

# TOWN OF WISCASSET

To Lawrence Hesselstine, Chief Constable, of the Town of Wiscasset in the County of Lincoln, Maine:

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wiscasset, in said County and State, qualified by law, to vote in Town affairs to meet at the Wiscasset Community Center at 242 Gardiner Road, the 8<sup>th</sup> day of June, 2021 from 8:00 am to 8:00 pm then and there to act upon the following articles:

Article 1. To elect a moderator to preside at said meeting.

Article 2. To vote by secret ballot for elected positions.

**Board of Selectmen – 2 (2-year terms)**

**Wiscasset School Board – 2 (3-year terms)**

**Budget Committee – 3 (3-year terms)**

**Budget Committee - 3 (2-year terms)**

**Budget Committee – 2 (1-year terms)**

**Wiscasset Water District – 1(3-year term)**

Article 3. Should any cost center (departmental budget) question fail to pass, shall the Town vote to raise and appropriate an amount for the Selectmen to expend not to exceed 3/12 of the previous year's cost center appropriation?

Article 4. Do you favor approving the Wiscasset School Department budget for the upcoming school year that was adopted at the latest Wiscasset School Department budget meeting?

Article 5: Shall the Town authorize the Selectmen to form an ad hoc committee to study the future of the Wiscasset School Department including all options for expansion, consolidation, or continuing the status quo?

Article 6. Shall the Town authorize and delegate to the Board of Selectmen to negotiate and enter into a long-term lease agreement for approximately 20 acres at the Wiscasset Municipal Airport with MSD Wiscasset LLC (an affiliate of BAP Power Corporation d/b/a Cenergy) for the construction and operation of a solar energy project on terms acceptable to the Board of Selectmen?

Article 7. Shall the Town vote to appropriate the following **Estimated Revenues** to reduce the tax commitment?

Recreation	\$ 406,780
Excise	\$ 635,000
State Revenues	\$ 854,732
Miscellaneous	\$ 195,800
Emergency Medical Services	\$ 307,256
Transfer Station	\$ 257,541
Charges for Services	\$ 65,400
Airport	\$ 61,990
Senior Center	\$ 3,000
Waterfront	\$ 16,450
<b>Total</b>	<b>\$2,803,949</b>

Article 8. Shall the Town vote to raise and appropriate \$189,492 for **Town Office Administration/Operations?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

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- Article 9. Shall the Town vote to raise and appropriate \$94,818 for the **Airport?**
- The Airport anticipates \$61, 990 in revenue which partially offsets the above appropriation.*
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 10. Shall the Town vote to raise and appropriate \$15,575 for **Animal Control?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 11. Shall the Town vote to raise and appropriate \$6,492 for the **Office of Assessment?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 12. Shall the Town vote to raise and appropriate \$3,072 for **Municipal Boards and Committees?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 13. Shall the Town vote to raise and appropriate \$12,750 for **Celebrations?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 14. Shall the Town vote to appropriate an amount, not to exceed \$173,882 from the Perpetual Care Trust Fund for the care of **Cemeteries?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 15. Shall the Town vote to raise and appropriate \$95,280 for **Town Clerk/Excise Tax Collector/Registrar?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 16. Shall the Town vote to raise and appropriate \$36,827 for **Code Enforcement?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- The Code Enforcement Department anticipates \$26,900 in revenue to partially offset the above appropriation.*
- Article 17. Shall the Town vote to raise and appropriate \$50,000 for **Contingency?**
- Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

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- Article 18. Shall the Town vote to raise and appropriate \$197,200 for **Contractual Services?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 19. Shall the Town vote to raise and appropriate \$22,668 for **Office of Elections?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 20. Shall the Town vote to raise and appropriate \$614,577 for the **Emergency Medical Services?**
- The EMS Department anticipates \$307,256 in revenue which partially offsets the above appropriation.*
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 21. Shall the Town vote to raise and appropriate \$266,039 for **Office of Finance/Tax Collector?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 22. Shall the Town vote to raise and appropriate \$144,339 for the **Fire Department?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 23. Shall the Town vote to raise and appropriate \$24,703 for **General Assistance?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 24. Shall the Town vote to raise and appropriate \$77,160 for **Municipal Building Maintenance/Operations?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 25. Shall the Town vote to raise and/or appropriate \$160,875 **Municipal Insurances?**
- |                                 |                  |
|---------------------------------|------------------|
| Municipal Property/Casualty     | \$38, 156        |
| Unemployment Insurance          | \$14, 563        |
| Workers' Compensation Insurance | <u>\$108,156</u> |
| Total                           | \$160, 875       |
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain
- Article 26. Shall the Town vote to appropriate \$64,839 for the payment of retiree health insurance premiums, the funds to come from the **Health Insurance Reserve Account?**
- Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

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Article 27. Shall the Town vote to raise and appropriate \$808,891 for the **Parks & Recreation Department?**

*The Parks and Recreation Department anticipates \$406,780 in revenue which partially offsets the above appropriation.*

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 2-Favor 2-Opposed 0-Abstain

Article 28. Shall the Town vote to raise and appropriate \$35,000 for **Planning Services?**

Board of Selectmen recommendation: 5- Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 29. Shall the Town vote to raise and appropriate \$587,112 for the **Police Department?**

Board of Selectmen recommendation: 5- Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 30. Shall the Town vote to raise and appropriate \$51,402 for the **Police Department School Resource Officer, (SRO)?**

Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain  
Budget Committee recommendation: 1-Favor 3-Opposed 0-Abstain

Article 31. Shall the Town vote to raise and appropriate \$317,930 for **Public Utilities?**

Street Lights	\$ 44,730
Christmas Tree Lighting Meter	\$ 200
Fire Protection (Hydrants paid to Water District)	<u>\$273,000</u>
Total	\$317,930

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 32. Shall the Town vote to raise and appropriate \$637,215 for the **Public Works Department?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 33. Shall the Town vote to raise and appropriate \$27,362 for **Office of Selectmen?**

Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 34. Shall the Town vote to raise and appropriate \$14,466 for the **Senior Center?**

*The Senior Center anticipates \$3,000 in revenue which partially offsets the above appropriation.*

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

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Article 35. Shall the Town vote to raise and appropriate \$6,000 for **Shellfish Conservation?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

*The Shellfish Conservation anticipates \$2,650 in revenue to partially offset the above appropriation.*

Article 36. Shall the Town vote to raise and appropriate \$601,601 for the **Transfer Station?**

*The Transfer Station anticipates \$257,541 in revenue which partially offsets the above appropriation.*

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 37. Shall the Town vote to appropriate the sum of \$766,164 (the entire amount to come from departmental revenues and surplus) for the total **Enterprise Fund-Wastewater Treatment Plant** operational budget?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 38. Shall the Town vote to raise and appropriate \$61,975 for **Waterfront & Harbors?**

*Waterfront and Harbors anticipates \$16,450 in revenue which partially offsets the above appropriation.*

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

## COMMUNITY ORGANIZATIONS

Article 39. Shall the Town vote to raise and appropriate \$57,250 for the **Wiscasset Public Library?**

Board of Selectmen recommendation: 4-Favor 0-Opposed 1-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 40. Shall the Town vote to raise and appropriate \$1,500 for **Healthy Kids?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 41. Shall the Town vote to raise and appropriate \$700 for **New Hope for Women?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 42. Shall the Town vote to raise and appropriate \$2,000 to support the **Help Yourself Food Pantry and the Church of the Nazarene Outreach Food Pantry?**

Board of Selectmen recommendation: 5 Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

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Article 43. Shall the Town vote to raise and appropriate \$600 to support the **American Legion Flag Project**?

Board of Selectmen recommendation: 5 Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

## CAPITAL IMPROVEMENT QUESTIONS

Article 44. Shall the Town vote to appropriate an amount not to exceed \$20,000 from the Capital Reserve Account for **technology upgrades** for the Emergency Medical Service Department?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 45. Shall the Town vote to appropriate an amount not to exceed \$60,000 from the Capital Reserve Account for **Wiscasset Community Center improvements to include new carpeting in Senior Center, replacement of hot water tanks and replacement of rooftop AC units**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 46. Shall the Town vote to appropriate an amount not to exceed \$90,000 from the Capital Reserve Account for a **Public Works Bobcat Utility Vehicle**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 47. Shall the Town vote to appropriate an amount not to exceed \$525,000 from the Capital Reserve Account for **Ferry Road Culvert Repair**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 48. Shall the Town vote to appropriate an amount not to exceed \$55,000 from the Capital Reserve Account for the purchase of a **new police cruiser**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 2-Favor 2-Opposed 0-Abstain

Article 49. Shall the Town vote to appropriate an amount not to exceed \$220,000 from the Capital Reserve Account for **plant upgrades** at the Wiscasset Wastewater Treatment Plant?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 3-Favor 1-Opposed 0-Abstain

Article 50. Shall the Town vote to appropriate an amount not to exceed \$20,000 from the Capital Reserve Account to purchase a Harbormaster/Fire Department **Rescue Boat**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

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Article 51. Shall the Town vote to appropriate an amount not to exceed \$10,000 from the Capital Reserve Account to purchase **Overhead Door Openers** at the Wiscasset Fire Department?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 52. Shall the Town vote to appropriate the sum \$40,464 from the Capital Reserve Account for the purpose of paying the tenth and final **annual payment of a ten-year General Obligation Bond for the Municipal Pier Debt?**

Board of Selectmen recommendation: 5-Favor 0-Oppose 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Oppose 0-Abstain

Article 53. Shall the Town vote to appropriate the sum \$65,000 from the Capital Reserve Account for the adjustment of manhole covers per terms of a **Utility Agreement with the Maine Department of Transportation?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed –Abstain

Article 54. Shall the Town vote to appropriate \$12,000 from the unexpended balance of the FY '21 capital improvement projects to equip the **new police cruiser purchased in 2021?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 5-Favor 0-Opposed 0–Abstain

## DEBT SERVICE

Article 55. Shall the Town vote to raise and appropriate \$231,868 for **Debt Service?**

Tax Anticipation Note Interest & Bond Counsel	\$ 10,000
Taxable General Obligation Bond (For RSU withdrawal)	\$221,868
Total	<u>\$231,868</u>

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain  
Budget Committee recommendation: 4-Favor 0-Opposed 0-Abstain

Article 56. To see if the Town will fix Thursday, October 21, 2021 and Thursday, April 21, 2022 as the dates when semi-annual tax payments are due and payable and instruct the Tax Collector to charge interest at the rate of **6% per annum** on all taxes unpaid after said dates?

Article 57. Shall the Town vote to authorize the Tax Collector to enter into standard agreement with taxpayers establishing a “tax club” payment plan for commercial and/or residential real estate property taxes, whereby:

1. The taxpayer agrees to pay specified monthly payments to the Town based on his/her estimated and actual tax obligation for current year real estate property taxes;
2. The Town agrees not to charge interest on timely payments made pursuant to the tax club agreement;
3. The Town authorizes the Tax Collector to accept tax club payments for current year taxes which may be due prior to the commitment of those taxes;
4. The agreement is automatically terminated if a scheduled payment is late, and the taxpayer then becomes subject to the same due date(s) and interest date(s) and rate as other taxpayers who are not participating in a tax club program; and
5. Taxpayers wishing to participate in a tax club for a particular property tax year shall enter an agreement with the town by a publicly-advertised deadline determined by the Tax Collector.

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Article 58. Shall the Town vote to approve the following:

**A.** To pay interest at **1.50% per annum** on any amount overpaid on property taxes as noted in M.R.S.A. Title 36, Section 506–A, and to authorize such interest paid or abatements granted to be appropriated from overlay funds or, if necessary, from undesignated fund balance;

**B.** To authorize the payment of tax abatements and applicable interest approved by the Selectmen/Board of Assessors from the overlay;

**C.** To authorize the Tax Collector to accept pre–payment of property taxes, with no interest to be paid on the same;

**D.** To authorize the Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the Town for non-payment of taxes thereon, on such terms as they may deem advisable and in accordance with Maine law, and to execute quit claim deeds for such property. Property that, in the opinion of the Selectmen, best serves the interest of the Town by remaining Town–owned property need not be sold, unless otherwise provided by Maine law;

**E.** To authorize the Selectmen to expend additional funds received from federal, state and other sources during the year for Town purposes provided such additional funds do not require the expenditure of local funds not previously appropriated;

**F.** To authorize the Selectmen and Treasurer, on behalf of the Town, to accept gifts, real estate and other funds including trust funds that may be given or left to the Town and to apply these funds to the accounts the Selectmen deem appropriate;

**G.** To authorize the Selectmen to sell or dispose of various items, except real estate, that serve little or no purpose in the operation of the Town, and to apply the proceeds from these sales to the accounts the Selectmen deem appropriate;

**H.** To authorize the Selectmen to apply for and accept State and Federal grants, including Community Development Block Grant (CDBG) applications, and grants from non-profit organizations, donations or revenues, on the Town’s behalf for municipal purposes, including, when necessary, the authority to sign grant contracts, documents or other paperwork and to accept the conditions that accompany grant funds and to appropriate and expend grant funds and/or funds for authorized purposes as the Board of Selectmen deems to be in the best interest of the Town during the fiscal year.

**I.** To see if the Town will authorize the Board of Selectmen to transfer and expend the appropriate funds from taxes and personal property revenue in accordance with the Tax Increment Financing (TIF) agreement for repayment of taxes and for economic development purposes from the Tax Increment Finance (TIF) District Account, consistent with 30-A M.R.S.A. §5221-5250-T.

Article 59. Shall the Town authorize the Selectmen to carry any unexpended balance as they deem advisable and to authorize the Selectmen to set at a later date the amount of undesignated fund balance, if any, to be used to reduce property tax assessment?

Article 60. Shall the Town vote to appropriate monies received from the State of Maine refund of snowmobile registration fees to the Wiscasset Sno-Goers for the purpose of maintaining snowmobile trails in Wiscasset?



# TOWN OF WISCASSET

## ORDINANCE QUESTIONS

Article 61. Shall an ordinance entitled “Maine Uniform Building and Energy Code (MUBEC), as adopted by the Maine Department of Public Safety’s Building Codes and Standards Board, be adopted by reference, as authorized by 10 M.R.S. § 9724 (1-A) and 30-A M.R.S. § 3003. The penalty for violation of any provision of MUBEC shall be as provided by 30-A M.R.S. § 4452. A copy of MUBEC is and shall remain on file with the municipal clerk and is available for public use, inspection and examination.

Article 62. Shall the Building Laws Article II be amended as follows?

**Section 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~~, **the Maine Universal Building and Energy Code (MUBEC) and other** state and federal laws and building codes. Copies of all building permits shall be on file at the Town Office in Town Clerk’s files and shall be available to the public during the clerk’s working hours.

Article 63. Shall the Building Laws Article II be amended as follows:

### 2.12.1 CERTIFICATE OF OCCUPANCY

2.12.1 The Code Enforcement Officer must issue a Certificate of Occupancy before any **residential or** non-residential structures, buildings, accessory outbuildings or land 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.

2.12.2 The Code Enforcement Officer may issue a temporary certificate of occupancy for all or part of a **residential or** non-residential building or structure.

Article 64. Shall the Ordinance Glossary be amended as follows:

**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. **A retail sales outlet does not qualify as a home occupation unless the item sold is a product of the owner's labor, e.g. manufactured, created, produced, grown or caught.**

# TOWN OF WISCASSET

And you are directed to serve this warrant by posting a copy thereof, attested by you, in a public and conspicuous place in said town, seven days, at least, before the time of holding said meeting.

Hereof, fail not, and due return make of this warrant to the Selectmen or Town Clerk, with your doings thereon, on or before the time of holding said meeting.

Given under our hands this 31<sup>st</sup> day of March, 2021.

\_\_\_\_\_  
Pamela J. Dunning, Chairman

\_\_\_\_\_  
Katharine G. Martin-Savage, Selectman

\_\_\_\_\_  
Jefferson A. Slack, Selectman

\_\_\_\_\_  
Sarah M. Whitfield, Selectman

\_\_\_\_\_  
Kimberly H. Andersson, Selectman

True Attest Copy: \_\_\_\_\_

Posted on: \_\_\_\_\_