed and giving the book and page numbers.

E. Public Acceptance of Streets and Recreation Areas

- (a) The approval by the Planning Board of a Subdivision Plan shall not be deemed to constitute or be evidence of any acceptance by the Town of Wiscasset, Maine of any street, easement or other open space shown on such plan and a note to this effect shall be on the final plan(s).
- (b) When a park, playground or other recreation area shall have been shown on the Plan, approval of the Plan shall not constitute an acceptance by the Town of Wiscasset of

such areas. The Board shall require the Plan to be endorsed with appropriate notes to this effect. The Board may also require the filing of a written agreement between the applicant and the Town covering future deed and title, dedication and provision for the cost of grading, development, equipment, and maintenance of any such recreation area.

4. PERFORMANCE GUARANTEES

- A. **Performance Guarantee.** With submittal of the application for final plan approval, the subdivider shall file with the town a performance guarantee in an amount set by the Selectboard for an amount adequate to cover the total construction costs of all required improvements. The performance guarantee shall be in the form of a certified check payable to the Town of Wiscasset, a performance bond running to the Town of Wiscasset, an irrevocable letter of credit to cover the full cost of required improvements or some other form of surety that is acceptable to the Selectboard and/or Town Manager. For the purposes of this section, required improvement shall mean all public and private roads, all drainage structures and ditches, all erosion control measures, all utilities, all landscaping and all recreation facilities. Any such bond shall be satisfactory to the Selectboard and the municipal attorney as to form, sufficiency, manner of execution and surety.
- B. **Project Phasing.** The Planning Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street which is covered by a performance guarantee. When development is phased, road construction shall commence from an existing public way. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.
- C. **Period for Completion of Improvements.** A period of one year (or such period as the Selectboard may determine appropriate, not to exceed three (3) years) shall be set forth in the bond time within which required improvements must be completed.
- D. **Inspection of Required Improvements**
 - (1) At least fifteen (15) days before commencing construction of required improvements, the subdivider shall notify the Code Enforcement Officer in writing of the time when he proposes to commence construction of such improvements so that the Selectboard can cause inspection to be made to assure that all specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Board of Selectboard. Inspection shall be made of all required public improvements as defined above.
 - (2) At least five (5) days before commencing construction of required improvements, the subdivider shall pay an inspection fee equal to the estimated cost of inspection by an engineer appointed by the Town, payable by check to the Town of Wiscasset

stating the purpose of the fee. No building permits shall be issued on the project and no work begun until the inspection fee has been paid.

- (3) If upon inspection of the improvement performed before the expiration date of the performance bond, the inspector finds that any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, the inspector shall so report in writing to the Selectboard, Road Commissioner and Code Enforcement Officer. The Selectboard shall then notify in writing the subdivider and, if necessary, the bonding company or bank, and take all necessary steps to preserve the municipality's rights under the bond or letter of credit. No plan shall be approved by the Planning Board as long as the subdivider is in default on a previously approved Plan.
- (4) If at any time before or during the construction of the required improvements the applicant demonstrates to the satisfaction of the inspector that unforeseen conditions make it necessary or preferable to modify the location or design of any required improvement, the inspector may, upon approval of the Selectboard, authorize modifications, provided these modifications are minor, are within the spirit and intent of the Planning Board's approval and do not extend to the waiver or substantial alteration of the function of any improvements required by the Planning Board. The inspector shall issue any authorization under this section in writing explaining the changes and reasons and shall transmit a copy of such authorization to the Code Enforcement Officer and Planning Board.
- (5) Upon completion and final inspection of all required improvements, any funds remaining in a project's inspection fee account, after all inspection fees have been paid, shall be returned to the subdivider.
- (6) The applicant shall be required to maintain all improvements and provide for snow removal on streets and sidewalks until acceptance of said improvements by the legislative body of the town or the owner's association, as applicable.
- (7) Release of Performance Guarantee. The performance guarantee shall not be released by the Selectboard until:
 - (a) The inspecting engineer has completed his final inspection of the project and has submitted a written report stating that all required public improvements as defined above have been completed in accordance with approved plans and specifications.
 - (b) The Selectboard and Code Enforcement Officer have examined the site, have reviewed the inspecting engineer's report and concur in writing with his findings.
 - (c) Performance guarantees collected on phased work segments shall be released in the same manner as outlined above, upon the completion of each phase.

5. GENERAL REQUIREMENTS AND STANDARDS.

The following requirements and standards shall apply to all subdivisions unless the Planning Board determines that, due to the specific nature of a subdivision proposal, one or more such requirements and standards are not applicable.

A. General Requirements

- (1) **Compliance with General Requirements.** In reviewing applications for the subdivision of land, the Planning Board shall consider the following general requirements. In all instances, the burden of proof shall be upon the person proposing the subdivision.
- (2) **Conformity with Comprehensive Plan.** Any proposed subdivision shall be in conformity with the Comprehensive Plan of the Town of Wiscasset and with the provisions of all pertinent state and local codes and ordinances.
- (3) **Relationship to Community Services.** The Planning Board shall consider whether the subdivision will have an unreasonable effect on existing community services and facilities including, but not limited to schools, including busing, road maintenance and snow removal, police and fire protection, solid waste disposal, recreation facilities, stormwater disposal and water and sewer utilities. In making its determination, the Board may require a list of construction and maintenance items that must be borne by the municipality. The Board may also require a Community Impact Statement for the above services, including reasonable cost estimates to the town and the expected tax revenue of the subdivision.
- (4) **Retention of Proposed Public Sites and Open Spaces**
 - (a) Developers shall be encouraged to retain any existing trail system, which crosses the property, or to re-route the trail system to a suitable portion of the property such that the integrity and continuity of the trail is retained.
 - (b) Developers shall be encouraged to retain the integrity and continuity of any greenbelt, which crosses the property.
 - (c) The Planning Board shall consider the comments, if any, of the State Historic Preservation Officer and may require that significant archaeological or historical sites be preserved to the maximum extent possible both during construction and following completion of the development.
 - (d) Land reserved for park and/or recreational purposes shall be of a character, configuration and location suitable for the particular use intended. If a site to be used for active recreation purposes, such as a playground or a playfield, it

should be relatively level and dry and have direct access on one or more streets. Sites selected primarily for scenic or passive recreation purposes shall have such access as the Board may deem suitable and shall have direct access on one or more streets. The configuration of such sites shall be deemed adequate by the Board with regard to scenic attributes to be preserved, together with sufficient areas for trails, lookouts, etc. where necessary and appropriate.

- (e) Ownership shall be clearly indicated for all reservations of park and playground purposes on the Final Plan and shall be clearly established in a manner satisfactory to the town attorney so as to ensure the continuation of responsibility for ownership maintenance. The land or a part of it may be deeded to the Town of Wiscasset subject to the approval of the Town.
 - (f) The Board may further require that the developer provide space for future municipal uses, in accordance with a Comprehensive Plan or policy statement, giving the Town first option on the property.
- (5) **Preservation of Natural and Historic Features.** The Planning Board shall require that a proposed subdivision design include a landscape plan that will show the preservation of existing trees, the replacement of trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally desirable areas. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible. A fifty (50) foot buffer strip shall be provided where the proposed subdivision abuts an existing road.
- (6) **Traffic Sight Distance.** All points of access from the subdivision onto existing or proposed public or private roads shall be so designed in profile and grading and so located as to provide a minimum sight distance as specified in Article X, Section 14.
- (7) **Conformance to Shoreland Zoning.** Wherever situated, in whole or in part, within 250 feet of the normal high water mark of any pond, river or other salt or fresh water body, or otherwise as shown on the Official Shoreland Map, the proposed subdivision shall conform to Article VI.
- (8) **Easements for Natural Drainage Ways.** Where a subdivision is traversed by a natural watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse of such width as will assure that no flooding occurs and all storm water can be disposed of properly. Such easement or right-of-way shall be not less than thirty (30) feet in width.
- (9) **Net Residential Density.** The calculation of density for all residential subdivisions shall be based on the net residential area or acreage of the parcel as defined herein.

(10) Lots. In addition to the provisions of Article II and Article VI, lots in a subdivision shall comply with the following:

- (a) In a new subdivision, only contiguous buildable land shall be counted for purposes of calculating minimum lot size.
- (b) Lot configuration and area shall be designed to provide for adequate off-street parking and service facilities based upon the type of development proposed.
- (c) When lots have frontage on two or more roads, the plan and deed restrictions shall indicate vehicular access shall be located only on the less traveled way.
- (d) Side lot lines shall be perpendicular to the street to the greatest extent possible.
- (e) The ratio of lot length to width shall not be more than three to one. Flag lots and other odd shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited.
- (f) All lots shall meet the minimum lot size requirement.

(11) Utilities

- (a) The size, type and location of public utilities, such as street lights, electricity, telephones, fire hydrants, etc. shall be approved by the Planning Board and installed in accordance with the requirements of the Board and this Ordinance.
- (b) Utilities shall be installed underground except as otherwise approved by the Board.
- (c) All public utilities and facilities, such as sewer, gas, electrical and water systems shall be located and constructed to minimize or eliminate flood damage.

(12) Additional Requirements

- (a) Street trees, esplanades, and open green spaces may be required at the discretion of the Planning Board. Where such improvements are required, they shall be incorporated in the Final Plan and executed by the subdivider as construction of the subdivision progresses.
- (b) The subdivision design shall minimize the possibility of noise pollution either from within or without the development (from highway or industrial sources) by providing and maintaining a planting screen easement at least twenty (20) feet wide, except as may otherwise be required by the Town of Wiscasset Ordinances, between abutting properties that are so affected.

- (c) Where a tract is subdivided into lots substantially larger than the minimum size, the Planning Board may require that streets and lots be laid out so as to permit future resubdivision in accordance with the requirements contained in this Ordinance.
- (13) Required Improvements. The following are required improvements: monuments, street signs, streets, landscaping, water supply, sewage disposal and storm drainage, except where the Board may waive or vary such improvements in accordance with the provisions of this Ordinance.
- (14) Impact on Ground Water Quality.
- (a) When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:
 - (1) A map showing the basic soils types.
 - (2) The depth to the water table at representative points throughout the subdivision.
 - (3) Drainage conditions throughout the subdivision.
 - (4) Data on the existing ground water quality, either from test wells in the subdivision or from existing wells on neighboring properties.
 - (5) An analysis and evaluation of the effect of the subdivision on groundwater resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the subdivision and at the subdivision boundaries. For subdivisions within the watershed of a lake, projections of the subdivision's impact on ground water phosphate concentrations shall also be provided.
 - (6) A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries when available.
 - (b) Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).
 - (c) No subdivision shall increase any contaminant concentration in the ground water, at any on-site well, at any lot line or at the subdivision boundary to more than the Primary Drinking Water Standards. No subdivision shall increase any contaminant concentration in the ground water at any on-site

well, at any lot line, or at the subdivision boundary to more than the Secondary Drinking Water Standards.

- (d) If ground water contains contaminants in excess of the primary standards, and the subdivision is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.
 - (e) If ground water contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.
 - (f) Subsurface waste water disposal systems and drinking water wells shall be constructed where shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the Final Plan, and as restrictions in the deeds to the affected lots.
- (15) Phosphorous Control. For subdivisions located within the watershed of a great pond, the applicant shall demonstrate that phosphorous export from construction and long term operation shall be equal to or less than that which is calculated using the methodology established by the Maine Department of Environmental Protection and described in "Phosphorous Control in Lake Watersheds: A Technical Guide to Evaluating New Development (September, 1992)". Relevant data for calculating phosphorus export is presented in the following table.

Per Acre Phosphorus Allocations for Great Ponds in Wiscasset

Great Pond	DDA	ANAD	AAD	GF	D	F	WQC	LOP	C	FC	P	SWT
Dresden Bog	294	0	294	0.2	59	3.1	mod-sensitive	m	1.00	3.10	0.053	15
Gardiner Pond	400	40	360	0.25	90	4.01	mod-sensitive	m	1.00	4.01	0.045	23
Nequasset Pond	845	120	725	0.25	181	7.54	mod-sensitive	h	0.75	5.66	0.031	45

- DDA Direct land drainage area in Township in acres
- ANAD Area not available for development in acres
- AAD Area available for development in acres (DDA - ANAD)
- GF Growth Factor
- D Area likely to be developed in acres (GF x AAD)
- F lbs. phosphorus allocated to towns share of watershed per ppb in lake
- WQC Water quality category
- LOP Level of Protection (h=high(coldwater fishery);m=medium)
- C Acceptable increase in lake's phosphorus concentration in ppb

	Allowable increase in annual phosphorus load to the lake
FC	(lb/year)
P	Per acre phosphorus allocation (FC/D) (lb/acre/year)
SWT	Small Watershed Threshold in acres

(16) Impact on Groundwater Quantity. The removal of more than 1000 gallons per day of groundwater or spring water as part of a residential or commercial subdivision shall require the following information:

- (a) Statement of the quantity of groundwater to be extracted, expressed as the annual total, the maximum monthly rate by month, and the maximum daily rate;
- (b) A letter from the Maine Department of Health and Human Services with review comments on the proposed subdivision if it utilizes a public non-municipal water system.
- (c) Applicants shall present a written report of a hydrogeologic investigation conducted by a certified professional geologist with demonstrated groundwater hydrology impact assessment experience and training. This report shall include the following information:
 - (i) Aquifer map. A map of the aquifer tributary to the spring(s), well(s) or excavation(s) from which water is to be extracted, in sufficient detail to support a calculation of sustained yield during a drought with a probability of one (1) in ten (10) years, as well as an estimate of any potential interaction between this aquifer and adjacent aquifers.
 - (ii) Aquifer characteristics. The results of the investigation shall establish the aquifer characteristics, the rates of draw-down and rebound, the sustainable yearly, monthly and daily extraction rates, the cone of depression which may develop about the proposed facility, and impacts on the water table in the tributary aquifer and all private or public wells within the tributary aquifer or within 1,000 feet of the proposed extraction facilities whichever is greater shall be assessed.
- (d) Performance standards
 - (i) Water table. The quantity of water to be taken from groundwater sources shall not substantially lower the groundwater table beyond the property lines, cause salt water intrusion to any existing well, cause undesirable changes in groundwater flow patterns, or cause unacceptable ground subsidence, based on the conditions of a drought with a probability of occurrence of once in ten (10) years.

- (ii) Water quality. The proposed facility shall not cause water pollution or other diminution of the quality of the aquifer from which the water is to be extracted.
 - (iii) Recharge area. The proposed facility is not within the defined aquifer recharge area of a public water supply, unless notice is given to the operator thereof and the Planning Board has considered any information supplied by the operator and finds that no adverse effect on a public water supply will result.
 - (iv) Records. The operator shall maintain records as required by the Department of Health and Human Services and make them available to the Code Enforcement Officer or a designee.
 - (v). Groundwater rights. Nothing in this procedure, and no decision by the Planning Board, shall be deemed to create groundwater rights other than those rights which the applicant may have under Maine law
- (17) Adequate financial and technical capacity.
- (a) Financial Capacity. The applicant shall have adequate financial resources to construct the proposed improvements and meet the criteria of the statute and the standards of these regulations. When the applicant proposes to construct the buildings as well as the subdivision improvements, the applicant shall have adequate financial resources to construct the total development. In making the above determinations the Board shall consider the proposed time frame for construction and the effects of inflation. Adequate financial capacity may be demonstrated by submission of a letter from a financial institution indicating interest in or a commitment to finance the subdivision based on a cost estimate provided by the applicant.
 - (b) Technical ability. The applicant shall retain qualified contractors and consultants to supervise, construct and inspect the required improvements in the proposed subdivision. In determining the applicant's technical ability the Board shall consider the applicant's previous experience, the state licensure or certification of the applicant's consultants and contractors, and the existence of violations of previous approvals granted to the applicant.

B. Design Standards

(1) Monuments

- (a) Permanent monuments shall be set at all corners and angle points of the subdivision lots and boundaries; and at all intersections and points of curvature.

- (b) All monuments shall be constructed of a reasonably permanent material solidly embedded in the ground and capable of being detected by commonly used magnetic or electronic equipment. The monument shall clearly show the registration number of the licensed land surveyor in charge. Where the placement of a required monument at its proper location is impractical, it shall be permissible to set a reference monument close to that point.

(2) Street Signs

Streets, which join or are in alignment with streets of abutting or neighboring properties, shall bear the same name. The naming and addressing of new streets or extensions of existing streets shall comply with Article X, Section 11.

(3) Streets

- (a) All streets shall comply with the provisions of the Town of Wiscasset Ordinances.
- (b) All streets in the subdivision shall be so designed that, in the opinion of the Planning Board, they shall provide safe vehicular travel while discouraging, when desired, movement of through traffic.
- (c) The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing or planned streets, to topographical conditions, to public convenience and safety, and their appropriate relation to the proposed use of the land to be served by such streets. Grades of streets shall conform as closely as possible to the original topography within the limits of these Standards.
- (d) Adequate off-street parking, suitably surfaced, shall be provided in connection with lots designed for commercial and industrial uses.
- (e) Any major subdivision abutting a public road shall be designed to provide a single point of ingress and egress from the public road. Direct access from any public road to any lot in a proposed subdivision shall be prohibited unless the Planning Board determines that physical conditions unique to the parcel justify the granting of a waiver from this requirement.

A waiver shall be granted only if the shape or physical condition of the parcel does not permit access to or creation of a street other than the existing public way.

If the Planning Board grants a waiver under this section, common access shall be utilized which will allow all proposed lots to be serviced by common curb cuts.

Street entrances onto existing state-aid or state highways in the above-described areas, and driveway or street entrances onto existing state-aid or state highways in all other areas shall be approved by the Maine Department of Transportation. Copies of such approval shall be submitted to the Planning Board at the time of final review.

- (f) Where subdivision streets are to remain private roads, the following statement shall appear on the plan to be recorded:

“Subdivision streets are private roads. The Town has no legal responsibility or legal authority to maintain private roads. In order for a private road to be come a town road, it must first be certified by a licensed engineer as having been built to the current Town road standards and then successfully complete the Town's road acceptance process.”

Maintenance for private roads shall be outlined in a homeowners association or road association agreement.

- (4) **Driveway Construction.** A new driveway shall be constructed and maintained to prevent water or runoff from reaching the paved or traveled portion of the street. This standard shall not be subject to a waiver by the Planning Board or a variance by the Board of Appeals. Driveways shall conform to the provisions of the Town of Wiscasset Ordinances.
- (5) **Pedestrian Facilities.** Plans for major subdivisions shall include pedestrian facilities, such as a sidewalk or off-road pedestrian path, suited to the needs of subdivision residents unless the subdivider demonstrates to the satisfaction of the Board that environmental or physical conditions prohibit construction of such facilities. If the subdivision is located within five hundred (500) feet of an existing public sidewalk, as measured along a street right of way, and sufficient public right-of-way is available, the public sidewalk shall be extended to the subdivision at the expense of the subdivider and shall interconnect with on-site pedestrian facility. All sidewalks shall conform to the applicable provisions of the Town of Wiscasset Ordinances.
- (6) **Water Supply**
- (a) All proposed lots and/or structures in a subdivision shall be served by public water if public water is available and legally accessible within 500 feet along a public road of any subdivision boundary, including any road entrance.
- (b) Hydrants or other accepted methods of storage shall be provided as necessary to meet fire protection needs as determined by the Fire Department at the subdivider's expense. The Fire Department shall submit a letter to the Planning Board approving or disapproving the provisions for fire-fighting water supply.

- (c) If water is to be supplied by the Wiscasset Water District, approval by said district of design plans for the water service shall be required before the Board may grant preliminary approval of the subdivision and construction of such improvements shall be under the supervision of said district. All other water supply systems shall be designed, approved and installed in accordance with requirements of the Maine Department of Health and Human Services.
 - (d) Because they are difficult to maintain in a sanitary condition, dug wells shall be permitted only if it is not technically feasible to develop other groundwater sources.
 - (e) Fire fighting water supply, hydrants, storage tank or other accepted methods that are not maintained by the Town shall be maintained by the lot owners.
- (7) Sewage Disposal. In addition to the provisions of the Maine State Plumbing Code, subdivisions shall comply with the following:
- (a) All proposed lots and/or structures in a subdivision shall be served by public sewer if public sewer is available and legally accessible within 500 feet of any subdivision boundary, including any road entrance.
 - (b) If the subdivision is to be served by public sewer, the approval by the Wiscasset Sewer District of design plans for the sanitary sewer system shall be required before the Board may grant preliminary approval of the subdivision.
 - (c) The following are applicable to subdivisions that are not using public sewer.
 - (1) In no instance shall a septic disposal system be allowed in soil rated poor or very poor for such purpose by the Maine Plumbing Code.
 - (2) An application for an individual septic system shall be completed by a licensed soil scientist or site evaluator in full compliance with the requirements of the State of Maine Plumbing Code.
 - (3) Plans for Engineered Systems as defined in the Maine State Plumbing Code shall be designed by a professional civil engineer and approved by the Department of Human Services.
 - (4) Regardless of the type of subsurface disposal system proposed, each building lot in a new subdivision shall pass a soils test for an individual subsurface disposal system.
- (8) Surface Drainage
- (a) All improvements recommended in the drainage plan shall be shown on the

approved plan.

- (b) Topsoil shall be considered part of the subdivision. Except for "surplus" topsoil for roads, parking areas and building excavations, it is not to be removed from the site.
 - (c) The Planning Board shall require a developer to take measures to correct and prevent soil erosion in the proposed subdivision as detailed in the sedimentation and erosion plan. Except for normal thinning and landscaping and except as provided for in the Erosion and Sediment Control Plan, existing vegetation shall be left intact to prevent soil erosion.
 - (d) To prevent soil erosion of shoreline areas, tree cutting on the shoreline shall conform to the Shoreland Zoning provisions.
- (9) Certification of Construction. If a subdivision road is to be considered for town acceptance, as-built plans of proposed public roads shall be submitted to the Selectboard. Upon completion of road construction and before a vote by the Selectboard to submit a proposed public way to the legislative body, a written certification signed by a registered professional engineer shall be submitted to the municipal officers at the expense of the applicant, certifying that the proposed town way meets or exceeds the design and construction requirements of this ordinance, the Town of Wiscasset Ordinances and any conditions of approval.
- (10) Performance Guarantees. Performance guarantees shall be as described in Article 11, Section 4.A.

6. WAIVERS AND LEGAL PROVISIONS

A. Waivers

- (1) Where the Planning Board makes written findings of fact that there are special circumstances, it may waive portions of the submission requirements, the standards, or other requirements, to permit a more practical and economical development provided the waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan or the Town of Wiscasset Ordinances or any applicable state laws.
- (2) Where the Board makes written findings of fact that, due to special circumstances, the provision of certain required improvements is inappropriate because of inadequate or lacking connecting facilities adjacent to or in proximity of the proposed road, it may waive or modify the requirement for such improvements, subject to appropriate conditions.
- (3) In granting waivers to any of these standards, the Board shall require such conditions as will assure the objectives of this ordinance are met

- (4) When the Board grants a waiver to any of the standards of this ordinance, the Final Plan shall indicate the waivers granted.

B. Enforcement

- (1) No person may sell, lease, develop, build upon or convey for consideration, or offer or agree to sell, lease, develop, build upon or convey for consideration any land or dwelling unit in a subdivision that has not been approved by the Planning Board. No plan of a subdivision of land within the boundaries of the Town of Wiscasset which would constitute a subdivision as defined herein shall hereafter be filed or recorded in the Lincoln County Registry of Deeds until a Final Plan thereof shall have been approved by the Board in accordance with all of the requirements, design standards and construction specifications set forth elsewhere in this Ordinance, nor until such approval shall have been entered on such Final Plan by the Board. No person, firm, corporation or other legal entity may convey, offer or agree to convey any land in a subdivision which has not been approved by the Board and recorded in the Lincoln County Registry of Deeds.
- (2) Any person, firm, corporation or other legal entity who conveys, offers or agrees to convey any land in a subdivision which has not been approved as required by this section shall be punished in accordance with the provisions of Title 30-A M.R.S.A. §4452 for each such conveyance, offering or agreement. The Town of Wiscasset may institute proceedings to enjoin the violation of this section.
- (3) No public utility of any kind shall serve any lot in a subdivision for which a Final Plan has not been approved by the Board.
- (4) Creating a subdivision, grading or construction of roads, grading of land or lots, or construction of buildings without Board approval is a violation of law until such time as a Final Plan of such subdivision shall have been duly prepared, submitted, approved and endorsed as provided in this Ordinance, and until the original copy of the Final Plan so approved and endorsed has been duly recorded in the Lincoln County Registry of Deeds.
- (5) The invalidity of any section or provision of this Ordinance shall not be held to invalidate any other section or provision of this Ordinance.
- (6) An appeal of any order, relief or denial made by the Planning Board may be referred by any party to the Board of Appeals. Pursuant to Article I.

7. OPEN SPACE SUBDIVISIONS

A. Policy

It is the policy of the Town of Wiscasset to encourage the use of Open Space Subdivisions in order to preserve a sense of space, provide for agriculture and forestry as

well as recreational land, preserve other resources identified in the Town of Wiscasset Comprehensive Plan, and harmonize new development with the traditional open, wooded, agricultural and village landscapes of the Town.

This Design Guideline is intended to implement that policy by providing incentives that afford flexibility to landowners in road and lot layout and design and road frontage requirements and by allowing the Planning Board to expedite procedures and to waive or reduce certain otherwise applicable standards and provisions of this Article and Article VI, Zoning, if such landowners commit to the permanent preservation of important Open Space Resources. These incentives are designed to encourage greater flexibility and more innovative approaches to housing and environmental design that will promote the most appropriate use of land and will preserve, as permanent open space, agricultural or forestry land, important natural features, wildlife habitat, water resources, ecological systems, and historic and scenic areas for the benefit of present and future residents.

B. Purposes

To qualify as a conservation open space subdivision, the Planning Board must find that the subdivision will achieve all of the following purposes that are applicable to its specific circumstances:

1. Long term protection and conservation of existing natural and other resources and landscapes identified in the Comprehensive Plan and the Zoning Ordinance including but not limited to:
 - a. State-defined critical areas, and unique natural features located on the parcel to be subdivided;
 - b. Historic land use patterns and historic structures;
 - c. Points of visual access to or from water bodies, scenic vistas, and points of access to water bodies;
 - d. Contiguous stands of mature trees;
2. Maintenance or establishment of compatibility with surrounding land uses and the overall rural character of the Town as defined by the Comprehensive Plan;
3. Provision of adequate buffers for adjoining properties where needed;
4. Contribution to Town-wide open space planning by creating a system of permanently preserved open space, both within large parcels of land and among such parcels throughout the Town, and by encouraging linkages between open space areas;
5. Conservation of land suitable or actively used for agriculture and

- forestry uses, particularly where the open space subdivision borders active agricultural or forestry land or land suitable for the same;
6. Conservation of traditional land uses;
 7. Creation of choices in the type of residential environment and type of housing available that will be a long-term asset to Wiscasset;
 8. Construction of affordable housing;
 9. Provision of recreation facilities, including active and passive recreational space, in the most suitable locations for use consistent with the other purposes of this performance standard; and
 10. Attainment of planned variety and coordination in the location of structures, architectural styles, and building forms and relationships.

An Open Space Subdivision achieves the purposes of this guideline reducing the lot size, frontage and setback requirements and clustering housing and uses in those areas where they have the least impact on identified environmental, agricultural and other open space resources. These resources are then permanently preserved by the use of covenants and restrictions or conservation easements that run with the land. The cluster principle can be applied to subdivisions of any size.

C. Planning Board Review

The Planning Board shall review the application in accordance with Title 30-A, M.R.S.A. Section 4404 and this Ordinance as modified by the provisions of this Section.

(1) Pre-application Procedure

An individual shall apply for approval of an open-space subdivision as part of a pre-application conference. The applicant shall submit a pre-application sketch plan that shows, in simple sketch form, the proposed layout of streets, lots, buildings and other features in relation to existing conditions. The sketch plan, which does not have to be engineered, must be to scale and should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development, such as steep slopes, wet areas, water bodies, potential views to and from the site, existing structures and vegetative cover.

(2) Application Procedure

Required Plans: The submissions for an Open Space Subdivision shall include all Plans and materials required for a conventional Subdivision.

(3) General Requirements

In Planning Board review and approval of an Open Space Subdivision, the following requirements shall apply and shall supersede any inconsistent or more restrictive provisions of this ordinance.

a. Use and District Requirements

- (1) All Open Space Subdivisions shall meet the use standards of the Districts in which they are located.
- (2) Allowable Density. To determine the maximum number of lots or dwelling units permitted, the net residential acreage of the project parcel is divided by the minimum lot size requirement in the District.

(4) Layout and Siting Standards

In planning the location and siting of residential structures in an Open Space Subdivision, priority should be given to the preservation of the open space for its natural resource value with human habitation activity located and sited on the lower valued natural resource portion of a parcel taking into account the contours of the land and the reasonableness of slopes.

The building lots on a parcel shall be laid out and the residential structures shall be sited according to the following principles. The Board in its discretion shall resolve conflicts between these principles as applied to a particular site:

- a. In the least suitable agricultural soils and in a manner which maximizes the useable area remaining for the designated open space use, where agricultural, forestry, or recreational, existing or future uses, are particularly sought to be preserved;
- b. Within woodlands, or along the far edges of open agricultural fields adjacent to any woodland to reduce encroachment upon agricultural soils, to provide shade in the summer, and shelter as well as solar gain in the winter, and to enable new residential development to be visually absorbed by natural landscape features;
- c. In such manner that the boundaries between residential lots and active agricultural or forestry lands are well buffered by vegetation, topography, roads or other barriers to minimize potential conflict between residential and agricultural or forestry uses;
- d. In locations where buildings may be oriented with respect to scenic vistas, natural landscape features, topography and natural drainage areas, in accordance with an overall Plan for site development;

- e. In locations that provide compatibility in terms of physical size, visual impact, intensity of use, proximity to other structures, and density of development with other permitted uses within the District;
- f. In locations such that diversity and originality in lot layout and individual building, street, parking layout is encouraged; and
- g. So that individual lots, buildings, street and parking areas shall be designed and situated to minimize alterations of the natural site, to avoid the adverse effects of shadows, noise and traffic on the residents of the site, to conserve energy and natural resources, and to relate to surrounding properties, so as to improve the view from and of buildings.

(5) Space Standards

- a. Shore frontage and shore setback requirements shall not be reduced below the minimum shore frontage or shore setback required in the District.
- b. Distances between residential structures shall be a minimum of the height of the tallest adjacent structure.
- c. The required maximum lot size or maximum land area per dwelling unit for the building envelope shall be one (1) acre.
- d. Minimum road frontage requirements may be waived or modified by the Planning Board provided that:
 - (1) Any applicable provisions regarding roads in Article VII, Section 7.C(7) are satisfied; and
 - (2) Adequate access and turnaround to and from all parcels by fire trucks, ambulances, police cars and other emergency vehicles can be ensured by private roads and/or common driveways;
 - (3) A reduction of required setback distances may be allowed at the discretion of the Board, based upon the public benefits to be achieved from the design provided that the front and rear setbacks shall be no less than twenty-five (25) feet or that required for the applicable Zoning District, whichever shall be less. For the perimeter of a multi-family open space development, overall development setback shall not be reduced below the minimum front, side and rear setbacks required in the Zoning District unless the Planning Board determines a more effective design of the project can better accomplish the purposes of this performance standard.
 - (4) No individual lot or dwelling unit shall have direct vehicular access onto a public road existing at the time of development.

(6) Utilities

At the discretion of the Planning Board, in order to achieve the most appropriate design and layout of lots and open space, utilities including individual wells and septic systems may be located on designated portions of the open space, if necessary, provided they shall not unreasonably interfere with the open space purposes or uses to be achieved under this Section and for the particular parcel(s) that is the subject to the application for a Open Space Subdivision.

- a. All structures requiring plumbing in the development shall be connected to a public sewage system, individual septic systems or a private central collection and treatment system in accordance with the minimum standards set forth in the State of Maine Subsurface Wastewater Disposal Rules. Proposed systems shall in no way endanger ground water supplies which are currently being utilized as a water source for any existing development or which are to be utilized as a common or individual water supply for the proposed development.
- b. If a private central collection system is proposed, the applicant must show either that at least one designated site for each lot, in the open space or on the lot, has adequate soils and land area suitable for subsurface wastewater disposal for each lot in accordance with the minimum standards set forth in the State of Maine Subsurface Wastewater Disposal Rules, or that a second site on the parcel has the size, location and soil characteristics, to accommodate a system similar to the one originally proposed. In the case of the use of chambers, there shall be designed an excess capacity of thirty (30) percent.
- c. If a private central collection system is proposed, the system shall be maintained by a homeowners' association or under an agreement of the lot or unit owners in the same fashion required for maintenance of the open space by a homeowners' association or the lot or unit owners in common and written evidence of said maintenance agreement shall be submitted to the Planning Board. The Planning Board may require the developer and homeowners association to retain a qualified third party to inspect and approve the system from time to time and furnish a copy of his report to the Code Enforcement Officer.

(7) Roads

The Planning Board shall require private roads and common driveways to comply with the design standards set forth in Article X, Section 11 except as provided in Article VII, Section 7C(7)d below.

- a. The applicant shall submit to the Planning Board as part of the application for approval a plan prepared by a registered professional engineers showing the location and drainage characteristics, dimensions and grade of roads and common driveways as well as specifications setting forth their proposed composition.

- b. The Subdivision Plan shall show the road clearly labeled "private road" and a condition of approval shall state the following:

“All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners. Roads proposed to be accepted and maintained by the Town shall first meet all municipal street design and construction standards and, in addition, then shall be proposed for acceptance by the Town Meeting. Such roads shall not be public roads until and unless they are accepted by the Town Meeting.”

- c. Whenever possible and as far as practicable, the roads and common driveways shall:

- (1) follow natural contours in an effort to limit phosphorous export;
- (2) be limited in width, curvilinear in design, and keeping within the rural character of the Town;
- (3) turn away drainage from the front access to public roads, and shall use sufficiently dimensioned culverts to accommodate predevelopment and post-development drainage and flows, where necessary.

- d. Travel ways and shoulders of roads and common driveways within open space subdivisions shall meet the following minimums:

- (1) Common driveways serving 3 or fewer dwelling units: 12 foot travel way.
- (2) Roads serving 4 units: 16-foot travel way and 3-foot shoulders.
- (3) Roads serving 5 to 10 units: 16-foot paved travel way and 3-foot shoulders.
- (4) Roads serving 11 to 50 units: 20 foot paved travel way and 3 foot shoulders.

D. Open Space Requirements

In Planning Board review and approval of an Open Space Subdivision, the following requirements shall apply and shall supersede any inconsistent or more restrictive provisions of this ordinance.

Open space set aside in an Open Space Subdivision shall be permanently preserved as required by this Section. Land set aside as permanent open space may, but need not be, a separate tax parcel. Such land may be included as a portion of one (1) or more large parcels on which dwellings are permitted provided that a conservation easement or a declaration of covenants and restrictions is placed on such land and provided that the Planning Board approves such configuration of the open space.

- (1) Open Space Uses. On all parcels, open space uses shall be appropriate to the site. Open space should include natural features located on the parcel(s) such as, but not limited to, stream beds, individual trees of significant size, agricultural land, forested acreage, wildlife habitat, rock outcroppings and historic features and sites. Open space shall be preserved and maintained subject to the following, as applicable:

- a. On parcels that contain significant portions of land suited to agriculture, open space shall be preserved for agriculture or other compatible open space uses such as forestry, recreation (active or passive) and resource conservation;
- b. When the principal purpose of preserving portions of the open space is the protection of natural resources such as wetlands, aquifers, steep slopes, wildlife and plant habitats and stream corridors, open space uses in those portions may be limited to those which are no more intensive than passive recreation such as trails for walking and cross country skiing;
- c. Open space areas shall be contiguous, where possible, to allow linking of open space areas throughout the Town;
- d. The use of any open space may be limited by the Planning Board at the time of Final Plan approval where the Board deems it necessary to protect adjacent properties or uses, or to protect sensitive natural features or resources. A proposed change in use of open space land, other than that specified at the time of Final Plan approval, shall be reviewed by the Planning Board as an amendment to the approved Plan;
- e. Further Subdivision of open space or its use for other than agriculture, forestry, recreation or conservation, except for easements for underground utilities, shall be prohibited and shall be so stated by deed restrictions except as provided in below:
 - (1) Notations on Plan. Open space shall be clearly labeled on the Final Plan as to its use or uses with respect to the portions of the open space that such use or uses apply, ownership, management, method of preservation, and the rights, if any, of the owners in the Subdivision to such land or portions thereof. The Plan shall clearly show that the open space land is permanently reserved for open space purposes, is subject to a reservation for future development, including those provisions allowed under Subsection f. below, and shall contain a notation indicating the book and page of any conservation easements or deed restrictions required to be recorded to implement such reservations or restrictions. All notes and conditions of approval shall appear on the Final Plan or on a separate page appended to the Final Plan. All such pages shall be signed and recorded with the Final Plan.
- f. Preservation in Perpetuity. An owner of a parcel of land shall designate all or portions of the parcel for open space use in perpetuity if the applicable purposes set forth in Article VII, Section 7.B are achieved and all other requirements of this Article VII, Section 7 are met subject to the following conditions:

- (1) A perpetual conservation easement, or declaration of covenants and restrictions, restricting development of the open space land must be incorporated in the Open Space Plan;
- (2) The conservation easement may be granted to or the declarations may be for the benefit of a private party, third party or other entity, the Town, with the approval of the Municipal Officers, and acceptance at Town Meeting or to a qualified not-for-profit conservation organization acceptable to the Planning Board;
- (3) Such conservation easement or declaration of covenants and restrictions shall be reviewed and approved by the Planning Board and be required as a condition of Plan approval hereunder;
- (4) The Planning Board may require that such conservation easement, or declaration of covenants and restrictions, be enforceable by the Town of Wiscasset if the Town is not the holder of the conservation easement or beneficiary of the declarations;
- (5) The conservation easement or declarations shall prohibit residential, industrial, or commercial use of such open space land (except in connection with agriculture, forestry and recreation) and shall not be amendable to permit such use; and
- (6) The conservation easement or declaration shall be recorded in Registry of Deeds prior to or simultaneously with the filing of the Open Space Subdivision Final Plan in the Lincoln County Registry of Deeds.

8. REVIEW CRITERIA

In approving subdivisions within the Town of Wiscasset, Maine, the Planning Board shall evaluate the proposed subdivision using the following criteria:

- (1) Pollution. Will not result in undue water or air pollution. In making this determination, the Planning Board shall at minimum consider:
 - (a) The elevation of the land and its relation to flood plains;
 - (b) The nature of soils and subsoils and their ability to adequately support waste disposal;
 - (c) The slope of the land and its effects on effluents;
 - (d) The availability of streams for disposal of effluents; and
 - (e) The applicable State and local health and water resources regulations.
- (2) Sufficient water. Has sufficient water available for the reasonably foreseeable needs of the subdivision;

- (3) Municipal water supply. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Erosion. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Traffic. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of highways or public roads existing or proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway, the driveways or entrances conform to Title 23, section 704 and any rules adopted under that section
- (6) Sewage disposal. Will provide for adequate solid and sewage waste disposal;
- (7) Municipal solid waste disposal. Will not cause an unreasonable burden on the ability of the Town of Wiscasset to dispose of solid waste and sewage with respect to the use of municipal facilities existing or proposed;
- (8) Municipal & governmental services. Will not place an unreasonable burden on the ability of the Town of Wiscasset to provide municipal or governmental services;
- (9) Aesthetic, cultural and natural values. Will not have an undue adverse effect on the scenic or natural beauty of the area as defined in the comprehensive plan, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the Town of Wiscasset or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;
- (10) Conformity with local ordinances and plans. Is in conformance with the subdivision ordinance, comprehensive plan, zoning ordinance, floodplain management ordinance or other duly adopted Town of Wiscasset ordinance. In making this determination, the municipal review authority may interpret these ordinances and plans;
- (11) Financial & technical capacity. The subdivider has adequate financial and technical capacity to satisfy these review criteria;
- (12) Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in the Mandatory Shoreland Zoning, Act Title 38, chapter 3, subchapter 1, article 2-B, the proposed subdivision will not adversely affect the quality of water or unreasonably affect the shoreline of that body of water.
- (13) Groundwater. Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater and aquifers;

- (14) Flood areas. If the subdivision, or any part of it, is in a flood-prone area based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, the subdivider shall determine and verify the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;
- (15) Freshwater wetlands. All freshwater wetlands within the proposed subdivision have been identified on any maps or site plans submitted as part of the application, regardless of the size of these wetlands;
- (16) River, stream or brook. Any river, stream, or brook, as defined in the Natural Resources Protection Act, Title 38, Section 480-B, within or abutting the subdivision has been identified on any maps or site plans submitted as part of the application;
- (17) Storm water. The subdivision will provide for adequate storm water management;
- (18) Spaghetti lots prohibited. If any lots in the proposed subdivision have shore frontage on a river, stream, brook or great pond as defined in Title 38, section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1;
- (19) Lake phosphorus concentration. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed subdivision;
- (20) Impact on adjoining municipality. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.
- (21) Lands subject to liquidation harvesting. Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14. If a violation of rules adopted by the Maine Forest Service to substantially eliminate liquidation harvesting has occurred, the municipal reviewing authority shall determine before granting approval for the subdivision that 5 years have elapsed from the date the landowner under whose ownership the harvest occurred acquired the parcel. A municipal reviewing authority may request technical assistance from the Department of Conservation, Bureau of Forestry to determine whether a rule violation has occurred, or the municipal reviewing authority may accept a determination certified by a forester licensed pursuant to Title 32, chapter 76. If a municipal reviewing authority requests

technical assistance from the bureau, the bureau shall respond within 5 working days regarding its ability to provide assistance. If the bureau agrees to provide assistance, it shall make a finding and determination as to whether a rule violation has occurred. The bureau shall provide a written copy of its finding and determination to the municipal reviewing authority within 30 days of receipt of the municipal reviewing authority's request. If the bureau notifies a municipal reviewing authority that the bureau will not provide assistance, the municipal reviewing authority may require a subdivision applicant to provide a determination certified by a licensed forester.

For the purposes of this subsection, "liquidation harvesting" has the same meaning as in Title 12, section 8868, subsection 6 and "parcel" means a contiguous area within one municipality, township or plantation owned by one person or a group of persons in common or joint ownership. This subsection takes effect on the effective date of rules adopted pursuant to Title 12, section 8869, subsection 14.

- (22) Farmland. All farmland within the proposed subdivision has been identified on maps submitted as part of the application.
- (23) Access to direct sunlight. The municipal reviewing authority may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development through subdivision regulations. The regulations may call for subdivision development plans containing restrictive covenants, height restrictions, side yard and set-back requirements or other permissible forms of land use controls.

GLOSSARY

Throughout these Ordinances of the Town of Wiscasset:

The word "person" includes a firm, association, organization, partnership, trust, company, corporation, or any other legal entity, as well as an individual; the present tense includes the future tense; the singular includes the plural; the word "shall" is mandatory, and the word "may" is permissive; the words "used" or "occupied" include the words "intended", "designed", "arranged to be used", and "occupied"; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; and the word "lot" includes the words "plot" or "parcel". Terms not defined in the GLOSSARY shall have their customary dictionary meanings.

ABBATTOIR: Slaughterhouse [6-12]

ACCESSORY STRUCTURE OR USE: A use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure. [6-88, 3-91]

ACO: Animal Control Officer appointed by the Selectmen and supervised by the Police Chief. The ACO shall be appointed by the Selectmen in accordance with 7 MRSA Section 3947 as may be amended from time to time. [3-97]

ACTIVITY: The specific use or uses to which a premises is put.

ADJACENT GRADE: The natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

AGRICULTURE: The production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and green house products. Agriculture does not include forest management and timber harvesting activities. [3-91]

AGGRIEVED PARTY: An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance. [3-91]

ANIMAL AT LARGE: Any animal off the premises of the owner and not under the control of any person by means of personal presence or physical restraint which will reasonably control the conduct of said animal. [3-97]

AQUACULTURE: The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species. [6-12]

ANIMAL SHELTER: Any duly licensed facility for the care of animals where impounded animals are held pending legal disposition. [3-97]

AREA OF A SHALLOW FLOODING: A designated AO and AH zone on community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. [3-91]

AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain having a one percent or greater chance of flooding in any given year, as specifically identified in the Flood Hazard Boundary Map cited in Article I of the Flood Plain Management Ordinance.

AUTOMOBILE GRAVEYARD/JUNKYARD: a field, yard or other area used to store 3 or more unserviceable, discarded, worn-out or junked motor vehicles or parts of such vehicles. [9-2000]

AUTOMOBILE RECYCLING BUSINESS: the business premises of a person who purchases or acquires salvage vehicles or component parts of the vehicles or rebuilding or repairing salvage vehicles for the purpose of resale or for selling the basic materials in the salvage vehicles. [9-2000]

BASAL AREA: the area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark. [6-12]

BASE FLOOD: The flood having a one percent chance of being equaled or exceeded in any given year, commonly called the 100-year flood.

BASEMENT: Any portion of a structure with a floor-to-ceiling height of 6 feet or more and having more than 50% of its volume below the existing ground level. [6-12]

BOAT: Anything that floats capable of transporting a person on the water and of any size and shape and propelled by any means including drifting in the tide or wind. [3-86]

BOAT LAUNCHING FACILITY: A facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers. [6-12]

BREAKAWAY WALL: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. [3-91]

BUFFER STRIP: A visual and sound barrier consisting of evergreen trees and shrubs and may include a fence. This barrier is to divide different types of land use or different districts. [3-97, 3-98]

BUILDABLE LAND: That land in a parcel which is left over after all deductions made under the Net Residential area or acreage calculations have been made. [11-12]

BUILDING: A structure having a roof supported by columns or walls used for the support, shelter housing or enclosure of persons, animals, goods or property of any kind. [3-70, 3-83]

BUILDING INSPECTOR: The legally designated building inspection authority of the Town of Wiscasset.

BUSINESS DIRECTIONAL SIGN: A sign which is located off the premises of the business and whose function is to direct the public to the specific location of the business.

BYLAWS: The phrase "Town Bylaws" is interpreted as "Town Ordinances".

CAMPGROUND: Any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters. [3-91]

CAMPGROUND OR RECREATIONAL VEHICLE PARK: Any premises established for overnight use for the purpose of temporary camping, and for which a fee is charged.

CERTIFICATE OF COMPLIANCE: A document signed by the Code Enforcement Officer stating that a structure is in compliance with all of the provisions of the Flood Plain Management Ordinance.

CHANNEL: a clear area for navigation of a width and location to be determined by the Harbormaster. [3-94]

CLUSTER HOUSING: An alternative form of residential land development which permits single dwelling units in a subdivision to be grouped or clustered on smaller sites so that the residual land area shall be available for recreation and other outdoor living purposes.

COASTAL WETLANDS: All tidal and sub tidal lands; all lands below any identifiable debris line left by tidal action; all lands with vegetation present that is tolerant of salt water or estuarine habitat; and any swamp, marsh, bog, beach, flat or other contiguous low land which is subject to tidal action during maximum spring tide level by the Maine

Department of Environmental Protection. Coastal wetlands may include portions of coastal sand dunes. [12-89, 6-12]

CODE ENFORCEMENT OFFICER - CEO: A person appointed by the Selectmen to administer and enforce the regulations of the Town of Wiscasset. [3-02]

COMMERCIAL FISHING ACTIVITIES: Activities directly related to commercial fishing and those commercial activities commonly associated with or supportive of commercial fishing such as the manufacture or sale of ice, bait and nets and the sale, manufacture, installation or repair of boats, engines and other equipment commonly used on boats. [12-89]

COMMERCIAL USE: The use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units. [6-12]

COMMERCIAL VESSEL: any vessel from which the owner obtains a substantial portion of his income, or which is operated as part of a business enterprise whether owned or not owned by an individual. [3-94]

COMMUNITY LIVING ARRANGEMENT: A housing facility for 8 or fewer persons with disabilities that is approved, authorized, certified or licensed by the State. A community living arrangement may include a group home, foster home or intermediate care facility. [6-12]

COMPREHENSIVE PLAN: Any part or element of the overall plan and policy for development of the Town of Wiscasset, Maine, as defined in the Maine Revised Statutes Amended, Title 30-A, § 4314 and all amendments and revisions thereto. [11-12]

CONFINED FEEDING OPERATION: specialized livestock production enterprises with confined beef cattle or confined hog feeding or poultry or egg farms and accessory structures; and where pasture, crops, or other vegetation are not normally managed or sustained for grazing during the normal growing season. These operations have large animal populations restricted to small areas. [6-12]

CONGREGATE HOUSING: A building or group of buildings on a single lot which provides dwelling units with shared community space and supportive uses. Supportive uses include, but are not limited to, day care and elder facilities, recreational and athletic facilities, health and well-being facilities, medical and dental facilities, common areas, recreational and/or open spaces, gardens, maintenance facilities, and similar uses supportive of the housing and community at large, operation of the complex or the provision of services to the residents, and may include residential accommodations for the staff that provides services or activities to the residents. Any congregate housing project shall include at least two supportive uses. Congregate housing shall provide at

least two off-street parking spaces for each dwelling unit and sufficient parking space for any and all supportive uses. [6-20]

DANGEROUS DOG: A dog which has bitten a person who was not a trespasser on the owner's premises at the time of the incident, or a dog which causes a reasonable person, acting in a peaceable manner outside the owner's premises, to be put in apprehension of imminent bodily harm. [3-97]

DAY CARE: Homes and centers licensed as such by the Maine Department of Health and Human Services for children or adults. [6-12]

DBH: The diameter of a standing tree measured 4.5 feet from ground level. [6-12]

DENSELY DEVELOPED AREA: Any commercial, industrial or compact residential area of 10 or more acres with a density of at least one principal structure per 2 acres. [12-89]

DEVELOPMENT: Any change caused by individuals or entities to improved or unimproved real estate, including but not limited to the construction of additions or substantial improvements to buildings or other structures; mining, dredging, filling, grading, paving, excavation, or drilling operations; and the storage, deposition, or extraction of materials, public or private sewage disposal systems or water supply facilities.

DIMENSIONAL REQUIREMENTS: Numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage and height. [3-91]

DISABILITY: Any infirmity, malformation, disfigurement, congenital defect or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions or illness; including the physical or mental condition of a person which constitutes a substantial handicap as determined by a physician or in the case of mental handicap, by a psychiatrist or psychologist, as well as any other health or sensory impairment which requires special education, vocational rehabilitation or related services. [6-12]

DISCONTINUE: To stop or cease the use of a property.

DISPLAY ADVERTISING SIGN: Any painted, printed or stenciled advertising device whether erected on a frame structure or mounted or painted on a building conveying a message promoting a business enterprise of any kind.

DISRUPTION OF SHORELINE INTEGRITY: The alteration of the physical shape, properties, or condition of a shoreline at any location by timber harvesting and related activities. A shoreline where shoreline integrity has been disrupted is recognized by compacted, scarified and/or rutted soil, an abnormal channel or shoreline cross-section, and in the case of flowing waters, a profile and character altered from natural conditions. [6-12]

DOG DAYCARE: See KENNEL. [6-12]

DOMESTICATED ANIMAL: A mammal accustomed to home life, or tamed for man's use, such as dogs, cats, ferrets, livestock, and wildlife hybrids. [3-97]

DRIVE-THRU FACILITY: A facility that allows customers to purchase products or conduct business transactions without leaving their vehicles. [6-12]

DRIVEWAY: Access route or right-of-way to any single family dwelling or to a duplex building. [11-12]

DRIVEWAY: (This definition applies only in Shoreland Districts A, B, & C.) A vehicular access-way less than five hundred (500) feet in length serving two lots or less. [3- 91]

DWELLING: A structure, whether or not affixed to the earth, containing one or more dwelling units. [3-69, 3-83, 3-97]

DWELLING UNIT: Any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multi-family housing, designed and equipped for use as living quarters for only one family, including provisions for living, sleeping, cooking and eating. The term shall include mobile homes but shall not include trailers or recreational vehicles. [3-69, 3-83, 6-89]

1. Single-family dwelling – any structure containing only one (1) dwelling unit for occupation by not more than one (1) family.
2. Two-family dwelling – A building containing only two (2) dwelling units, for occupation by not more than two (2) families.
3. Multi-family dwelling – A building containing three (3) or more dwelling units, such buildings designed exclusively for residential use and occupancy by three (3) or more families living independently of one another, with the number of families not exceeding the number of dwelling units. [6-12]

EASEMENT: The authorization of a property owner for the use by another, and for a specified purpose, of any designated part of his/her property.

ELDERLY CONGREGATE HOUSING: a building or group of buildings on a single lot which provides housing for elderly households with shared community space and supportive facilities. Supportive facilities may include but are not limited to shared dining facilities, administrative facilities, care facilities, common areas, recreational spaces, maintenance facilities, and similar facilities necessary for the operation of the complex or the provision of services to the to the residents and may include residential accommodations for the staff that provides services or activities for the residents. An elderly congregate housing development shall include either or both dwelling units and residential care units. [3-01]

ELDERLY HOUSEHOLD: a household which includes at least one person who is 55 years old or older, and no occupant less than 55 years of age unless such occupant is the spouse or companion of the elderly person. [3-01][6-20]

ELEVATED BUILDING: A non-basement building (1) built, in the case of a building in Zones A, AE, or X (see Flood Plain Management Ordinance) to have the top of the elevated floor, elevated above the ground level by means of pilings, columns, post, piers, or "stilts"; and (2) adequately anchored so as not to impair the structural integrity of the building during a flood of up to one foot above the magnitude of the base flood. In the case of Zones A, AE, or X "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls less than three feet in height with openings sufficient to facilitate the unimpeded movement of flood waters. [3-91]

ELEVATION CERTIFICATE: An official form (FEMA Form 81-31, May 90 as amended) that (1) is used to verify compliance with the floodplain management regulations of the National Flood Insurance Program; and (2) is required for purchasing flood insurance. [3-91]

EMERGENCY OPERATIONS: Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property and livestock from the threat of destruction or injury. [6-12]

ENGINEER: A person licensed by the State of Maine as an Engineer. [11-12]

ENTERTAINMENT: Any amusement, performance, exhibition or diversion for patrons or customers of the licensed premises whether provided by professional entertainers or by a full-time or part-time employee of the licensed premises whose incidental duties include activities with an entertainment value.

ERECT: Build, construct, assemble, affix, attach, create, paint or draw.

ESSENTIAL SERVICES: Gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cables or lines, poles and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service drops or buildings which are necessary for the furnishing of such services. [3-91, 11-08]

EXPANSION OF A STRUCTURE: (This definition applies only in Shoreland Districts A, B, & C.) An increase in the floor area or volume of a structure, including all extensions such as, but not limited to attached decks, garages, porches and greenhouses. [3-91]

EXPANSION OF USE: The addition of weeks or months to a use's operating season; additional hours of operation; or the use of more floor area or ground area devoted to a particular use. [3-91]

FEMA: Federal Emergency Management Agency

FLOOD, FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in the preceding paragraph.[6-87]

FLOOD ELEVATION STUDY: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations. [3-91]

FLOOD HAZARD BOUNDARY MAP (FHBM): An official map of a community, on which the Administrator of the Federal Insurance Administration has delineated both the special hazard areas and the risk premium zones applicable to the community. [6-87, 3-91]

FLOOD INSURANCE STUDY: See "Flood Elevation Study". [3-91]

FLOODPLAIN, FLOOD-PRONE AREA: Any land area susceptible to being inundated by water from any source. (See FLOODING). [6-87]

FLOODPLAIN MANAGEMENT: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations: [6-87]

FLOODPLAIN MANAGEMENT REGULATIONS: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction. [6-87]

FLOOD PROOFING: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. [6-87]

FLOODWAY: The channel of a river or other water course and the adjacent land areas that must be reserved to allow for the discharge of a 100-year flood without cumulatively increasing the water surface elevation of the 100-year flood by more than one foot. In

Zone A and AE (See Floodplain Management Ordinance) the channel of a river or other water course and the adjacent land area to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limits of the floodplain. [6-87, 12-89, 3-91]

FLOODWAY ENCROACHMENT LINES: The lines marking the limits of floodways on federal, state, and local floodplain maps. [6-87]

FLOOR AREA: (This definition applies only in Shoreland Districts A, B, & C.) The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.[3-91] Also see TOTAL FLOOR AREA [6-12]

FINAL SUBDIVISION PLAN: The final drawings, on which the subdivider's plan of the subdivision is presented to the Planning Board for approval and which, if approved, shall be filed for record with the Town and the Lincoln County Registry of Deeds. [11-12]

FOREST MANAGEMENT ACTIVITIES: Timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation or maintenance of roads. [6-12]

FORESTED WETLANDS: Wetlands dominated by woody vegetation that is 6 meters (approximately 19.7 feet) tall or taller. [3-92]

FORMULA RESTAURANT: An eating place that is one of a chain or group of three (3) or more establishments and which satisfies at least two of the following three descriptions:

- a. It has the same or similar name, tradename, or trademark as others in the chain or group;
- b. It offers characteristics in a style which is distinctive to and standardized among the chain or group in exterior design or architecture;
- c. It offers characteristics in a style which is distinctive to and standardized among the chain or group in uniforms, except that a personal identification or simple logo will not render the clothing a uniform; [6-12]

FOUNDATION: The supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frostwalls, or other base consisting of concrete, block, brick or similar material. [6-12]

FRANCHISE SIGNAGE: Signage employing a distinct style, colors and/or other elements, including trademarked logos, commonly employed by a retail or other licensed franchise that serve to promote brand identity. [6-12]

FREEBOARD: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed, that could contribute to flood heights greater than the height calculated for a selected size flood and floodway condition: [6-87]

FRESHWATER WETLAND: Freshwater swamps, marshes, bogs and similar areas which are:

1. Of ten or more contiguous areas; or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream or brook such that in a natural state, the combined surface area is in excess of 10 acres; and
2. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition. This definition of a wetland does not include a Forested Wetland. [3-91, 3-92]

FUNCTIONALLY WATER DEPENDENT USE: Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal or inland waters and that cannot be located away from these waters. The uses include, but are not limited to commercial and recreational fishing and boating facilities, excluding recreational boat storage buildings, finfish and shellfish processing, fish storage and retail and wholesale fish marketing facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, retaining walls, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water that can not reasonably be located or operated at an inland site, and uses that primarily provide general public access to coastal or inland waters. [6-12]

GARBAGE: All food wastes.

GRAVEL SURFACE: The layer of gravel which lies above the sub-grade and forms the traveled way.

GREAT POND: Any inland body of water which in a natural state has a surface area in excess of 10 acres and any inland body of water artificially formed or increased which has a surface area in excess of 30 acres except where the artificially formed or increased inland body of water is completely surrounded by land held by a single owner. [12-89]

GREAT POND CLASSIFIED GPA: Any great pond classified GPA, pursuant to Title 38 Article 4-A Section 465-A. This classification includes some, but not all impoundments of rivers that are defined as great ponds. [3-91]

GROUND COVER: Small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor. [6-12]

GROUND SIGN: An outdoor sign which is directly and permanently supported and physically separated from any other structure.

GROUP HOME: A boarding care facility for more than eight (8) individuals wherein children under eighteen (18) years of age or adults over sixteen (16) years of age and not legally related to the operator are provided personal care, supervision and social or rehabilitative services. Uses within the meaning of this definition must be licensed by the State of Maine and may include, but are not limited to residential treatment homes but do not include foster family homes. Similar uses with eight (8) or fewer individuals shall be subject to 30-A- MRSA §4357-A: Community living arrangements. [6-12]

HARBOR: In the Port and Harbor Ordinance harbor shall include all tidal waters unless the context indicates otherwise. [3-94]

HAULER: Any person who collects, transports, or disposes of garbage, rubbish or waste material for a fee.

HARVEST AREA: The area where timber harvesting and related activities, including the cutting of trees, skidding, yarding, and associated road construction take place. The area affected by a harvest encompasses the area within the outer boundaries of these activities, excepting unharvested areas greater than 10 acres within the area affected by a harvest. [6-12]

HAZARDOUS MATERIAL: Any gaseous, liquid or solid materials, either in pure form or incorporated into other materials, designated as hazardous by the Maine Department of Environmental Protection. [6-12]

HEIGHT OF A HABITABLE STRUCTURE: Habitable structures include, but are not limited to, such structures as home, offices, barns, warehouses and similar structures designed to accommodate people living or working in them. The height of a habitable structure is the vertical distance between the average finished grade of the ground at the exterior base of the structure and the highest part of the structure, excluding any portion of the structure, which is measured pursuant to the definition of "height of a non-habitable structure". [12-03]

HEIGHT OF A STRUCTURE: The vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances which have no floor area. [3-91]

HEIGHT OF NON-HABITABLE STRUCTURE: Non-habitable structures include, but are not limited to, such structures as chimneys, spires, towers, antennas and similar projects not designed for human occupancy, work, or storage of materials. The height of a non-habitable structure is the vertical distance between the average finished grade of the

ground at the exterior base of the structure and the highest part of the structure. When a non-habitable structure is situated on a habitable structure, the base of the non-habitable structures shall be deemed to be the base of the habitable structure. [12-03]

HIGH-WATER ELEVATION, NORMAL: Along non-tidal waters, the elevation where vegetation changes from predominantly aquatic to predominantly terrestrial. Along tidal waters, the mean high-water elevation as established by U.S.C.G. Survey.

HIGH-WATER LINE: See Normal High Water Line.

HIGH-WATER MARK: See Normal High Water Line.

HISTORIC STRUCTURE: Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of are registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as are registered historic district. [3-91]

HOME OCCUPATION: An occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than three (3) persons other than family members residing in the home. [6-12]

HOSPICE: A facility that provides special care, including relieving symptoms and providing quality of life and support, for people with a life expectancy of six months and for their families. [6-12]

HOTEL OR MOTEL: Any business which rents more than seven rooms on the premises whether or not the owner of the hotel or motel is dwelling on the premises.

IMPOUNDMENT: To seize and hold in legal custody, such as impoundment of an animal. [3-97]

INCREASE IN NON-CONFORMITY OF A STRUCTURE: Any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the existing structure shall not be considered to increase nonconformity. For example, there is no increase in nonconformity with the setback requirement for water bodies, wetlands, or

tributary streams if the expansion extends no further into the required setback area than does any portion of the existing nonconforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures. [6-12]

INDIVIDUAL PRIVATE CAMPSITE: An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to gravel pads, parking areas, fire places, or tent platforms. [3-91]

INDUSTRIAL: The assembling, fabrication, finishing, manufacturing, packaging or processing of goods, or the extraction of minerals. [6-12]

INDUSTRIAL USE: The use of land, buildings or structures for assembling, fabricating, finishing, manufacturing, packing, shipping or processing goods or products. [12-03]

INSTITUTIONAL: A non-profit or quasi-public use or institution such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purposes. [6-12]

KENNEL: An establishment, in which more than four (4) dogs or four (4) cats are sold, housed, bred, boarded, or trained for a fee. [6-12]

LAND MANAGEMENT ROAD: A route or track consisting of a bed of exposed mineral soil, gravel, or other surfacing materials constructed for, or created by, the passage of motorized vehicles and used primarily for timber harvesting and related activities, including associated log yards, but not including skid trails or skid roads. [6-12]

LEGISLATIVE BODY: Town Meeting, Municipality, Town of Wiscasset, Maine. [11-12]

LICENSED FORESTER: A forester licensed under 32 M.R.S.A. Chapter 76. [6-12]

LICENSEE: The holder of a license issued under the Alcoholic Beverages Statutes of the State of Maine, or any person, individual, partnership, firm, association, corporation or other legal entity, or any agent or employee of any such licensee and any person, individual, partnership, firm, association, corporation or other legal entity, or any agent of the same, who charges admission or fees to patrons or customers in or around the licensed premises.

LICENSED PREMISES: The building and/or land in or on which the licensee provides entertainment.

LIGHT INDUSTRIAL: Facilities and/or industrial activity involving the manufacturing, packaging, assembly or distribution of products from previously prepared materials

including, but not limited to, the following: bakeries, breweries, bottling, printing and publishing, machine shops, assembly of electronic components, tool and die shops and the packaging of foods; and/or, the manufacturing of: precision instruments, watches, musical instruments, toys and sporting goods, pottery and ceramics using only previously pulverized clay, wood products, jewelry. Light industrial uses do not include salvaging operations. [6-12]

LOCALLY ESTABLISHED DATUM: An elevation established for a specific site to which all other elevations at the site are referenced. This elevation is generally not referenced to the National Geodetic Vertical Datum (NGVD) or any other established datum and is used in areas where Mean Sea Level data is too far from a specific site to be practically used. (See Floodplain Management Ordinance) [6-87]

LOT: These Ordinances rely in general on the definition of LOT found in 30-A MRSA 4401.

LOT AREA: (This definition applies only in Shoreland Districts A, B, & C.) The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two lots. [3-91]

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in Article VI of the Floodplain Management Ordinance. [6-87]

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. [6-87]

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. [6-87]

MARINAS: A business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, boat and tackle shops and marine fuel service facilities. [3-91]

MARINE ACTIVITIES: The construction, repair, storage, loading and unloading of boats, chandlery and other commercial activities designed and intended to facilitate maritime trade. [12-89]

MARKET VALUE: The estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels. [3-91]

MEAN SEA LEVEL: For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929. [6-87]

MINERAL EXPLORATION: (This definition applies only in Shoreland Districts A, B, & C.) Hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition. [3-91]

MINERAL EXTRACTION: Any operation within any twelve (12) month period which removes more than one hundred (100) cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and to transport the product removed, away from the extraction site. [3-91]

MINIMUM LOT WIDTH: The closest distance between the side lot lines of a lot. When only two lot lines extend into the shoreland zone, both lot lines shall be considered to be side lot lines. [6-12]

MINOR STREET: A street which is used primarily for access to the abutting properties (in a subdivision).

MINOR SUBDIVISION: A subdivision of not more than 4 dwelling units each on its own lot. If subsequent minor subdivisions are situated relative to other(s) so that in combination they equal a regular subdivision in terms of dwelling units or lots within an area, then the requirements for a regular subdivision apply to the subsequent one(s). [6-89]

MOBILE HOME: A structure designed as a dwelling unit for location on a permanent foundation, and containing sleeping accommodations, a toilet, a tub or shower bath and kitchen facilities, including major appliances and furniture, with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported after fabrication on its own wheels. A mobile home shall contain not less than 450 square feet of gross floor area. [3-69, 3-83] (See Title 30-A MRSA Section 4358).

MOBILE HOME PARK: A plot of land laid out to accommodate at least three mobile homes. (See Title 30-A MRSA Section 4358).

MOBILE SIGN: A sign mounted on a movable chassis with or without wheels. [3-93]

MOORING: Any equipment used by a craft for anchoring purposes and which equipment is not carried aboard such craft when underway. [3-94]

MRSA: Maine Revised Statutes, as Amended

MULTI-FAMILY RESIDENTIAL: A residential structure containing three (3) or more residential dwelling units. [6-12]

NATIVE: Indigenous to the local environment. [6-12]

NET RESIDENTIAL AREA OR ACREAGE: The total acreage available for the subdivision, as shown on the proposed subdivision plan, minus the land area that cannot be counted toward the minimum lot size under a conventional subdivision which includes steep slopes (35% or more), hydric soils, wetlands, surface water, rights of ways and easements, Resource Protection District, flood ways and coastal high hazard zones and portions used for storm water management facilities. [11-12]

NET RESIDENTIAL DENSITY: Net Residential Density shall mean the number of units per net residential acre.

NEW STRUCTURE OR STRUCTURES: Any structure for which construction begins on or after September 23, 1988, or in the floodplain area on or after June 29, 1987 structures for which the start of construction commenced on or after the effective date of floodplain management regulations adopted by the community. The area included in the expansion of an existing structure is deemed to be a new structure. [3-91]

NON-CONFORMING CONDITION: Non-conforming lot, structure or use which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendment took effect. [6-12]

NON-CONFORMING LOT: A single lot of record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area, frontage, or width requirements of the district in which it is located. [3-91]

NON-CONFORMING STRUCTURE: (This definition applies only in Shoreland Districts A, B, & C.) A structure which does not meet any one or more of the following dimensional requirements; setback, height, or lot coverage, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect. See Article VI. [3-91, 6-12]

NON-CONFORMING USE: (This definition applies only in Shoreland Districts A, B, & C.) Use of buildings, structures, premises, land or parts thereof which is not permitted in the district in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect. [3-91]

NORMAL HIGH-WATER LINE (NON--TIDAL): That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers and great ponds that support non-forested wetland vegetation and hydric soils and that are at the same or lower

elevation as the water level of the river or great pond during the period of normal high-water are considered part of the river or great pond. [6-12]

NORMAL HIGH WATER OF COASTAL WATERS: See Coastal Wetland[6-88, 6-12]

ONE HUNDRED YEAR FLOOD: See BASE FLOOD. [6-87]

OPEN SPACE: Land set aside for passive and/or active use, including recreation purposes, preservation of environmentally sensitive areas, undevelopable land and buffers. [11-12]

OPEN SPACE USE: A use not involving: a structure; earth moving activity; or the removal or destruction of vegetative cover, spawning grounds of fish, aquatic life, bird and other wildlife habitat.

OUTDOOR SIGN: Any letter, symbol, number or combination of these which is visible from the traveled portion of the public way. A double faced sign shall be considered a single sign. [6-85]

OUTSTANDING RIVER SEGMENT: The Sheepscot River from the railroad bridge in Wiscasset northerly to the town line. [12-89]

PARKS: Non-commercially operated recreation facilities open to the general public including, but not limited to playgrounds, monuments, green strips, open space. The term shall not include campgrounds, or commercial recreation and amusement centers. [6-12]

PARKING SPACE: A minimum area of two hundred (200) square feet exclusive of drives, aisles or entrances, fully accessible for the storage or parking of vehicles.

PERSON: An individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two or more individuals having a joint or common interest, or other legal entity. [3-91]

PERSON: (Article V, Public Dumps only) Any individual, corporation, partnership, association, municipality, state agency or any other group or legal entity.

PIERS: Docks, wharfs, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland:

Temporary: Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.

Permanent: Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months. [3-91]

PLANNED RESIDENTIAL DEVELOPMENT: A development of land that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. The development often includes a mixture of uses and may include streets, buildings, open spaces and other site features. [6-12]

PLAYGROUND: See PARKS. [6-12]

POND: Any inland body of water which has a surface area at normal high water of 10 acres.

PRELIMINARY SUBDIVISION PLAN: The preliminary drawing indicating the proposed layout of the subdivisions to be submitted to the Board for its consideration. [11-12]

PREMISES: One or more parcels of land which are in the same ownership or are contiguous or separated only by a road or water body, including all buildings, structures and improvements.

PRINCIPAL USE: A use other than one which is wholly incidental or accessory to another use on the same premises. [3-91]

PRINCIPAL STRUCTURE: A building other than one which is used for purposes wholly incidental or accessory to the use of another building or use on the same premises. [6-88, 12-89, 3-91]

PRIVATE CONSULTING FORESTER: Someone who holds a degree in Forestry from an accredited School of Forestry.

PROFESSIONAL BUILDING: A building maintained by an individual or firm for the practice of a profession such as physician, dentist, lawyer, engineer, architect, teacher, accountant, realtor, insurance broker and other professional occupations.

PROJECTING SIGN: An outdoor sign which is attached to a wall and extends more than 18 inches at a 90 degree angle from the wall and clears the ground or sidewalk by at least eight feet.

PUBLIC SEWER: Either a sanitary sewer or a storm sewer system. [3-98]

PUBLIC UTILITY: Any person, firm, corporation, municipal department, board or commission authorized to furnish gas, steam, electricity, waste disposal, communication facilities, transportation or water to the public. [6-12]

PUBLIC WAY: Any way designed for vehicular use and maintained with public funds.

QUARANTINE NOTICE: A legal order issued by the Police Department requiring the owner of an animal to comply with certain confinement, isolation, and observation procedures, or risk seizure of the animal. [3-97]

RECENT FLOOD PLAIN SOILS: The following soil series as described and identified by the National Cooperative Soil Survey. [3-91] [6-12]

Fryeburg	Hadley	Limerick
Lovewell	Medomak	Ondawa
Alluvial	Cornish	Charles
Podunk	Rumney	Saco
Suncook	Sunday	Winooski

RECREATIONAL FACILITY: A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities. [6-12]

RECREATIONAL VEHICLE: A vehicle or attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles. [3-83, 3-91]

RECYCLING: Separating, collecting and/or reprocessing of manufactured materials or residues for reuse either in the same form or as part of a different product. [6-11]

REGULATORY FLOODWAY: See FLOODWAY.

RESIDENTIAL CARE UNITS: rooms in Elderly Congregate Housing designed with sleeping and sanitary facilities, but which do not include kitchen facilities. [3-01]

REPLACEMENT SYSTEM: A system intended to replace: 1.) an existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure, or 2.) any existing overboard wastewater discharge. [6-12]

RESIDENTIAL STRUCTURE: (See Dwelling Unit)

RESIDUAL BASAL AREA: The average of the basal area of trees remaining on a harvested site. [6-12]

RESIDUAL STAND: A stand of trees remaining in the forest following timber harvesting and related activities. [6-12]

RESUBDIVISION: The division or alteration of an existing subdivision. [11-12]

RIPRAP: Rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less. [3-91]

RIVER: A free-flowing body of water including its associated floodplain wetlands from that point at which it provides drainage for a watershed of twenty five (25) square miles to its mouth. [12-89, 3-91]

RIVERINE: Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. [6-87]

ROAD: A route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles. [3-91]

ROOF SIGN: An outdoor sign which is displayed above the eaves of a building.

RUBBISH: All non-food wastes.

SALT MARSH: Areas of coastal wetland (most often along coastal bays) that support salt tolerant species, and where at average high tide during the growing season, the soil is irregularly inundated by tidal waters. The predominant species is saltmarsh cordgrass (*Spartina alterniflora*). More open areas often support widgeon grass, eelgrass, and Sago pondweed. [6-12]

SALT MEADOW: Areas of a coastal wetland that support salt tolerant plant species bordering the landward side of salt marshes or open coastal water, where the soil is saturated during the growing season but which is rarely inundated by tidal water. Indigenous plant species include salt meadow cordgrass (*Spartina patens*) and black rush; common threesquare occurs in fresher areas. [6-12]

SERVICE DROP: Any utility line extension which does not cross or run beneath any portion of a water body provided that:

1. in the case of electric service

- a. the placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right-of-way; and
- b. the total length of the extension is less than one thousand (1,000) feet.

2. in the case of telephone or cable service

- a. the extension, regardless of length, will be made by the installation of wires to existing utility poles, or
- b. the extension requiring the installation of new utility poles or placement underground is less than one thousand (1,000) feet in length. [6-12]

SANITARY SEWER: A sewer intended to only carry wastewater from homes, businesses and industries. [3-98]

SETBACK: The nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, or property line, to the nearest part of a structure, road, parking space, or other regulated object or area. [6-12]

SHARED COMMUNITY SPACE: Space designed to be used in common for the enjoyment and leisure of residents of congregate housing facilities. [3-01][6-20]

SHARED DINING FACILITIES: a room or rooms designed for the serving of meals to residents sitting together, plus the kitchen and ancillary facilities required for meal preparation in conjunction with Elderly Congregate Housing. [3-01]

SHORE FRONTAGE: The length of a lot bordering on a water body measured in a straight line between the intersections of the lot lines with the shoreline at normal high-water elevation. [3-91]

SHORELAND AREA: Land within 250 feet, horizontal distance, of the normal high-water mark of any pond, river or salt-water body.

SHORELAND ZONE: The land area located within two hundred and fifty (250) feet, horizontal distance, of the normal high-water line of any great pond, river, or saltwater body; within 250 feet of the upland edge of a coastal or freshwater wetland, including all areas affected by tidal action; or within seventy-five (75) feet of the normal high-water line of a stream.[3-91] [6-12]

SHORELINE: The normal high-water line, or upland edge of a freshwater or coastal wetland. [6-12]

SIDEWALK: A paved way for pedestrian traffic, which is constructed parallel to a road. [11-12]

SIGN: A name, identification, description, display or illustration which is affixed to, or painted or represented directly or indirectly upon a building, structure, or piece of land, and which directs attention to an object, place, activity, person, institution, organization, or business. An outdoor sign. Markings on commercial vending machines shall not be deemed signs under this ordinance. [3-93]

SIGN AREA: The area of the smallest square, rectangle, triangle, circle or combination thereof which encompasses the lettering, numbering, picture, insignia, background, or border. The structural supports of a sign are to be excluded in determining the signable area. [3-93]

SKID TRAIL: A route repeatedly used by forwarding machinery or animal to haul or drag forest products from the stump to the yard or landing, the construction of which requires minimal excavation. [6-12]

SLASH: The residue, e.g., treetops and branches, left on the ground after a timber harvest. [6-12]

SOLID WASTE FACILITY: Area of town owned land used for the collection and disposal of town resident solid waste. This can mean any facility authorized and approved by State laws for solid waste.

START OF CONSTRUCTION: The date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, substantial improvement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. [6-87]

STORM SEWER: A sewer separate from the sanitary sewer that carries unpolluted drainage from storms, surface drains, cellar drains, foundation drains, industrial cooling water, roof leaders, sump pumps and street wash; but does not include any sanitary waste. [3-98]

STREAM: A free-flowing body of water from the outlet of a great pond or the point of confluence of 2 perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5 minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river or joins another water body or wetland within a shoreland zone. [12-89, 3-92]

STREET: The word "street" means and includes such ways as alleys, avenues, boulevards, highways, roads, streets and other rights-of-way intended for vehicular traffic. The term "street" shall also apply to areas on subdivision plans designated as "streets", etc. [11-12]

STRUCTURE: Anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of fences, and poles, wiring and other aerial equipment normally associated with service drops as well as guying and guy anchors. The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. [6-12]

SUBDIVISION: The division of a tract or parcel of land as defined in Title 30-A § 4401 et. seq., as amended, including the division of a structure for commercial or industrial use.[11-12]

SUBDIVISION PLANS - FINAL: The final plan presented in proper form for signature by the Planning Board and for recording in the Lincoln County Registry of Deeds, as described in Section 3 (of Article VII, Subdivision Regulations).

SUBDIVISION, MAJOR: A subdivision containing six (6) or more lots or dwelling units, or units in a commercial development. [11-12]

SUBDIVISION, MINOR: A subdivision other than a major subdivision. [11-12]

SUB-GRADE: The shaped and compacted foundation of a road lying beneath the traveled way.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. [3-91]

SUBSTANTIAL IMPROVEMENT: Any reconstruction, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term, does not however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure." [3-91, 6-91]

SUBSTANTIAL START: Completion of thirty (30) percent of a permitted structure or use measured as a percentage of estimated total cost. [3-91]

SUBSURFACE SEWAGE DISPOSAL SYSTEM: Any system designed to dispose of waste or waste water on or beneath the surface of the earth; includes, but is not limited to: septic tanks; disposal fields; grandfathered cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 M.R.S.A. section 414, any surface waste water disposal system, or any municipal or quasi-municipal sewer or waste water treatment system. [6-12]

SUSTAINED SLOPE: A change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area. [3-91]

TAXICAB: Any motor vehicle used or to be used for the conveyance of persons for hire from place to place within Wiscasset, or from anyplace in Wiscasset to and across the town line of any adjoining town, except a motor vehicle subject to regulation by the Maine

Public Utilities Commission, and motor vehicles collecting fares by tickets or coupons sold for interstate transportation.

TEMPORARY OR SEASONAL BUSINESSES: Those for profit and not for profit activities in Wiscasset which operate and set up less than six months out of the year. [3-95]

TIDAL WATERS: All waters affected by tidal action during the maximum spring tide. [6-12]

TIMBER HARVESTING: The cutting and removal of timber for the primary purpose of selling or processing forest products. The cutting or removal of trees in the shoreland zone on a lot that has less than two (2) acres within the shoreland zone shall not be considered timber harvesting. [6-12]

TIMBER HARVESTING RELATED ACTIVITIES: The construction and maintenance of roads used primarily for timber harvesting and other activities conducted to facilitate timber harvesting. [6-12]

TOTAL FLOOR AREA: The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls plus the horizontal area of any unenclosed portions of the structure such as porches and decks but not including unfinished attics or cellars or areas where the ceiling height is less than six (6) feet. [6-12]

TRACT OR PARCEL OF LAND: All contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road are considered each a separate tract or parcel unless the road was established by the owner of land on both sides of the road. [12-89]

TRANSPORTATION FACILITY: The use of land, buildings or structure for uses such as but not limited to aircraft landing fields, airports and related uses, heliports, railroad yards, train stations, bus stations and terminals, intermodal facilities, truck terminals and port facilities. [6-12]

TRIBUTARY STREAM: A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland as defined. This definition does not include the term "stream" as defined elsewhere in this Ordinance, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland. [3-91]

UNDOMESTICATED ANIMAL: A mammal considered to be wild by the Department of Inland Fisheries and Wildlife. [3-97]

UNDUE HARDSHIP is defined (in Article I, Section 5.3.2.c.) by the following criteria:

- * That the land in question cannot yield a reasonable return unless a variance is granted; and,
- * That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and
- * That the granting of a variance will not alter the essential character of the locality; and
- * That the hardship is not the result of action taken by the applicant or a prior owner.

UNDUE WATER POLLUTION is defined by the State of Maine Primary Drinking Water Standards in groundwater and surface water at any existing or planned well sites within the subdivision; or at waterbodies and wetlands wholly, or partially within the subdivision as defined appropriately in the Subsurface Wastewater Disposal Rules (Chapter 241, State Plumbing Code), in the State Protection of Natural Resources Act (Section 480-B), and in the permit requirements of the Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act; or at any point on the boundary of the subdivision. Whether or not pollution will occur shall be determined by hydrogeologic studies utilizing site-specific hydrogeologic, soils, and test data including background nitrate-nitrogen levels, and performed by professionals certified by the State to make such studies; [3-89]

UPLAND EDGE OF A WETLAND: The boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt tolerant vegetation and/or the maximum spring tide level, including all areas affected by tidal action. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation; or where the soils support the growth of wetland vegetation, but such vegetation is dominated by woody stems that are six (6) meters (approximately twenty (20) foot) tall or taller. [6-12]

URBAN AREA: The Compact Area indicated on the compact area map of Wiscasset published by the Maine Department of Transportation and dated 1976, a copy of which is made a part of this ordinance. [6-83]

VARIANCE: A grant of relief by a community from the terms of a floodplain management regulation. [6-87]

VEGETATION: All live trees, shrubs, ground cover, and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 1/2 above ground level. [3-91]

VELOCITY ZONE: An area of special flood hazard extending from offshore to the inland limit of the primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. [6-12]

VIOLATION: The failure of a structure or other development to fully comply with a community's floodplain management regulations or ordinance. [6-87]

VISIBLE: Capable of being seen without visual aid by a person of normal visual acuity.

VOLUME OF A STRUCTURE: (This definition applies only in Shoreland Districts A, B, & C.). The volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof. [3-91]

WALL SIGN: an outdoor sign which is attached flat to, painted on or pinned away from the wall and does not project more than 18 inches from the wall.

WALL SIGN AREA: the area of the facade of a building up to the roof line, excluding windows, doors, and major architectural features.

WAREHOUSING: The storage, deposit or stocking of merchandise or commodities in a structure or room. [6-12]

WASTE MATERIALS: Garbage and rubbish.

WATER BODY: any great pond, river, stream or tidal area. [3-91]

WATERCRAFT: any type of vessel, boat, barge, float or craft used or capable of being used as a means of transportation other than a seaplane. [3-94]

WATER CROSSING: Any project extending from one bank to the opposite bank of a river or stream, whether under, through or over the water course. Such projects include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossings. This definition includes crossings for timber harvesting equipment and related activities. [3-91, 6-12]

WETLAND: A freshwater or coastal wetland. [3-91]

WETLANDS ASSOCIATED WITH GREAT PONDS AND RIVERS: Wetlands contiguous with or adjacent to a great pond or river, and which during normal high water, are connected by surface water to the great pond or river. Also included are wetlands which are separated from the great pond or river by a berm, causeway, or similar feature less than 100 feet in width, and which have a surface elevation at or below the normal high water line of the great pond or river. Wetlands associated with great ponds or rivers are considered to be part of that great pond or river. [3-91]

WINDFIRM: The ability of a forest stand to withstand strong winds and resist windthrow, wind rocking, and major breakage. [6-12]

WOODY VEGETATION: Live trees or woody, non-herbaceous shrubs. [6-12]

10a



Board of Selectmen
 51 Bath Road
 Wiscasset, ME 04578

Re: Common Use & Town Pier Usage for Easter 2020

February 10, 2020

Dear Board Members,

On behalf of the members and friends of the First Congregational Church UCC of Wiscasset, greetings to you all!

As Easter approaches, we are beginning to make plans for our celebrations. To that end, I place before you two requests:

- 1) We would like to, once again, request the use of the Town Pier for an Easter Sunrise service on Sunday, April 12th, 2020. This service, starting around 6am, is a joint offering of our church and St. Philip's Episcopal Church and is open to the public.
- 2) We would like to request the use of the town common for an Easter Egg Hunt on Sunday, April 12th, 2020 after our 10am Worship Service. The Egg Hunt would run from about 11:30am to 12noon and is also open to all.

Thank you for your support in past years for a variety of events that we do annually, and thank you for your consideration on these requests.

If you have any further questions, please feel free to be in touch. I can be reached at 207-882-7544 or joshfitterling@myfairpoint.net.

Peace,

Rev. Josh Fitterling, Pastor

28 High Street
 (207) 882-7544

P. O. Box 350
fccw@myfairpoint.net

Wiscasset, ME 04578
www.uccwiscasset.org

1 SELECTMEN REPORT

Department(s): 100 - 514
February

10b

Account	Budget Net	Curr Mnth Net	YTD Net	Pending Activity	Unexpended Balance	Percent Spent
100 - ADMINISTRATI	172,056.00	12,991.34	106,429.84	0.00	65,626.16	61.86
101 - AIRPORT	90,769.00	5,751.09	43,476.59	0.00	47,292.41	47.90
102 - ANIMAL CONTR	17,367.00	1,419.82	7,532.36	0.00	9,834.64	43.37
103 - ASSESSING	6,778.00	0.00	4,181.75	0.00	2,596.25	61.70
104 - BRDS & COMM	2,843.00	526.15	2,031.41	0.00	811.59	71.45
105 - CELEBRATIONS	12,000.00	0.00	10,096.76	0.00	1,903.24	84.14
106 - CLERK	90,381.00	7,158.15	58,674.28	0.00	31,706.72	64.92
107 - CEO	35,956.00	2,448.79	22,075.46	0.00	13,880.54	61.40
108 - COMMUN ORG	62,865.00	0.00	34,240.00	0.00	28,625.00	54.47
109 - CONTINGENCY	20,000.00	0.00	1,598.00	0.00	18,402.00	7.99
110 - CONTRACTS	197,500.00	2,312.74	65,773.16	0.00	131,726.84	33.30
111 - COUNTY TAX	624,976.00	0.00	624,975.37	0.00	0.63	100.00
112 - DEBT SERVICE	243,234.00	0.00	172,975.86	0.00	70,258.14	71.12
113 - ELECTIONS	19,185.00	77.18	1,173.36	0.00	18,011.64	6.12
114 - EMS	540,598.00	37,424.40	324,474.31	0.00	216,123.69	60.02
115 - FD FIRE DEPT	150,938.00	10,230.65	89,512.61	0.00	61,425.39	59.30
116 - FINANCE	223,261.00	9,508.84	133,553.23	0.00	89,707.77	59.82
117 - GA	20,000.00	1,110.83	13,274.57	0.00	6,725.43	66.37
118 - MUN BULIDING	79,141.00	6,294.72	49,557.95	0.00	29,583.05	62.62
119 - MUN INSURANC	201,143.00	3,266.04	139,349.88	0.00	61,793.12	69.28
120 - OVERLAY	53,328.88	0.00	2,256.66	0.00	51,072.22	4.23
121 - PARKS & REC	790,288.00	71,354.08	514,266.37	0.00	276,021.63	65.07
122 - PLANNING	28,700.00	0.00	0.00	0.00	28,700.00	0.00
123 - POLICE	435,541.00	35,323.12	278,954.98	0.00	156,586.02	64.05
124 - PD SRO	50,166.00	3,687.49	25,654.28	0.00	24,511.72	51.14
125 - PUBLIC UT	275,314.00	22,471.76	163,436.93	0.00	111,877.07	59.36
126 - PUBLIC WORKS	651,600.00	69,140.13	416,745.08	0.00	234,854.92	63.96
127 - SELECTMEN	27,162.00	6,153.33	15,626.31	0.00	11,535.69	57.53
128 - SCHOOL TOWN	5,999,053.14	0.00	3,492,156.01	0.00	2,506,897.13	58.21
129 - SR CENTER	14,397.00	877.84	8,440.45	0.00	5,956.55	58.63
130 - SHELLFISH	6,003.00	1,291.80	1,995.70	0.00	4,007.30	33.25
131 - TIF	233,591.20	0.00	233,591.20	0.00	0.00	100.00
132 - TRANSFER ST	593,944.00	48,054.43	423,160.95	0.00	170,783.05	71.25
133 - WATERFRONT	54,909.00	844.56	18,142.03	0.00	36,766.97	33.04
134 - COMP PLAN	20,000.00	0.00	0.00	0.00	20,000.00	0.00
135 - XFER TO CAP	14,000.00	0.00	14,000.00	0.00	0.00	100.00
200 - RETIREE HEAL	47,100.00	3,985.87	28,571.11	0.00	18,528.89	60.66
301 - CAPITAL	518,808.00	0.00	518,808.00	0.00	0.00	100.00
313 - PIER DEBT	40,464.00	3,371.92	26,975.36	0.00	13,488.64	66.67
314 - BACKHOE DEBT	22,237.00	3,706.14	16,677.63	0.00	5,559.37	75.00
315 - RD/SIDEWALK	200,000.00	0.00	85,925.92	0.00	114,074.08	42.96
333 - WCC CAPITAL	58,000.00	1,198.28	40,297.74	0.00	17,702.26	69.48
334 - RADIOS/REPEA	35,400.00	0.00	0.00	0.00	35,400.00	0.00
335 - MUN FLOORS	45,000.00	0.00	14,046.20	0.00	30,953.80	31.21
336 - COMBINE CP	157,007.35	0.00	157,007.35	0.00	0.00	100.00

@ 66.67% of Fiscal Year

OVER →

1 SELECTMEN REPORT

Department(s): 100 - 514
February

Account	Budget Net	Curr Mnth Net	YTD Net	Pending Activity	Unexpended Balance	Percent Spent
400 - WASTEWATER CONT'D						
400 - WASTEWATER	750,636.00	34,095.87	409,674.94	0.00	340,961.06	54.58
401 - IMPACT FEES	49,573.24	0.00	42,600.00	0.00	6,973.24	85.93
513 - PERPETUAL CA	0.00	0.00	100,000.00	0.00	-100,000.00	----
514 - CEM OPERATIO	108,013.00	1,558.97	51,895.17	0.00	56,117.83	48.05
Final Totals	14,091,226.81	407,636.33	9,005,863.12	0.00	5,085,363.69	63.91

HM Payson Monthly Statement of Wiscasset Accounts

Account Name	Market Value as of 12/31/2019	Market Value as of 01/31/2020	Market Value as of 02/29/2020	Change in Market Value
Montsweag Dam Reserve Fund	\$ 177,752.26	\$ 177,130.29	\$ 165,551.01	\$ (11,579.28)
Cemetery Trust Fund	\$ 2,125,144.36	\$ 2,117,708.22	\$ 1,979,270.47	\$ (138,437.75)
General John French Scholarship	\$ 66,999.40	\$ 66,764.96	\$ 62,400.44	\$ (4,364.52)
Jackson Cemetery Fund	\$ 33,010.39	\$ 32,894.88	\$ 30,744.49	\$ (2,150.39)
Larabee Band Fund	\$ 798,908.38	\$ 796,112.91	\$ 744,069.82	\$ (52,043.09)
Haggett Scholarship Fund	\$ 15,128.49	\$ 15,075.55	\$ 14,090.04	\$ (985.51)
Mary Bailey Fund	\$ 486,576.67	\$ 484,874.08	\$ 453,177.14	\$ (31,696.94)
Seth Wingren Fund	\$ 30,575.08	\$ 30,468.10	\$ 28,476.35	\$ (1,991.75)
Wiscasset Community Center Endowment Fund	\$ 3,463.99	\$ 3,451.87	\$ 3,226.22	\$ (225.65)
Cooper-Diperrri Scholarship Fund	\$ 34,463.51	\$ 34,342.92	\$ 32,097.87	\$ (2,245.05)
Recreation Scholarship	\$ 895.12	\$ 891.99	\$ 833.68	\$ (58.31)
Town of Wiscasset Endowment Fund Total	\$ 3,772,917.65	\$ 3,759,715.77	\$ 3,513,937.53	\$ (245,778.24)
Town of Wiscasset Capital Reserve	\$ 431,432.62	\$ 429,900.44	\$ 401,482.80	\$ (28,417.64)
Town of Wiscasset Construction Reserve	\$ 3,091,218.30	\$ 3,080,240.18	\$ 2,876,627.55	\$ (203,612.63)
Town of Wiscasset Equipment Reserve	\$ 4,786,926.32	\$ 4,769,926.08	\$ 4,454,620.41	\$ (315,305.67)
Town of Wiscasset Furnace Replacement Reserve	\$ 397,784.88	\$ 396,372.19	\$ 370,170.86	\$ (26,201.33)
Town of Wiscasset Major Repairs Reserve	\$ 535,848.05	\$ 533,945.05	\$ 498,649.76	\$ (35,295.29)
Town of Wiscasset Recreation Building Reserve	\$ 2,096,028.53	\$ 2,088,584.72	\$ 1,950,523.33	\$ (138,061.39)
Town of Wiscasset Retirement Health Insurance Reserve	\$ 303,431.23	\$ 302,353.62	\$ 282,367.19	\$ (19,986.43)
Town of Wiscasset Roof Repair Reserve	\$ 365,280.92	\$ 363,983.66	\$ 339,923.31	\$ (24,060.35)
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 109,643.33	\$ 109,253.94	\$ 102,031.95	\$ (7,221.99)
Town of Wiscasset Highway Department Capital Reserve	\$ 2,571.40	\$ 2,562.27	\$ 2,392.90	\$ (169.37)
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 3,428.56	\$ 3,416.38	\$ 3,190.55	\$ (225.83)
Town of Wiscasset Reserve Funds Total	\$ 12,123,594.14	\$ 12,080,538.53	\$ 11,281,980.61	\$ (798,557.92)

10e

Kathleen Onorato

From: manager@wiscasset.org
Sent: Wednesday, March 11, 2020 11:14 AM
To: admin@wiscasset.org
Subject: FW: Brewery Agreement
Attachments: Conditional Agreement.docx

Kathy:
This for the agenda.
John

From: Rick Gaeth <wwtp@wiscasset.org>
Sent: Tuesday, March 10, 2020 9:16 AM
To: manager@wiscasset.org
Subject: Brewery Agreement

John: Please see attached the updated Conditional Sewer Agreement (for Breweries). The Ordinance Board voted to allow the sewer department's use of this document, provided that we get the Select Board's approval and that the Town lawyers also examine it and give their approval. Can you put this on the agenda for the next Select Board Meeting on March 17th? Thanks much. Respectfully, Rob Lalli

Town of Wiscasset Sewer System Conditional Discharge Agreement

Agreement # _____ Date _____

Business Name _____

Business Address _____

Lot#/ Map _____ Business Phone # _____

Owners _____ Contact Name _____

Owner's Address _____ Contact Phone# _____

Business Email _____ Contact's Email _____

The above shown commercial establishment is allowed by the Town of Wiscasset to discharge industrial/commercial sewage into the Town collection system. This agreement is, and will remain conditional, and may be revoked by the Town of Wiscasset at any time, for due cause. The following conditions are listed below and are understood by, and agreed to, by the above listed business and its owners. The Town of Wiscasset reserves the following rights regarding the above shown business:

- 1) To require the business to run laboratory tests on its discharges, using approved EPA Wastewater Methods (40 CFR Part 136), at the business's expense, and provide documentation of those results to Town of Wiscasset officials.
- 2) To require the business to install any pre-treatment processes, as deemed necessary by Town officials, at the business's expense.
- 3) Require the business to allow on-site property access to Town of Wiscasset officials, at any reasonable, mutually agreed to time, for inspection or testing purposes.
- 4) To cap the business's proposed product production levels (which are now stated by the business owner to be approximately _____). Any business expansion or increase above the stated production level will require application for, and Town of Wiscasset approval of, a new discharge agreement.
- 5) To add additional or increased sewer bill charges, if deemed necessary by Town of Wiscasset officials, for high BOD loadings (biochemical oxygen demand), high TSS loadings (total suspended solids), high or low pH loadings, large quantities of high temperature liquids, slug flows or other potentially harmful discharge characteristics, based on typical sample results.
- 6) To determine exactly when the business may discharge high strength sewage into the Town of Wiscasset collection system.
- 7) To evaluate any related odor control issues and have them corrected at the business's expense.

Business Owner _____

Date _____

Town of Wiscasset Code Enforcement Officer _____

Date _____

Town of Wiscasset Sewer Plant Superintendent _____

Date _____

Text of this document amended March 10, 2020.

From: Steve Gove <sgove@memun.org>
Sent: Monday, March 9, 2020 2:48 PM
To: manager@wiscasset.org
Subject: Coronavirus Web Information Area



To: Key and Elected Municipal Officials

From: Stephen Gove, Executive Director

Date: Monday, March 9, 2020

Re: Coronavirus Web Information Area

This morning, the Maine Municipal Association launched a resource area on our website home page (www.memun.org) dedicated to assisting members anticipate and respond to the coronavirus public health issue. MMA will update this web area daily as the current situation develops, in Maine and beyond.

Through this web area, members can keep up to date on local, state, federal and world developments. MMA will rely on official sources of information such as the U.S. Centers for Disease Control and Prevention, the Maine Center for Disease Control and Prevention, National League of Cities, etc.

The website will focus on three areas:

- Public health, including updates on test availability, cases (if any) and response.
- Employer guidance and best practices. Collectively, municipal government is a major employer in Maine.
- Financial impact. The virus outbreak is having a significant effect on the global and U.S. economies.

In addition, MMA was asked to have a representative sit in on daily briefings held by the Maine CDC, which we started doing last Friday and will continue to do. The Maine CDC recognizes MMA's role as a conduit between state government and local leaders. Participating in the state's coronavirus effort will allow MMA to keep up to date with the situation here in Maine.

We encourage members to link to the MMA website resource area on your municipal websites. If you have a social media presence, please share our Facebook posts as well. If you have questions, please email me (sgove@memun.org) or Eric Conrad, Director of Communication & Educational Services (econrad@memun.org).

Thank you.

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You are receiving this email from MMA's State and Federal Relations Department as an FYI. If you do not wish to receive these emails, please click the unsubscribe button.

Our mailing address is:

Maine Municipal Association
60 Community Dr
Augusta, ME 04330-8603

[Add us to your address book](#)

Want to change how you receive these emails?

Lincoln County is preparing for Covid-19 and you should to!

As Covid-19 moves across our country, Lincoln County is preparing in the event of an outbreak of Covid-19 in Maine.

Our top priorities are; to keep the county staff as safe and healthy as possible, keep the public doing business with us as healthy and safe as possible, support the municipalities with the resources we have available, maintain continuity of county government and critical infrastructure.

Information about Covid-19 changes rapidly, for the most up to date information look at the Maine and Federal CDC websites. Links to both agencies are on the homepage of the Lincoln County Emergency Management Agency website at www.lincolncountyema.net . The CDC provides guidance for, but not limited to, individuals and families, specific groups and organizations, businesses, healthcare facilities, and first responders.

If an outbreak advances, the Lincoln County Emergency Management Agency will activate an Emergency Operations Center (EOC). Resources are already limited; the EOC will provide resource management and maintain situational awareness by regularly communicating and collaborating with each municipality's local EMA director, public safety agency, other counties, Maine CDC, and the Maine Emergency Management Agency.

Lincoln County will implement policies and procedures to help prevent the spread of an outbreak to keep our staff and the public doing business with the county safe, which may include closing the courthouse depending on the severity of the outbreak.

Are you prepared? Do you have at least a two weeks supply of food, water, and prescriptions? There are more ways to be prepared, visit the EMA website listed above to find out how. While you are on the website, also make sure you sign up for Lincoln County's CodeRED emergency alerting and notification system.

11d Rec 3/9/2020
The Only Copy We have

OFFICE OF
LINCOLN COUNTY COMMISSIONERS

32 HIGH STREET P.O. Box 249
WISCASSET, MAINE 04578

INCORPORATED 1780

COMMISSIONERS OFFICE (207) 882-6311
FAX (207) 882-4320



DISTRICT ONE
HAMILTON W MESERVE
SOUTHPORT, MAINE

DISTRICT TWO
WILLIAM B. BLODGETT
WALDOBORO, MAINE

DISTRICT THREE
MARY R. TRESKOT
DAMARISCOTTA, MAINE

March 3rd 2020

Dear Selectmen,

Over the last several years the County has received the same request from many towns, please help us estimate our budget figure. As you are all aware, this puts the County in a difficult position and allows for a significant unknown in many town budgets. Our solution, commit County taxes earlier.

Enclosed you will find the Lincoln County FY 2020 Summary Budget, State of Maine Valuation for Lincoln County by town, Tax Commitment, 2019 vs 2020 Comparison, Assessors Return and Invoice due no later than 10/31/20.

My intention of providing all these documents is to make the County's tax commitment process easier to understand and transparent.

I have been approached by a handful of towns with interest in an individual installment plan to help regulate their cash flow. For example, this could comprise of 6 equal installments from April through September. This is a process the County would be more than willing to help with and will be flexible to each interested town's need.

If you would like to arrange a payment plan, please feel free to either email at mcearbaugh@lincounty.me or call 882-6311 to discuss your options.

For many towns, I hope you have a smooth budget season, for others, audit season, but for everyone a safe and happy 2020.

Sincerely,

Michelle Cearbaugh
Finance Director
Lincoln County

2020 LINCOLN COUNTY TAX COMMITMENT

MUNICIPALITIES	2020 State Valuation	2020 Tax Commitment	2019 State Valuation	2019 Tax Commitment	Change in Value	Increase/Decrease	%
ALNA	\$ 87,700,000.00	\$ 121,859.37	\$ 85,500,000	\$ 115,548.48	\$ 2,200,000	\$ 6,310.89	5.46%
BOOTHBAY	\$ 981,650,000.00	\$ 1,364,005.18	\$ 943,500,000	\$ 1,275,087.60	\$ 38,150,000	\$ 88,917.58	6.97%
BOOTHBAY HARBOR	\$ 726,900,000.00	\$ 1,010,029.40	\$ 750,100,000	\$ 1,013,718.29	-\$ 23,200,000	-\$ 3,688.89	-0.36%
BREMEN	\$ 213,600,000.00	\$ 296,797.74	\$ 198,550,000	\$ 268,329.25	\$ 15,050,000	\$ 28,468.50	10.61%
BRISTOL	\$ 1,056,800,000.00	\$ 1,468,426.30	\$ 1,031,560,000	\$ 1,394,082.26	\$ 25,250,000	\$ 74,344.03	5.33%
DAMARISCOTTA	\$ 357,850,000.00	\$ 497,233.49	\$ 356,400,000	\$ 481,654.71	\$ 1,450,000	\$ 15,578.77	3.23%
DRESDEN	\$ 151,650,000.00	\$ 210,718.06	\$ 139,750,000	\$ 188,864.33	\$ 11,900,000	\$ 21,853.73	11.57%
EDGECOMB	\$ 230,150,000.00	\$ 319,794.01	\$ 219,400,000	\$ 296,506.86	\$ 10,750,000	\$ 23,287.15	7.85%
JEFFERSON	\$ 369,800,000.00	\$ 513,976.99	\$ 347,850,000	\$ 470,099.87	\$ 22,050,000	\$ 43,877.13	9.33%
MONHEGAN PLANTATION	\$ 80,500,000.00	\$ 111,854.96	\$ 82,000,000	\$ 110,818.42	-\$ 1,500,000	\$ 1,036.53	0.94%
NEWCASTLE	\$ 300,350,000.00	\$ 417,337.09	\$ 286,450,000	\$ 387,121.19	\$ 13,900,000	\$ 30,215.90	7.81%
NOBLEBORO	\$ 323,400,000.00	\$ 449,365.12	\$ 322,500,000	\$ 435,840.75	\$ 900,000	\$ 13,524.37	3.10%
SOMERVILLE	\$ 55,950,000.00	\$ 77,742.67	\$ 53,250,000	\$ 71,964.40	\$ 2,700,000	\$ 5,778.26	8.03%
SOUTH BRISTOL	\$ 692,700,000.00	\$ 962,508.42	\$ 659,150,000	\$ 890,804.44	\$ 33,550,000	\$ 71,703.97	8.05%
SOUTHPORT	\$ 664,900,000.00	\$ 923,880.25	\$ 691,150,000	\$ 934,050.66	-\$ 26,250,000	-\$ 10,170.41	-1.09%
WALDOBORO	\$ 501,900,000.00	\$ 697,391.33	\$ 492,450,000	\$ 665,518.70	\$ 9,450,000	\$ 31,872.63	4.79%
WESTPORT ISLAND	\$ 221,300,000.00	\$ 307,496.91	\$ 215,350,000	\$ 291,033.51	\$ 5,950,000	\$ 16,463.41	5.66%
WHITEFIELD	\$ 201,200,000.00	\$ 279,567.91	\$ 197,400,000	\$ 266,775.09	\$ 3,800,000	\$ 12,792.83	4.80%
WISCASSET	\$ 470,850,000.00	\$ 654,247.28	\$ 462,450,000	\$ 624,975.37	\$ 8,400,000	\$ 29,271.91	4.68%
TOTAL	\$ 7,688,250,000	\$ 10,684,232.48	\$ 7,534,750,000	\$ 10,182,794.19	\$ 154,500,000	\$ 501,438.30	4.92%
UNORGANIZED TERRITORY	\$ 16,050,000	\$ 22,301.52	\$ 15,450,000	\$ 20,879.81	\$ 600,000	\$ 1,421.70	6.81%
GRAND TOTAL	\$ 7,705,300,000	\$ 10,706,534.00	\$ 7,550,200,000	\$ 10,203,674.00	\$ 155,100,000	\$ 502,860.00	4.93%
TOTAL 2020 EXPENDITURE	\$ 12,319,207.00		\$ 11,898,074.00	\$ 502,860.00			
LESS 2020 REVENUE	\$ 1,500,330.00		\$ 1,546,795.00				
2020 ADJUSTED BUDGET	\$ 10,818,877.00		\$ 10,351,279.00				
LESS 2019 SURPLUS	\$ 200,000.00		\$ 236,262.00				
BALANCE	\$ 10,618,877.00		\$ 10,116,017.00				
PLUS OVERLAY (max 2%)	\$ 87,657.00		\$ 87,657.00				
TOTAL TO BE RAISED BY TAXATION	\$ 10,706,534.00		\$ 10,203,674.00				

He

manager@wiscasset.org

From: Ryan, Molly (Collins) <Molly_Ryan@collins.senate.gov>
Sent: Monday, March 9, 2020 2:31 PM
To: 'Jeff Slack'; 'manager@wiscasset.org'
Cc: admin@wiscasset.org; 'Colby, Selectman'; Barnes, Mary Ellen; McMurry, Kayla (Collins)
Subject: RE: Nuclear Power Plant Closure Language in FY20 CJS Bill

Hi all,

Apologies for the slight delay in following up regarding the Economic Development Administration (EDA) funding. Last week, Kayla and I were able to touch base with the person who handles EDA grants to communities impacted by nuclear power plant closures. While the application period for applying for this funding has not opened, they suggested you all reach out to the Nuclear Decommissioning Collaborative, who may be able to help you begin to craft a project proposal. They mentioned Jim Hamilton at the Nuclear Decommissioning Collaborative is very helpful in working with affected communities, and has been successful in getting federal funding to communities like Wiscasset. Please let us know if you are able to make progress with the Collaborative!

Additionally, given this funding comes from EDA, they recommended reaching out to Alan Brigham, who heads Maine's regional EDA office. You may have worked with him before.

Finally, Senator Collins submitted the below question for the record to Secretary Ross during the Department of Commerce Fiscal Year 2021 Budget Hearing. As you can see below, she highlights the importance of EDA funding, specifically for communities like Wiscasset.

I know that was a lot of information, so please let us know if talking over the phone would also be helpful.

Best,

Molly

Molly Ryan
Legislative Aide
Office of U.S. Senator Susan Collins
413 Dirksen Senate Office Building
202.224.2523

Senator Collins Question to Secretary Ross

I oppose the proposed elimination of the Economic Development Administration again this year – because I have seen firsthand how important EDA programs are to the state of Maine.

Following the decline of the pulp and paper industry in Maine, I helped secure EDA funding to establish the Forest Opportunity Roadmap (FOR/Maine) Initiative, an industry-led effort that is helping to diversify the state's wood products businesses, attract investments, and develop greater economic prosperity for rural communities impacted by mill closures. Maine's forests are vital contributors to our state's economy, particularly in rural communities, making EDA's work with state stakeholders invaluable.

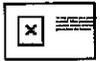
Additionally, in fiscal year 2020, Congress included \$15 million in EDA funding to be directed towards communities affected by nuclear power plant closures. Wiscasset, Maine, was home to Maine Yankee, one of several decommissioned nuclear power plants across the country. In 1996, the year Maine Yankee shut down for good, it paid

From: jlowell9@roadrunner.com
Sent: Wednesday, March 11, 2020 2:18 PM
To: John O'Connell
Cc: Karl Olson
Subject: Ordinance Review Committee requests

At its March 9, 2020 meeting, the Ordinance Review Committee recommended that the Wiscasset Select Board:

1. approve the Town of Wiscasset Sewer System Conditional Discharge Agreement
2. approve the addition of a signature line for the Wastewater Treatment Plant Manager on the Business License application
3. request that the ORC review and advise on possible changes to the Sign Ordinance
4. advise the ORC on the town's decision on adopting a building code (MUBEC) for residential structures.

Please let me know if you have any questions.



Virus-free. www.avast.com

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

12a

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

3/9/20

Steele's Landscaping, Inc.
584 Alexander Reed Road
Richmond, ME 04357

PROPERTY REVIEWED
Personal Property Acct # 130

CURRENT ASSESSED VALUE

Personal Property Value: \$ 4,300

FINDINGS

After careful review of the assessments of your property, the following determination/ findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

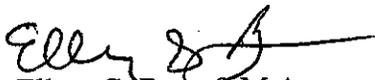
 X An adjustment will be made. The following assessments now apply.

Personal Property Value : \$ 0

 X Abatement will be recommended for : **\$ 85.57(2019 Tax)**

Remarks: Upon further review and information provided, this personal property assessed was for the previous owners equipment and was not purchased by Steeles Landscaping, Inc. Abatement is recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely;


Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

12b

TAX ABATEMENT

To: Molly Bonang /Tax Collector John W. O'Connell/Treasurer:

We hereby abate the amount for the tax year(s) 2016-2018 in the amount of \$245.19 plus all interest and cost, for the personal property assessed to Steeles Landscaping, Inc. 38 Chewonki Neck Road acct # 130. Business sold without personal property in 2015.
Given unto our hands this _____ day of _____, 2020

Wiscasset Board of Selectmen

Judith R. Colby

Benjamin L. Rines, Jr.

Kimberly Andersson

Jefferson A. Slack

Katharine Martin-Savage