

3a

WISCASSET SELECTBOARD
TAX ASSESSORS AND OVERSEERS OF THE POOR
MAY 15, 2024
VIA ZOOM ONLY

Preliminary minutes

Present: James Andretta, Pam Dunning, Terry Heller, Vice Chair Bill Maloney, Chair Sarah Whitfield, and
Town Manager Dennis Simmons

The Chair called the meeting to order at 7:01 PM

1. Appointment of George Chase as interim Code Enforcement Officer
 - a. **Terry Heller moved to appoint George Chase as interim Code Enforcement Officer
Vote 5-0-0**
2. Adjournment

Bill Maloney moved to adjourn the meeting at 7:03 pm Vote 5-0-0

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MAY 21, 2024
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Terry Heller, Vice Chair Bill Maloney, Chair Sarah Whitfield (arrived during the meeting), and Town Manager Dennis Simmons

Absent: Pam Dunning

The Vice Chair called the meeting to order at 6:06 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer’s Warrants

a. Terry Heller moved to approve the Payroll Warrants of May 10 and May 17, 2024. Vote 3-0-0.

b. Terry Heller moved to approve the Accounts Payable Warrants of May 14 and May 21, 2024. Vote 3-0-0.

3. Approval of Minutes

a. Terry Heller moved to approve the minutes of May 7, 2024, as amended. Vote 3-0-0.

4. Special Presentations or Awards

Hunter Farrell and Logan Hilton, recent graduates of the Maine Criminal Justice Academy, were sworn in as Wiscasset Police Officers. Chief Hesselstine congratulated the new members of the Wiscasset Police Department and noted that this is the first time in his tenure as chief that the police force has been fully staffed.

5. Committee Appointments

6. Public Hearings

a. Annual Referendum Town Meeting Warrant Articles: Terry Heller moved to open the public hearing at 6:13 p.m. Vote 3-0-0. Terry Heller moved to close the public hearing at 6:14 p.m. Vote 3-0-0.

b. Medical Cannabis Storefront for Richard Petron, DBA Seafoam LLC, located at 493 Gardiner Road: Terry Heller moved to open the public hearing at 6:15 p.m. In response to Dan Sortwell’s question, the Town Manager said the proposed location for Seafoam LLC was well

over 1000 feet from the school. (Sarah Whitfield arrived during the discussion.) **Terry Heller moved to close the public hearing at 6:16 p.m. Vote 4-0-0. Terry Heller moved to approve the application of Seafoam LLC. Vote 3-1-0 (Maloney opposed).**

7. Public Comment on non-agenda items – none

8. Department Head or Committee Chair

a. Department Head monthly reports

9. Unfinished Business

a. Wawenock Block Update: Sarah Whitfield reported she had received word that the masonry work was completed half-way up to the third-floor windows and should be finished with the installation of brick on the front elevation before June 15. When the masonry work is completed, the staging will be removed. Terry Heller noted that slag from the construction site was draining into the ground around a tree on the site; Dennis Simmons will advise the contractor.

10. New Business

a. Johnson Control presentation: Dean Angeledes presented the measures included in the proposed Guaranteed Energy Savings Contract. The contract would cover the Wiscasset High School, Elementary School, town offices, town offices-emergency, community center, DPW, transfer station and airport. The \$1.9 million construction would consist of Renewal Energy-photovoltaic Generation, interior and exterior lighting, weatherization, attic insulation, pipe valve insulation and FMS zone 1. Installation duration will be 16 months, the term of the contract is 20 years with a financing interest rate of 5.16%. Estimated savings over the 20-year contract will be \$3.265 million. The board will review the proposal and if it decides to move ahead with the project the matter will require a town vote. In response to Ed Polewarczyk's question, Simmons said the proposed contract will be on the town website. The chair added that the proposal will be on the next agenda with questions by the board and others.

b. New Business License Applications

- Marketplace Café, 681 Bath Road: **Terry Heller moved to approve the Business License Application for Marketplace Café located at 681 Bath Road. Vote 4-0-0.**
- ABC Plants, LLC, (online business) 8 Brookside Lane: **Terry Heller moved to approve the Business License application for ABC Plants, LLC, located at 8 Brookside Lane. Vote 4-0-0.**
- Aekeir Brewing, LLC, 11 Main Street: **Terry Heller moved to approve the business License Application for Aekeir Brewing, LLC, located at 11 Main Street. Vote 4-0-0.**
- Ambleside, 15 Bradford Road: **Terry Heller moved to approve the Business License Application for Ambleside located at 15 Bradford Road. Vote 4-0-0.**

c. Monthly Financials

- HM Payson Statement of Accounts
- Year to date expense/revenue reports

d. Commercial Waste Disposal Hauler License – Riverside Disposal: **Terry Heller moved to approve the Commercial Waste Disposal Hauler License for Riverside Disposal. Vote 4-0-0.**

e. Commercial Waste Disposal Hauler License – Dave’s Disposal: **Terry Heller moved to approve the Commercial Waste Disposal Hauler License for Dave’s Disposal. Vote 4-0-0.**

f. Legislative Policy Committee Nomination: **Terry Heller moved to appoint Pam Dunning to the Legislative Policy Committee. Vote 4-0-0.**

g. Wiscasset Farmers’ Market picnic table donation: Dan Sortwell said that the Farmers’ Market will donate an 8-foot picnic table that can be used by its customers and by the town employees. **Terry Heller moved to accept the donation. Vote 4-0-0.**

h. Memorial Bench Discussion – Peter Wells: Wells displayed alternate plans for proposed memorial benches with flowering trees and walkway near the recreational pier in memory of Ernie Gallerani who had died in 2023. Installation would be in the fall or next spring depending on fundraising the approximately \$4000 to \$5000 needed. Wells had met with the Waterfront Committee for their input. No town funds will be needed. **Bob Maloney moved to go ahead with the project Plan A contingent upon the Town Manager’s and Public Works’ discussion. Vote 4-0-0.**

i. American Legion Donation-bench at Veterans’ Memorial Monument – The American Legion will cover the costs. **Terry Heller moved to accept the bench at the Veterans’ Memorial Monument from the American Legion. Vote 4-0-0.**

11. Assessors’ Business

a. Ratio Declaration Form

12. Town Manager’s Report

Dennis Simmons conveyed condolences to the family and friends of Bruce Engert, former Code Enforcement Officer, who passed away recently.

Simmons congratulated the new police officers and listed their numerous responsibilities. He noted that it was EMS week and thanked the EMS staff for their work performing a difficult job.

The application to the DEP Clean Water State Revolving Fund for assistance in relocating the WWTP has been denied, as the requests for funding outweighed the financial resources available. The EPA has reached out to the town to begin the process of securing the \$5 million in Congressional Directed Spending that was appropriated during the current federal budget.

Work continues on the Old Ferry Road culvert replacement. Concrete work for the new arch culvert is nearly completed. The arch is expected to be delivered the week of the 19th and will need to be assembled on site before installation can begin.

Selectman Maloney and Simmons have been negotiating with the police department union representative to renew their agreement and should have something for the board's consideration before the current contract expires June 30th.

Simmons will be attending the Brownfields Summit May 29th and 30th in Portland and will be away from May 22 to May 26.

The Town Meeting Referendum is June 11 from 8 am to 8 pm. at the community center and all are encouraged to vote.

The future comprehensive plan survey is on the town website and copies are available at the town office, the community center, and the library.

13. Other Board Business

Sarah Whitfield thanked the board members for their patience and Bill Maloney for acting on her behalf until she arrived.

14. Adjournment

Terry Heller moved to adjourn the meeting at 7:02 p.m. Vote 4-0-0.

Town of Wiscasset
Board/Committee Membership Application

Full Name: Frank R. Sprague

Street Address: 209 Gibbs Road

Mailing Address: 209 Gibbs Road Home Phone: 882-7814

Town of Legal Residence: _____

Work Phone: 882-1236 Cell Phone: 319-8562 E-mail: lassis24@yahoo.com

I wish to be considered for the appointment to the: waterfront committee

_____ Term Of Appointment _____

Full member: _____ Reappointment: X Alternate member: _____

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

If yes, please state which Board or Committee/term exp. waterfront committee

List civic organizations to which you belong now: _____

Prior experience, knowledge, or abilities that you have which would contribute to

the activities of the Board or Committee: live & work in wiscasset

Signature: Frank R. Sprague Date: May 21, 2024

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: 05/03/2024 Date Appointed: _____ Term: _____

DICK

5a (2)

Town of Wiscasset
Board/Committee Membership Application

Full Name: Richard C Forrest

Street Address: 20 Rocky Ridge Drive

Mailing Address: _____ Home Phone: 207-882-7165

Town of Legal Residence: WISCASSET

Work Phone: _____ Cell Phone: 319-0665²⁰⁷ E-mail RCFORREST@MVFISHBIO.T
NET

I wish to be considered for the appointment to the: Waterfront 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. Shellfish

List civic organizations to which you belong now: _____

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: _____

Signature: RC Forrest Date: 5-18-24

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: 5/16/24 Date Appointed: _____ Term: _____

5a (3)

Town of Wiscasset
Board/Committee Membership Application

Full Name: Eric Cousineau

Street Address: 180 Gibbs Rd

Mailing Address: 180 Gibbs Rd Home Phone: 2073155187

Town of Legal Residence: Wiscasset

Work Phone: _____ Cell Phone: 2073155187 E-mail eecousin@mac.com

I wish to be considered for the appointment to the: Waterfront committee

_____ Term Of Appointment _____


Full member: _____ Reappointment: _____ Alternate member: _____

Do you currently serve or have you ever served on any Town Board? No

If yes, please state which Board or Committee/term exp. _____

List civic organizations to which you belong now: _____

Prior experience, knowledge, or abilities that you have which would contribute to the activities of the Board or Committee: I am the yard operations manager of Safe Harbor Great Island Boatyard, a life long boater and frequent user of Wiscasset

Signature:  Date: May 4, 2024
Eric Cousineau (May 4, 2024 07:26 EDT)

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: 5/6/24 Date Appointed: _____ Term: _____

FORESTREE CONCEPTS

68 SNOWS CORNER ROAD

ORRINGTON, MAINE 04474

207-825-3033

January 5, 2024

Gary Pomeroy Logging
1909 Hammond Street
Hermon, ME 04401

Dear Gary and Colie,

This is an **estimated** Timber Stumpage for Wiscasset Map R08 Lot 6 from site visit with Colie Spenser on 12/26/2023.

As noted in the spreadsheet below, the town has the lot as 297.55 acres. I only produce 253 acres (see attached Google Image). Then deducting the Shoreland Zone (250-foot horizontal), field on the north end, road and yard/field in middle and powerline ROW, ending with 198 acres of forestland.

Wiscasset	Map R8 Lot 6	
Acres:		
Town	297.55	
Kevin		
Google	253	
Shoreland Zone	22	
Field	4	
Road/Field	4	
Power ROW	25	
	198 Forest	
	44 W Pine Stands	22%
	154 Hardwood/Mixedwood Stands	78%

Using the different years of available Google images for the area and a satellite image in color infra-red (attached) I calculated that there are 44 acres of W Pine stands with the remainder of the forest being 154 acres of hardwood/mixedwood stands.

The site visit showed the white pine stands have around 600 board feet/tree with 44 acres and having approximately twenty sawlog trees per acre will have a total volume of 528 MBF. The white pine is just average quality with many showing black knots and/or poor crowns. Using \$150/MBF stumpage and harvesting 25% would bring \$19,800 and harvesting 50% would bring \$39,600 stumpage to the town.

As for the remaining 154 acres of forest, I would calculate that you could operate on about 80% or approximately 123 acres due to wet ground, boundaries, and trails. The harvest would be firewood, hardwood pulp, softwood pulp, chip wood and an occasional hardwood log or softwood log. Stumpage could be between \$100/acre; \$12,300 and \$200/acre; \$24,600.

Total stumpage of between approximately \$32,100 using the low rates and \$64,200 using the high rates.

Stumpage prices on a given timber harvest are influenced by several factors including but not limited to the following:

- Mix of species to be harvested
- Volume to be cut per acre or total harvest volume
- Average size of trees to be cut
- Log quality
- Logging terrain change
- Distance to public roads
- Type of logging equipment
- Time of year
- Landowner needs or specific requirements
- Market demand
- Distance to market
- Property taxes
- Landowner knowledge of market value
- Sale by competitive bid
- Type of harvest: i.e., partial or clear-cut
- Regulatory constraints

Any one of the above factors can have a significant effect on stumpage prices for a species, while another factor may have an insignificant effect in a particular area. Additionally, prices can and do change significantly within weeks or months due to market conditions.

As this is a town lot, there may be additional restrictions and goals! The town has the shoreland along Back River Zoned as Shoreland Resource Protection (map attached) but also follows Statewide Standards for Timber harvesting (map attached), and the lot is in the area Regulated/Quarantined for Emerald Ash Borer (map attached) and Regulated for Hemlock Woolly Adelgid (map attached).

If you have any further questions, feel free to contact me.

Sincerely yours,

Kevin Alleroft
Licensed Professional Forester #984
207-825-3033 home/office
207-299-8012 mobile
alleroffk@roadrunner.com

Google Image 5/4/2018

LEGEND:

Light Blue -- 250-foot shoreland zone

Light pink -- field

Bright pink -- powerline ROW

Red - lot boundary

Green - White Pine Stands

yellow - trail

white - road

white dots - pins: located

blue - stream/wetland

single white dot in center: Hemlock stand



Google Earth

Energy Dynamics

Sears & Roebuck

Bentley Systems

James Webb Corp. Inc.

Kendall Co. (NYSE:KCO)

Sears

Pointe Marie Power

North Cove Point

Rock River
Berry Island

Sheepsfoot River

2000 ft





Town of Wiscasset Zoning Map



Effective Date: June 2013

Town Clerk: _____
Christine Wolfe

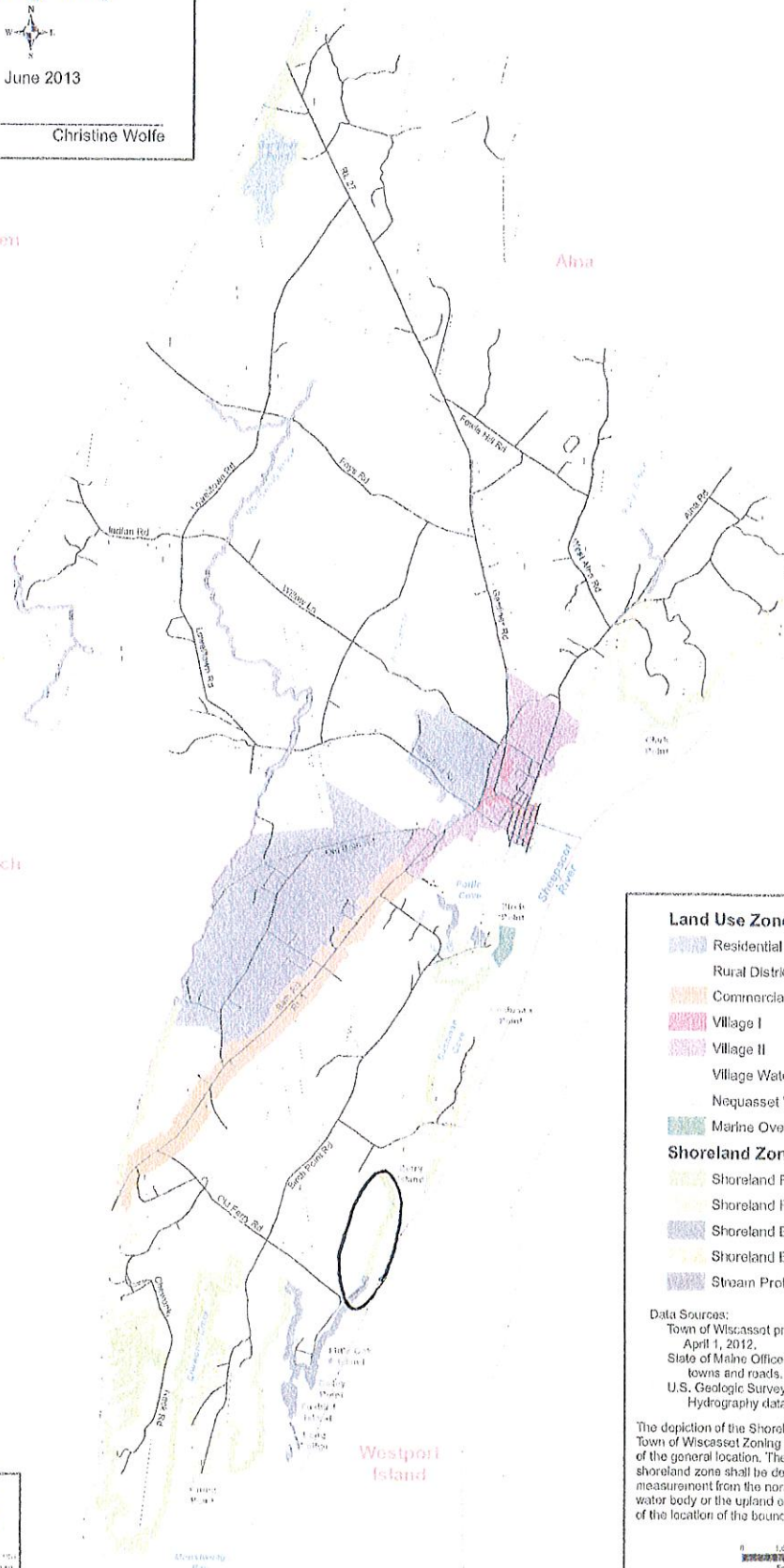
Brosden

Alna

Newcastle

Woolwich

Westport
Island



Land Use Zones

- Residential
- Rural District
- Commercial
- Village I
- Village II
- Village Waterfront
- Noquasset Watershed District
- Marine Overlay

Shoreland Zones

- Shoreland Resource Protection
- Shoreland Residential
- Shoreland Business
- Shoreland Business II
- Stream Protection

Data Sources:
 Town of Wiscasset provided tax parcels as of April 1, 2012.
 State of Maine Office of GIS provide adjoining towns and roads.
 U.S. Geologic Survey provide the National Hydrography data.

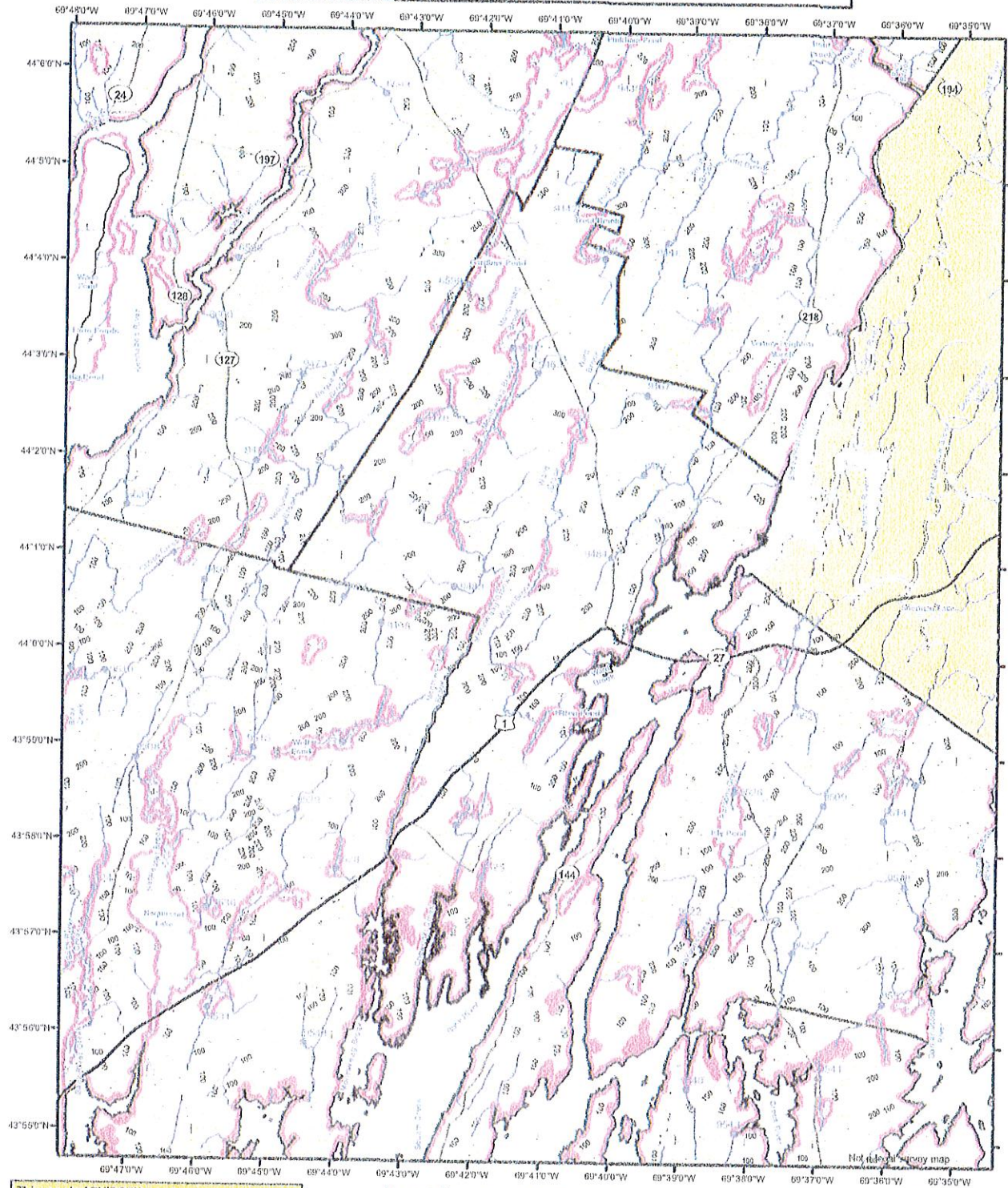
The depiction of the Shoreland Zones on the Town of Wiscasset Zoning Map are merely illustrative of the general location. The boundaries of the shoreland zone shall be determined on the ground by measurement from the normal high-water line of the water body or the upland edge of wetlands, regardless of the location of the boundary shown on the map.



Map Prepared by:

 2010-2013
 www.spatialdesigninc.com
 Map compiled: June 24, 2013

Statewide Standards for Timber Harvesting in the Shoreland Area* Map



This map is **ADVISORY** for planning purposes only. Actual ground conditions and water body locations determine where and how MFS timber harvesting rules apply. Contact the MFS for additional information/assistance from a MFS Forester.

Forest Operation Notification & Shoreland Area* Map Wiscasset

Adoption Date
3/24/2021

LO Low Name _____
 LO First Name _____
 Prepared By _____
 PONS # _____
 Date _____

Wetlands

- Non-forested Wetlands Greater Than 10 acres (Aquatic, Palustrine)
- Emergent or Marine Wetland

Department of Agriculture, Conservation and Forestry
Maine Forest Service
 For additional information, please contact the MFS at:
 1-207-287-2791 or 1-800-367-0223 (in-State)
 Email us at: forests@maine.gov
 or on the web at: www.maine-forestservice.gov

Drainage Points

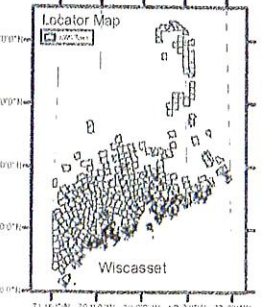
- 1234 300 Acre Drainage Point (part of the 75 ft buffer)
- 1234 - ID Number (location info)
- 67 25 Square Mile Drainage Point (part of the 250 ft buffer)
- 67 ID Number (location info)

Habitat

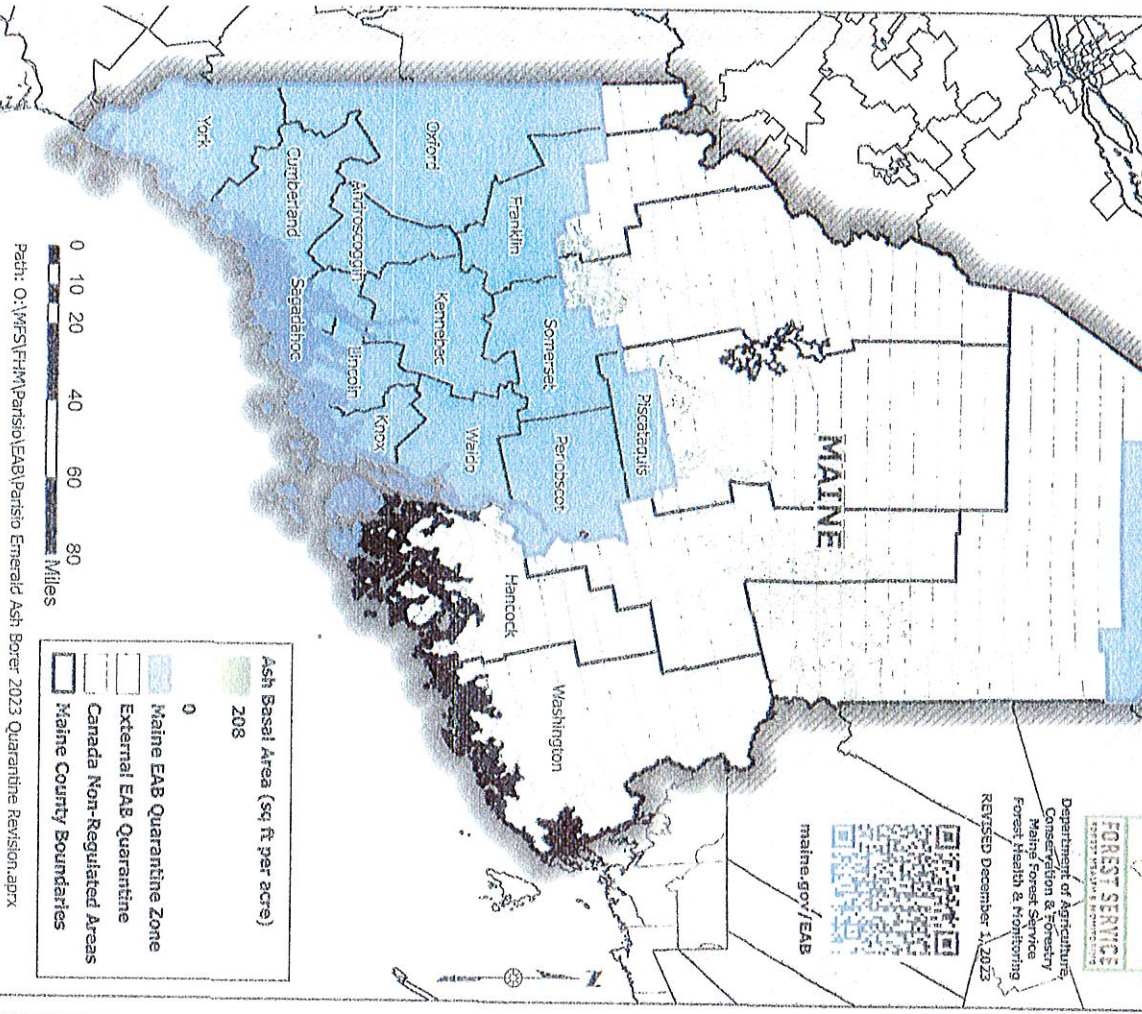
- Essential Wildlife Habitat (Land Form, Ecotone, Terrestrial Piping Plover)
- PCN Town Statewide Standard Rules do not apply (Town/DEP Structures apply)

Buffers

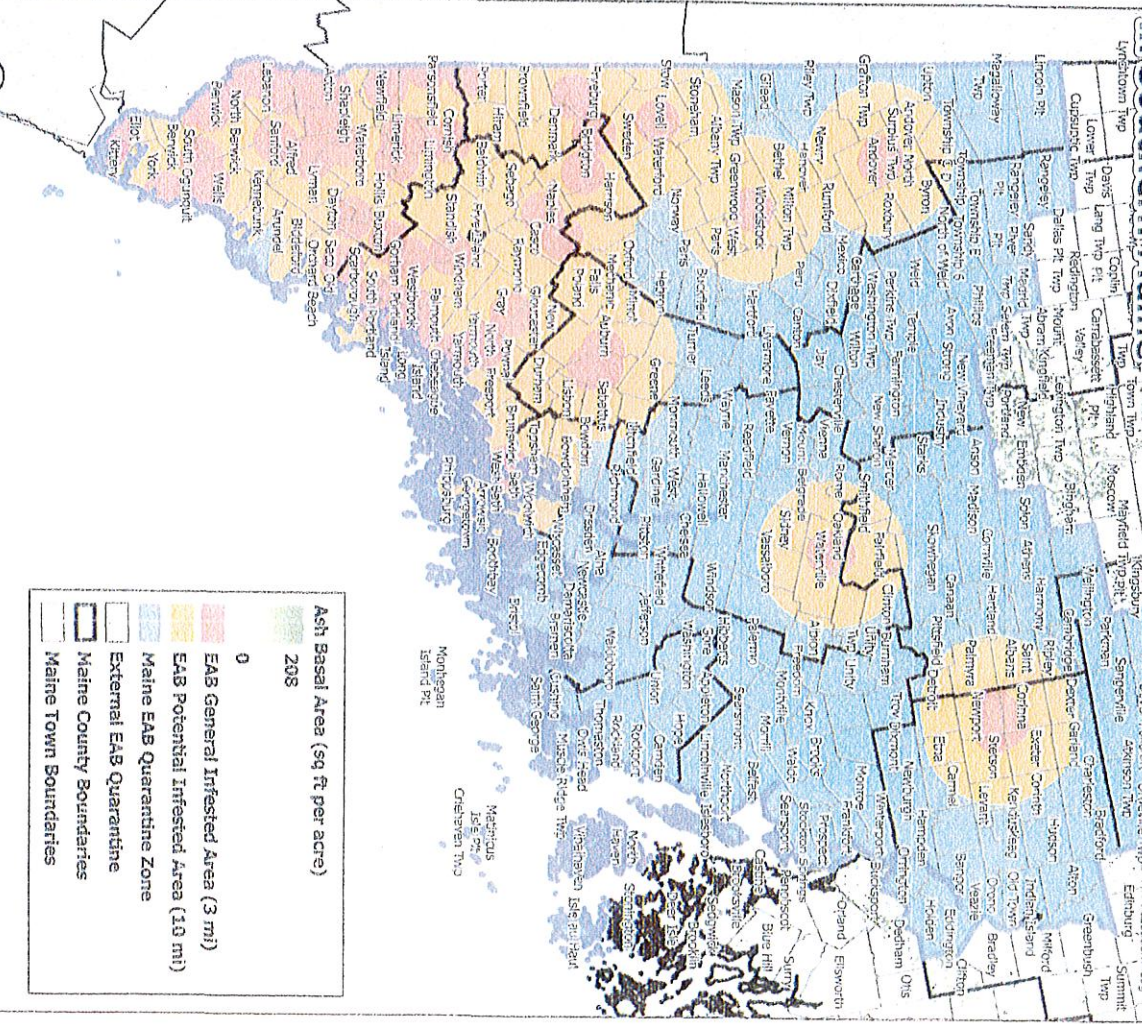
- 250 Foot Buffer Zones
 Forest Ponds
 Windbreaks (Shoreline greater than 50 acres)
 Shorelines below 25 square mile drainage point
 Coastal Wetlands
 Island Wetlands
 Pastured Wetlands (partial)
 (Least from, Nonstate Term, Piping Plover)
- 75 Foot Buffer Zones -
 Shorelines between the 300 acre drainage point and the 25 square mile drainage point
- Shoreline Integrity - Shorelines showing less than 50% of area which were backfilled (includes tracks from 0.5 acre and less than 10 acres)
- Statewide Integrity also applies to UNIMAPLE to various A wetlands.



Areas Regulated for Emerald Ash Borer in Maine



Areas Regulated for Emerald Ash Borer in Southern Maine



Areas Regulated for Hemlock Woolly Adelgid in Maine

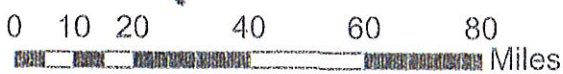
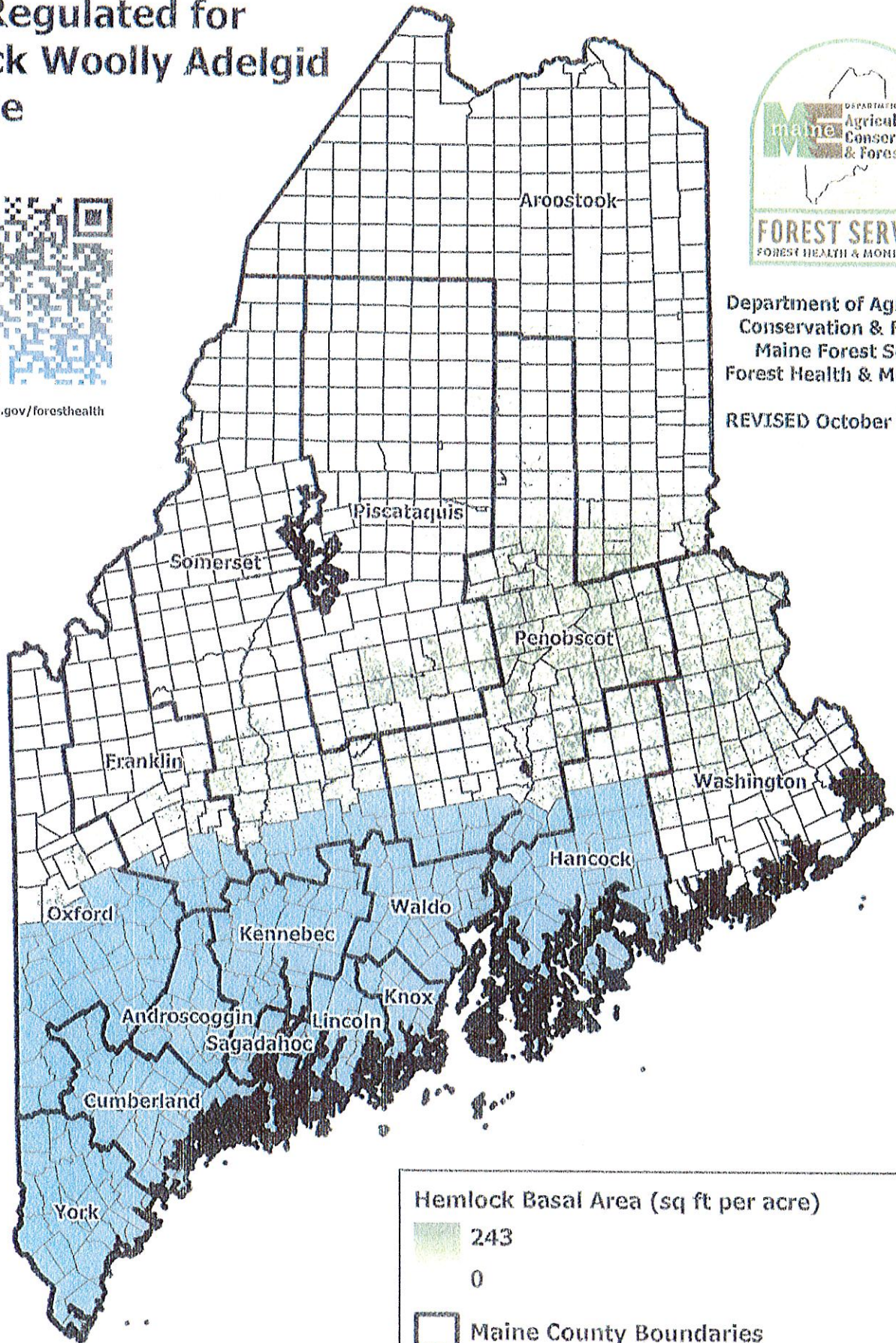


www.maine.gov/foresthealth



Department of Agriculture,
Conservation & Forestry
Maine Forest Service
Forest Health & Monitoring

REVISED October 30, 2023



Hemlock Basal Area (sq ft per acre)	
	243
	0
	Maine County Boundaries
	Hemlock Woolly Adelgid Quarantine Zone

9c

PLEASANT STREET EXTENSION NATURALIZATION PROJECT UPDATE MAY 27, 2024

Dear Members of the Wiscasset Select Board:

When The Pottle Cove Neighborhood Association first approached the Select Board in April of 2022, the intent was to propose a more natural use of the Pleasant Street extension than the parking lot currently being considered. After the Select Board voted to approve the naturalization (rewilding) project, we set out to engage local, State, and Federal Agencies both for guidance and funding recommendations.

The initial vision was to turn the extension into a walking destination with benches and perennials. As you will see in the timeline included in our packet, our small group spent dozens of hours contacting experts, leading site visits, and obtaining feedback from State and Federal agencies for direction on how to best address the restoration of the Pleasant Street extension. The initial vision of a park has evolved based on consensus from these experts as well as by severe weather events that have taken place over the past two years.

Considering the most recent high tides (see photos in supporting documents) that show not only the extension but the railroad trestle under water, we must follow the guidance of the scientists that have all advised us that the Pleasant Street extension should be restored to a natural state by removal of all gravel and hard packed surface and replanted with native wetland plants. Research supports the idea that wetland restoration is a nature-based solution that will not only save Wiscasset significant money over "hard infrastructure" but will improve the aesthetics of the cove, provide a healthier ecosystem for native fish and birds, filter stormwater runoff, reduce river pollution, and reduce shore erosion that puts abutting buildings and roads at risk. In the face of sea level rise, some type of investment to manage higher tides and storm surge is inevitable for Wiscasset. Nature-based solutions present a more effective, lower cost solution that can reduce total costs along with providing the list of benefits above.

We ask that the Town submit a Letter of Intent as initial submission to the Maine Natural Resource Conservation Program this year to support site design, engineering, etc. Included in the Community Action Grant, submitted this Spring, was funding to support Knox Lincoln County Soil and Water Conservation District's engagement to assist in drafting the letter of intent, which is due in June for grant funding this year.

Sincerely,
Leslie Roberts, WCAT and Pottle Cove Neighborhood Association
Cassandra Rose, WCAT Chair

Timeline

March, 2022

Whites Island Community Park plan announced by Parks and Rec. The Pottle Cove neighborhood group is formed to propose an opposing idea that would naturalize the area and turn into a park.

April 2022

Neighborhood meeting to discuss initial approach and build consensus
Recreation Department approached the Select Board/Budget Committee to ask that they approve ½ of the LWCF grant request be placed on the warrant for the town's meeting (Phase 1 – estimate was \$582K)
Pottle Cove neighborhood group asks for delay.

June 2022

Town meeting to discuss options for the extension.

<https://www.boothbayregister.com/article/forsaken-white-s-island/162489>

July 2022 – April 2023 – fundraising efforts, outreach to Midcoast Conservancy to assist, and search for a naturalist that could provide an initial concept.

May 2, 2023

Selectboard meeting to propose the Pleasant Street naturalization project..

From Select Board minutes: Pleasant Street Extension “rewilding” project – Leslie Roberts. Roberts described the proposed project on the Pleasant Street extension to beautify the waterfront without costing the town anything except for some help from the Public Works Department. The plan calls for planting along the roadway to White’s Island to prevent further erosion and to provide habitat for birds. Midcoast Conservancy will be a partner in the project. The group will apply for a grant that will not require matching funds from the town. Sarah Whitfield asked whether there were shoreland issues to be addressed. The Town Manager will solicit input from the town department heads and a public hearing on the project will be on the next agenda.

June 6, 2023

From Select Board minutes: Pleasant Street Re-wilding information, discussion, comments: Terry Heller moved to open the public hearing at 6:12 p.m. Vote 4-0-0. Leslie Roberts, resident of Ft. Hill Street, briefly described the proposal to beautify the waterfront at no cost to the town. The proposal would improve the Pleasant Street extension by plantings to prevent further erosion and provide a habitat for pollinators. The project would be paid for by a grant and donations. In response to a question, Roberts said the proposal 2 would not increase access to White’s Island. Terry Heller moved to close the public hearing at 6:18 p.m. Vote 4-0-0. A vote on the proposal will be taken at the next meeting

June 20, 2023

From Select Board minutes: Rewilding Project Approval: A public hearing was held at the previous meeting. There was no discussion on the project. Terry Heller moved to approve the Rewilding Project. Vote 4-0-0.

July 2023

Conversations with:

Tom Gordon, Maine Dep of Agriculture, Conservation and Forestry
Knox and Lincoln County Soil and Water Conservation
Prog Manager – Rebecca Jacobs

August 2023

Conversations with:

Maine association of Wetland Scientists
President – Kaitlin Nickerson, Yarmouth

October 2023

Conversation with Rebecca Jacobs, KLCSWC
Confirms project is a great fit with her organization
Can co-write needed grants, apply for permits, etc. A collaborative effort
Can create a full-scale plan, phased approach
Can start work on concept plan, put a package together that tells land use history and suggestions

November 2023

Pleasant Street extension site walk

Attendees:

Rebecca Jacobs, Program Manager, Knox-Lincoln County SWCD
Louisa Crane, Knox-Lincoln County SWCD
Katelin Nickerson, President, Maine Wetland Scientists
Bryan Emerson, Mitigation Program Manager, The Nature Conservancy of Maine
Nancy Olmsted, Conservation Ecologist, The Nature Conservancy of Maine
Dennis Simmons, Wiscasset Town Manager
Terry Heller, Wiscasset Selectboard
Leslie Roberts, Wiscasset Climate Action Team

December 5, 2023

Pleasant Street extension site walk

Attendees:

Rebecca Jacobs, Program Manager, Knox-Lincoln County SWCD
Chris Baldwin, District Engineer, Cumberland County Soil and Water Conservation District

March 3, 2024

Pleasant Street extension site walk

Attendees:

Dennis Simmons - Wiscasset Town Manager
Heidi Leighton - Marine Resource Scientist, Maine Dept of Marine Resources (DMR)
John Perry - Environmental Review Coordinator, Maine Dept of Inland Fisheries
Rebecca Jacobs - Program Manager, Knox-Lincoln County SWCD
Bryan Emerson - Mitigation Program Manager, The Nature Conservancy of Maine-
Jeremy Lessard – USAC Regulatory Project Manager
Beth Callahan - Project Manager, Bureau of Land Resources, Maine DEP
Roger Johnstone - Project Manager, Bureau of Land Resources, Maine DEP
Katelin Nickerson - President, Maine Wetland Scientists

Fall 2023 to Spring 2024

Creation of WCAT
Creation of a municipal resolution

Application for the Community Action Grant
Includes funding for waterfront engineering
Includes funding for Rebecca Jacobs, KLCSWC – engagement for grant application and site concept

Summary of Agency Feedback

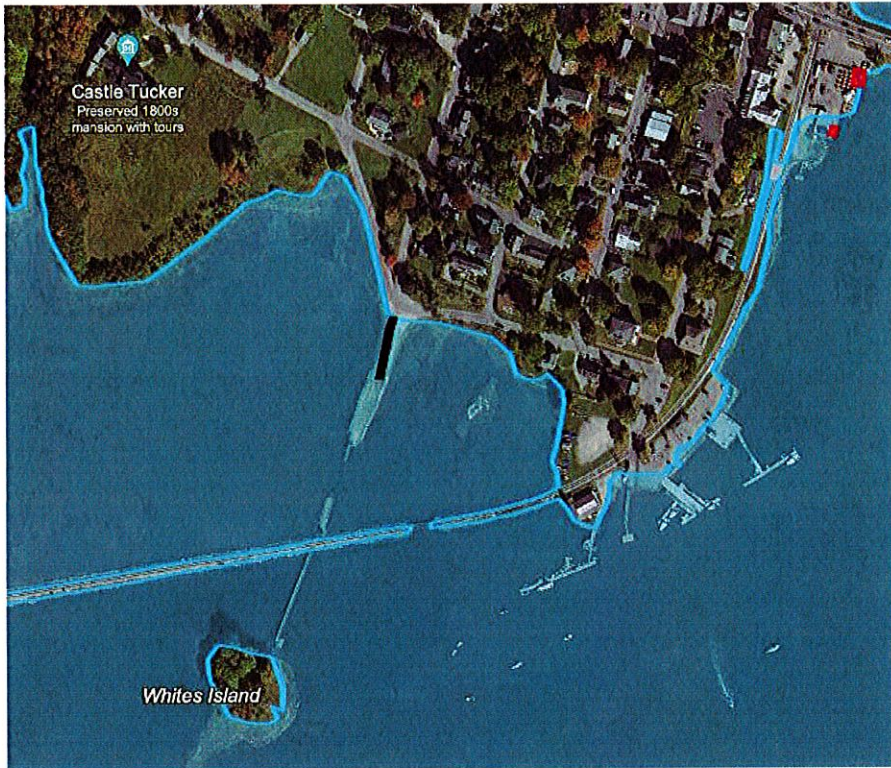
Maine Dept of Inland Fisheries – We would support a restoration of the flats at the Pleasant Street extension – a true restoration makes sense.

The Nature Conservancy of Maine - removal of the road (rocks, gravel, etc.) on the flats would be a good thing. MNRCF grant funding would be a good fit for this project. Letter of intent by June for grant funding this year.

US Army Corps - Pleasant Street extension is man-made; full removal is a good benefit. Bring to grade, plant natives. Removal of Pleasant Street extension is deemed as a beneficial activity by the Corps. However, this action would require a permit as there is work within our Jurisdiction (Section 10 waters). Pure removal of the Pleasant Street extension would not likely result in the need for mitigation on behalf of the Corps.

Knox Lincoln County SWCD

The District is very much supportive of the Town of Wiscasset's proactive efforts to seek a nature-based solution for coastal climate resiliency.



Using the [Lincoln County Sea Level Rise scenarios maps \[lcrpc.org\]](#), Pleasant Street extension will be permanently underwater with 0.3m/~1 foot of sea level rise; according to the [state of Maine's official sea level rise projections \[maine.gov\]](#), that sea level will be reached between 2030 and 2040 (~2035). Any near-term project will need to this projection into account.



Pleasant Street extension and Fore Street. Fore Street flooded and impassible.



Pottle Cove at Fore Street



White's Island from Fore Street. Note railroad tracks under water

PROJECT SUMMARY

The Town of Wiscasset seeks competitive proposals for a complete revaluation (Project) of all taxable and tax- exempt real and personal property within the Town of Wiscasset, Maine (Town) effective no later than April 1, 2026 (The effective date). The expected tax commitment date, using these values, is mid- September immediately following the effective date.

BACKGROUND

Wiscasset is home to the “Prettiest Village in Maine” and is located along the beautiful Sheepscot River in the midcoast region. The Town is the Shire Town for Lincoln County and offers a uniquely peaceful and healthy living environment, yet is also an easy commute to both Portland and Augusta commercial centers. Active and diverse businesses are located throughout the village and along Routes 1 and 27.

Wiscasset is a service center for the southern Lincoln County region and works cooperatively with neighboring towns on EMS, solid waste and other services. Travel is enhanced by two major state routes, which lead to other opportunities for health, arts, recreation, and business.

The Town welcomes its summertime residents and guests to Wiscasset to experience the way life should be!

Wiscasset spans 27.66 square miles, with 24.63 square miles which is land and 3.03 square miles which is water. According to the 2020 U.S decennial Census, the Town’s full-time population is approximately 3800.

The last full revaluation was in 2007.

The Town uses Harris for Local Government TRIO system for both real and personal property, which is hosted and maintained on the Town’s local server system. This system is utilized for the valuation of both real and personal estates.

There are approximately 2,545 total real estate accounts. Included in which are approximately 154 commercial and industrial properties and 177 exempt properties. The commercial properties are largely small-medium scale retail stores and service business, along with some light manufacturing facilities.

There are approximately 159 business personal property accounts with BETE accounts averaging approximately 23 per year.

The towns preliminary 2023 equalized State Valuation is \$634,550,920.



Town of Wiscasset

10c

VIA ELECTRONIC SUBMISSION

Andrew Butcher
President, Maine Connectivity Authority
PO Box 817
125 Forest Ave.
Portland, ME 04104

Dear Mr. Butcher:

The town of Wiscasset (The "Town") is in full support of the application of Consolidated Communications for the Maine Connectivity Authority's Connect the Ready Grant program.

Reliable internet is no longer a luxury but a necessity for connecting with friends, family, coworkers, and enabling technology that contributes to our everyday lives. Fiber internet can be twenty times faster than a standard residential internet connection. In a world where working and learning from home is essential, it's crucial to have a reliable internet connection.

Consolidated Communications will bring the fiber based symmetrical service to all residents that at least have electric infrastructure in the area. It will allow those residents to live in a rural area to be a part of the digital economy. The Town believes that it is critical to its continued economic development and viability.

The infrastructure that Consolidated Communications provides future-proof connectivity for the businesses and residents of these communities, easily able to deliver upwards of 2G of symmetric service to residents and scalable to 10G with no additional last mile network investment other than upgraded equipment. The town understands this will provide for both current and future needs and is very excited to bring this level of service to its citizens.

Thank you for considering what we believe to be a strong partnership and proposal.

Sincerely,

Sarah Whitfield, Chair

Pamela Dunning

James Andretta

Bill Maloney

Terry Heller

 **COPY**

10d

Kathleen Onorato

From: Rob Lalli <wwtp@wiscasset.org>
Sent: Friday, May 24, 2024 11:39 AM
To: manager@wiscasset.org
Cc: 'Kathleen Onorato'
Subject: St. Phillips Abatement
Attachments: Phlps.pdf


Dennis: I received a sewer bill abatement request from Mr. Johnathan Young, Senior Warden at St. Phillips Church, 12 Hodge Street in Wiscasset. The church received a quarterly sewer bill, dated 4/25/2024, showing a high consumption of 6,600 cubic feet (they normally use less than the 900 cu. ft. minimum). The high consumption was caused by a frozen/burst water pipe beneath the church. The layout is such that the water leaked into a hollow area beneath a hallway floor and was not discovered until it ran out onto the ground out back, and spilled across the bargain basement floor. Plumbers were summoned, who fixed the broken pipe and the water was cleaned up. The leaked water did not enter the sewer system.

I spoke to Mr. Young and one other church representative to be sure the water did not enter the sewer. Having received the abatement request within the 30-days from bill-date window, I recommend that St. Phillips Church receive the requested sewer bill abatement.

The high sewer bill, dated 4/25/2024, showed a consumption of 6,600 cubic feet, for a total bill of \$958.86. The average consumption of their previous 4 sewer bills is 625 cubic feet, which is below the 900 cubic feet minimum. I recommend that their bill should be the minimum of \$123.81. Subtracting the \$123.81 from the \$958.86 gives a difference of \$835.05. I recommend that the \$835.05 be the abatement amount. If you have any questions, do not hesitate to contact me (cell: 207-230-4023).

Respectfully,

Rob Lalli, Superintendent
Wiscasset Sewer Department

 **COPY**

Town of Wiscasset

General Sewer Abatement Request

Instructions

PLEASE READ CAREFULLY. Fill in all blanks, attach additional paperwork as necessary. This form is for the application of general abatements only. General abatements are only considered for Pool Fill-ups, Meter errors and Leaks, or Miscellaneous billing issues. For Second Meter/Outdoor Water Use abatements please use the Seasonal Outdoor Water Use Abatement Request Form. Any petition for abatement must be filed in writing to the Town of Wiscasset within 30 days of the date reflected in the "billing date" section from the front of the usage bill. The filing of this form does not guarantee that your abatement will be granted. The filing of this form does not relieve the applicant of the responsibility to pay the sewer usage bill in full by the due date specified. Abatements will be considered by the Town of Wiscasset on a case-by-case basis. Approved abatements will be reflected as an account credit in the next billing period. Return to: Wiscasset Wastewater Treatment Plant - 51 Bath Road-Wiscasset, Maine 04578

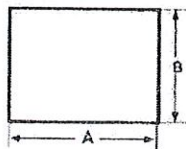
Subpart A - Account & Property Information		# 611												
12 - Hodge St <small>Service Street Address</small>	# of Bedrooms	Account #												
St. Philips Church <small>Last Name or Business Name</small>	First Name													
207-882-7184 <small>Contact Phone</small>	stphilips@wiscasset.net <small>Contact email</small>													
4-25-24 <small>Date of contested Bill</small>	\$ 1724.58 to tax ← (sewer = \$958.86) <small>Amount owed on contested bill</small>													
<p>Your account must be in good standing for an abatement request to be considered. Please check the appropriate box to confirm that all past-due amounts have been paid or enclose payment for past due amounts.</p> <p><input checked="" type="checkbox"/> All past due amounts owed have been paid and this account is in good standing.</p> <p><input type="checkbox"/> A payment is enclosed to bring the account into good standing.</p> <p style="text-align: right;">Amount enclosed: \$ _____</p>														
<p>Subpart B - Reason For Abatement Request</p> <p>Please check one. For second meter/outdoor water use abatements please use the Seasonal Outdoor Water Use abatement for:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;"></th> <th style="width: 10%;"></th> <th style="width: 20%; text-align: center;">Dates</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"> <input type="checkbox"/> 1. Pool Abatement For abatements of one-time pool fill-ups. This adjustment is for permanently installed in-ground or above ground pools only. This does not apply to temporary pools or seasonal refilling or topping off. Please attach a photo of the pool and provide pool dimensions in Subpart C. Attach copies of receipts for new pool, pool liner replacement, or leak service. </td> <td style="text-align: center; vertical-align: top; padding: 5px;"> Enter date of pool fill box B1 </td> <td style="text-align: center; vertical-align: top; padding: 5px;"> No Pool </td> </tr> <tr> <td style="padding: 5px;"> <input checked="" type="checkbox"/> 2. Leak and Meter Abatement For abatements of water volumes caused by leaks that were not discharged to the sewer. meter This includes leaks on outdoor water pipes or on pipes prior to plumbing fixtures. This does error in box B2 not include leaking toilet valves or faucets. Attach documentation from water department and describe the reason for the abatement including any calculations in Subpart E. </td> <td style="text-align: center; vertical-align: top; padding: 5px;"> Enter date of leak or B2 </td> <td style="text-align: center; vertical-align: top; padding: 5px;"> NOT KNOWN </td> </tr> <tr> <td style="padding: 5px;"> <input type="checkbox"/> 3. Miscellaneous One-Time Abatement For all other one-time abatements and billing adjustments. These will be considered on a event case-by-case basis and any adjustment granted will be based on the circumstances described by the customer and by review of historical usage data. Describe the reason for the abatement including any calculations in Subpart D </td> <td style="text-align: center; vertical-align: top; padding: 5px;"> Enter date of abatement in box B3 B3 </td> <td></td> </tr> </tbody> </table>					Dates	<input type="checkbox"/> 1. Pool Abatement For abatements of one-time pool fill-ups. This adjustment is for permanently installed in-ground or above ground pools only. This does not apply to temporary pools or seasonal refilling or topping off. Please attach a photo of the pool and provide pool dimensions in Subpart C. Attach copies of receipts for new pool, pool liner replacement, or leak service.	Enter date of pool fill box B1	No Pool	<input checked="" type="checkbox"/> 2. Leak and Meter Abatement For abatements of water volumes caused by leaks that were not discharged to the sewer. meter This includes leaks on outdoor water pipes or on pipes prior to plumbing fixtures. This does error in box B2 not include leaking toilet valves or faucets. Attach documentation from water department and describe the reason for the abatement including any calculations in Subpart E.	Enter date of leak or B2	NOT KNOWN	<input type="checkbox"/> 3. Miscellaneous One-Time Abatement For all other one-time abatements and billing adjustments. These will be considered on a event case-by-case basis and any adjustment granted will be based on the circumstances described by the customer and by review of historical usage data. Describe the reason for the abatement including any calculations in Subpart D	Enter date of abatement in box B3 B3	
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COPY

Subpart C - Pool Abatement Calculation

This section to be completed only by customers requesting an abatement for the fill up of a new pool, or the refilling of an existing pool due to liner replacement or leak repair.

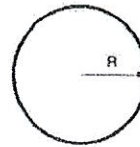
Enter dimensions for your pool and attach a photo. For other pool shapes, please describe in detail in Subpart D and attach a photo.



Square / Rectangle Pool

Length (A) _____ Feet

Width (B) _____ Feet



Circular Pool

Radius (R) _____ Feet

Pool Volume - Determine the Pool Volume based on the calculations provided

Depth - Shallow End _____ Feet Square or Rectangular Pool Volume _____ CF
 Depth Deep End (if applicable) _____ Feet Average Depth x Length x Width
 Average Depth: _____ Feet

Circular Pool Volume _____ CF
 Average Depth x Radius x Radius x 3.14

Subpart D - Abatement Description for Meter and Miscellaneous Issues

Please provide a written statement describing why you believe an abatement is owed on this account. If necessary, attach a written letter and associated documents. Please provide all calculations used to determine the amount of your request.

A pipe froze and broke. IT WAS IN AN AREA WHERE IT TOOK A LONG TIME TO REDIZE WE HAD A BROKEN WATER PIPE. IT WAS UNDER THE HALLWAY IN AN AREA THAT HELD A LOT OF WATER. IT ~~AT~~ FINALLY LEAKED INTO THE BASEMENT. THEN WE HAD A PLUMBER COME FIX IT.

The undersigned certifies under the pains and penalties of perjury that the information as contained herein is true and correct.

Sign Here

Signature: Jonathan R. Young SR. Warden Date: 5-13-24

Printed name: Jonathan R. Young SR. Warden St. Philip S Church

Do not write below this line

Wastewater Treat Superintendent recommendation

Meets the criteria for abatement Does not meet the criteria for abatement

Wastewater Treatment Plant Supervisor Signature

Rahul T. Zull **COPY** 5/24/2024

Date

Approval

Application approved by: _____ On date: _____

Wiscasset Water
01:53 PM

Meter Detail

05/09/2024
Page 1

Account: 611 Type Code:
 Tenant: ST. PHILIP'S CHURCH Map Lot:
 Owner: ST. PHILIP'S CHURCH RE Account 0'
 Location: 12 HODGE STREET (CHURCH)

Previous
4 sewer consumptions = \$500

cu-ft
400
700
900

2500
÷ 4 =
625
cu-ft
Avg

Book / Seq:	4/649	Serial Number:	83313633	Water			Sewer		
Meter Size:	1	Remote Number:	83313633	Type	RT	Amt	Type	RT	Amt
Meter Digits:	5	Avg Consumption:	7	Cons	1	0.00	Cons	1	0.00
Frequency:	1	Combined:	No		0	0.00		0	0.00
Service:	B	Multiplier:	1		0	0.00		0	0.00
Rate Code:	W - 1 S - 1	Replacement:	No		0	0.00		0	0.00
					0	0.00		0	0.00
				Adjust:	0	0.00	Adjust:	0	0.00
Taxable Percentage:	0%	Water Sewer		Adjust Description:					
Billable Percentage:	100%	0% 0%							

Date	Status	Reading	Actual Cons	Billed Cons	Regular	Misc	Tax	Adjust	Amount
04/25/2024	B W	201	66	66	765.72	0.00	0.00	0.00	765.72
	S				958.86	0.00	0.00	0.00	958.86
01/25/2024	B W	110	5	5	114.21	0.00	0.00	0.00	114.21
	S				123.81	0.00	0.00	0.00	123.81
10/27/2023	B W	105	4	4	114.21	0.00	0.00	0.00	114.21
	S				123.81	0.00	0.00	0.00	123.81
07/27/2023	B W	101	7	7	114.21	0.00	0.00	0.00	114.21
	S				114.00	0.00	0.00	0.00	114.00
04/28/2023	B W	94	9	9	114.21	0.00	0.00	0.00	114.21
	S				114.00	0.00	0.00	0.00	114.00
01/26/2023	B W	85	5	5	114.21	0.00	0.00	0.00	114.21
	S				114.00	0.00	0.00	0.00	114.00
10/27/2022	B W	80	4	4	114.21	0.00	0.00	0.00	114.21
	S				114.00	0.00	0.00	0.00	114.00
07/27/2022	B W	76	6	6	114.21	0.00	0.00	0.00	114.21
	S				114.00	0.00	0.00	0.00	114.00
04/28/2022	B W	70	4	4	103.82	0.00	0.00	0.00	103.82
	S				93.60	0.00	0.00	0.00	93.60
01/27/2022	B W	66	5	5	103.82	0.00	0.00	0.00	103.82
	S				93.60	0.00	0.00	0.00	93.60
10/25/2021	B W	61	4	4	103.82	0.00	0.00	0.00	103.82
	S				93.60	0.00	0.00	0.00	93.60

Below
the
900
cu-ft.
minimum

Sewer Bill
should be =
\$123.81

Abatement
Amount
should be =
\$835.05

COPY

Request from town manager for changes in the Personnel Policy

Section 4 COMPENSATION

4.2 Mileage Reimbursement

A travel allowance, in the form of a "per mile" reimbursement, will be paid to any employee using his or her own vehicle in the service of the town. The rate will annually follow IRS standards. All requests for reimbursement must be turned in monthly by the 10th day of the following month. Late requests may be denied. Travel to and from work is not considered a reimbursable expense.

Section 13 BENEFITS

13.1 Medical/Dental Insurance

For employees hired prior to December 2000, the Town will pay 90% of medical coverage for all full-time employees, Road Commissioner, and Treasurer, and the employee will pay 10% of the coverage cost. ~~Effective December 2000, the Town will pay 85% of medical coverage for all full-time employees. All new employees will pay 15% of the coverage cost. The Town will also pay 85% of dental coverage for all full-time employees and the new employee will pay 15% of the coverage cost. The Town pays for medical and dental coverage for all full-time employees, and their families. Effective July 1, 2024 the Town will pay a portion health/dental insurance based on any collective bargaining agreement or employment contract with the Town. Non-union or non-contract employee's health and dental insurance will be paid based on the collective bargaining agreement that covers the majority of employees.~~

When both spouses are employees of the Town of Wiscasset, only one of the two shall be enrolled in the Town's health and dental insurance program. The primary insured shall be the spouse who is covered by a collective bargaining agreement.



Town of Wiscasset

Office of the Town Manager

June 4, 2024

To: Wiscasset Select Board

Ref: Town Manager's Report

On July 11, 2023, Governor Mills signed a budget into law that included \$31 million dollars to support the Maine Emergency Medical Services Stabilization and Sustainability Fund grant program. The funding became available on October 26th and the EMS Board passed an emergency rule on December 6th allowing Maine EMS to proceed with the \$12 million dollar Stabilization component of the grant program. The grant program will provide one time funding to qualified Maine based emergency medical services entities throughout the state to ensure Mainers have continued access to high quality emergency medical services. The authorizing language in the statute states that EMS entities receiving funding may only utilize the funds for the following activities: Supplementing wages, benefits, stipends, and incentives for EMS clinicians; Supporting training directly related to the provision of clinical care, leadership, or management of EMS; Supplementing wages, benefits, stipends, and incentives for administrative support staff (e.g., service level medical director, quality assurance and improvement officer, infection control officer, and training officer); Implementation of programming directly related to Maine EMS Plan for a Sustainable EMS System in the State of Maine: A Vision for 2035; and, Investment in capital expenditures not to exceed \$50,000 in the aggregate. The funds are allocated throughout the state based on a fairly complex application and funding formula. Initially, we were awarded \$15,000, however Chief Bean met with the new Deputy Director of Maine EMS and voiced her concerns that the distribution amounts were unacceptable and our share was increased to \$27,600. Well done Chief.

Consolidated Communications is preparing another shot at state funds for broadband. They do need a letter of support from the Board. Just a reminder that the voters have already approved \$183,200 as a match for this grant.

St. Philip's has applied for an abatement of their most recent sewer bill. Having been reviewed by Rob Lalli and meeting the requirements for abatement, I concur with Rob and recommend an abatement of \$835.05.

I am asking the Board to consider two amendments to the Town's Personnel Policy. I request that the Board set a time limit for requesting mileage reimbursement. The current policy does not specify a time limit and we have had instances of employees sitting on their reimbursement requests for months, despite my requests that they turn them in sooner. However, the current policy does not specify a timeframe, making my requests harder to enforce. The second is to amend the language requiring the Town to contribute 85% towards employee health insurance. The current Public Works/Support union contract is 80%, which covers the majority of our full-time employees. (A few long-term employees who remain at 90%). Several new non-union, non-contract employees have also been hired at 80%.

On May 29th and 30th, Economic Development Director Chrostowsky and I attended the Revitalizing New England: Brownfields Summit 2024 in Portland. These conferences are important to stay up to date with current trends in brownfield redevelopment ideas and concepts, as well as keeping up with regulatory changes regarding brownfield grant applications, administration and reporting. This will definitely be helpful in moving forward with redevelopment of the Mason Station property.

I will be meeting with Bill Olver on May 31st to review possible sites for the relocation of the WWTP.

Reminder the interim CEO Chase does not currently have established hours. He does try to come in each afternoon but it is best to call the town office before coming in. We are advertising for a permanent replacement.