

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MINUTES, DECEMBER 3, 2024
IN PERSON AND VIA ZOOM

Preliminary Minutes

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

Absent: Pam Dunning

Sarah Whitfield called the meeting to order at 6:33 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer’s Warrants

a. **Terry Heller moved to approve the Payroll Warrants of November 22 and November 29, 2024. Vote 4-0-0.**

b. **Terry Heller moved to approve the Accounts Payable Warrants for November 26 and December 3, 2024. Vote 4-0-0.**

3. Approval of Minutes

Terry Heller moved to approve the minutes of November 19, 2024, as amended. Vote 4-0-0.

4. Special Presentations and Awards – none

5. Committee Appointments – none

6. Public Hearings

a. **Liquor License – Barnhouse Grill and Pub, Inc, located at 690 Bath Road – Terry Heller moved to open the public hearing at 6:38 p.m. Vote 4-0-0.**

Terry Heller moved to close the public hearing at 6:39 p.m. Vote 4-0-0. Terry Heller moved to approve the liquor license for Barnhouse Grill & Pub located at 690 Bath Road. Vote 4-0-0

7. Public Comment on Non-Agenda Items

Rick Lutes said he would like the Town to provide emergency plans for each department which could be provided to the public at the Town Office so the public could review them, modify them and check them.

8. Department Head or Committee Chair -none

9. Unfinished Business - none

a. Wawenock Block Update – none

b. Trash Hauling Contract: Dennis Simmons presented to the board a six-month temporary trash-hauling contract with Gordon Libby. **Bill Maloney moved to approve the temporary six-month contract. Vote 4-0-0.**

10. New Business

a. CMP Pole Permit Application CMP Work Order #801000663043: **Terry Heller moved to approve the CMP Pole Permit Application-CMP Work Order #801000663043. Vote 4-0-0.**

b. Maine Infrastructure Adaption Fund Grant Agreement. **Terry Heller moved to authorize the Town Manager to execute the Maine Infrastructure Adaption Fund Grant Agreement on behalf of the Town of Wiscasset. Vote 4-0-0.**

c. Municipal Quitclaim Deed to Jason Hodgdon for a parcel of land located at 516 Birch Road. **Terry Heller moved to execute the Municipal Quitclaim Deed to Jason Hodgdon for a parcel of land located at 516 Birch Point Road. Vote 4-0-0.**

d. Business License-Charm Tai, LLC, located at 762 Bath Road. **Terry Heller moved to approve the business license for Charm Tai conditional upon compliance with the survey for the Planning Board. Vote 4-0-0.**

11. Assessors Business

a. Supplemental

Michael W. Lachance, Map R01, Lot 37A in the amount of \$1,374.38. **Terry Heller moved to approve the supplemental tax for Michael W. Lachance for Map R01, Lot 37A in the amount of \$1,374.38 as recommended by Assessors' Agent Ellery Bane. Vote 4-0-0.**

12. Town Manager's Report

Dennis Simmons reported that the Town approved an appropriation of \$383,780 from the Town's surplus, which will serve as a match for a \$4 million grant from the MDOT Infrastructure Adaptation Fund to support the relocation of the Wastewater Treatment plant. This funding will be combined with \$5 million in federal support secured through the efforts of Senators Susan Collins and Angus King. These funds will allow the town to move forward with Phase I, which includes the design and engineering, and to begin the construction necessary to relocate the facility to a safer, more resilient location. He said that the project is an investment in the future of Wiscasset.

Simmons reminded the public of the Wiscasset Holiday Marketfest which will take place on December 8 and 9 offering great shopping opportunities, and he invited those shopping or visiting Gardens Aglow to visit the many restaurants in the area (<http://wiscasset.org/news/Wiscasset-your-midcoast-dining-destination>).

13. Other Board Business – none

14. Adjournment

Terry Heller moved to adjourn the meeting at 6:47 p.m. Vote 4-0-0.

3b

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
DECEMBER 17, 2024

Preliminary Minutes

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

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

Pam Dunning moved to approve the Payroll Warrants of December 6, 2024, and December 13, 2024. Voted 5-0-0.

Terry Heller moved to approve the Accounts Payable Warrants for December 10, 2024, and December 17, 2024. Vote 5-0-0.

3. Approval of Minutes

Terry Heller moved to table the minutes of December 3, 2024. Vote 4-0-1.

4. Special Presentations or awards – none

5. Committee Appointments

a. Planning Board: **Terry Heller moved to appoint Peter McRae, H. Karl Olson and Allen Cohen to the Planning Board. Vote 5-0-0.**

b. Ordinance Review Committee: **Terry Heller moved to appoint H. Karl Olson to the Ordinance Review Committee. Vote 5-0-0.**

c. Climate Action Team: **Terry Heller moved to appoint Heather Jones to the Climate Action Team. Vote 5-0-0.**

d. Airport Committee: **Terry Heller moved to appoint Pamela Brackett to the Airport Committee. Vote 5-0-0.**

6. Public Hearings – none

7. Public Comment on non-agenda items

Steve Christiansen asked about the progress in finding someone to whom the Boston Post Cane could be given and was informed that a 99-year-old woman would like to be acknowledged but does not want the cane. The search for possible recipients will be publicized again in the newspaper.

Steve Christiansen suggested that old photos of the town be displayed in the meeting room and scattered throughout the Town Report. Pam Dunning advised the board of the photographic resources available in the library.

8. Department Head or Committee Chair

The chair passed on Aaron Chrostowski's message to the public regarding Wiscasset's pairing with an economic development consulting group—HR&A Advisors—to develop action plans and identify funding opportunities for key development projects. The group will be focusing on two important town-owned sites—Birch Point "Mason Station" and Old Ferry Road—and the town needs the public's input to ensure these projects reflect the community's needs and aspirations.

9. Unfinished Business

a. Wawenock Block Update – none

10. New Business

a. 2025 Animal Control Contract: Dennis Simmons asked that this matter be tabled until questions regarding the indemnity clause were cleared up. **Pam Dunning moved to table. Vote 5-0-0.**

b. Sale of Consumer Fireworks Annual License – Big Al's Outlet, Inc., located at 300 Bath Road. **Terry Heller moved to approve the Sale of Consumer Fireworks Annual License for Big Al's Outlet, Inc., located at 300 Bath Road.**

1) STATEMENT BY TOM BRYANT AT SELECT BOARD MEETING ON AGENDA ITEM BIG AL'S ANNUAL LICENSE TO SELL CONSUMER FIREWORKS

2) *We know how you're going to vote, but we want the record to show that we are still in opposition to this license.*

3) *The problem is this: The license covers activities out on Route One. Only. The Town of Wiscasset has consistently ignored the 2nd location: JB's Way. The State issued a Cease-and-Desist order, but then dropped the order, after being sued by Big Al. The State was hoping for a legislative solution, which was introduced but failed to go anywhere. The Town & State both are keeping heads in the sand while they rely on each other's license for blessing. Meanwhile, activity deemed "retail" by prior court ruling is still going on at JB's Way, including the use of propane-fired forklifts to move pallet-loads of Division 1.4 G explosives in and out of an un-sprinklered building. The annual inspections done by the State DON'T cover JB's Way. (Have Big Al submit a copy of the last inspection report done by the State, and you'll see no mention of JB's Way.) Does the Town intend to continue letting this activity persist with ZERO OVERSIGHT?*

4) *Town government is supposed to consider the needs and rights of all its residents, not just those of the well-to-do and well-connected. It is time for the Town to put a stop to the unlicensed (and therefore illegal) activity being conducted in a residential use area.*

5) *Not only is this activity unlicensed but the warehouse cannot meet the requirements for licensing, either by the State or by the Town.*

Vote 5-0-0.

c. Maine Bureau of Highway Safety 2025 Traffic Grants: **Terry Heller moved to approve the four Maine Bureau of Highway Safety Grants for 2025. Vote 5-0-0.**

d. Business License Applications

(1) **Pam Dunning moved to approve the Business License Application for TABALLI, DBA Market Place Café located at 681 Bath Road. Vote 5-0-0.**

(2) **Pam Dunning moved to approve the Business License Application for The Peaceful Pagan Village located at 6 Railroad Avenue. Vote 5-0-0.**

(3) **Pam Dunning moved to approve the Business License Application for Grounded, located at 147 Gardiner Road. Vote 5-0-0.**

e. Monthly Financials

Department year to date expense/revenue reports

H.M. Payson Statement of Accounts

f. Huntoon Hill Grange annual request for Letter of Blanket Approval to operate Beano/Bingo and Games of Chance, consisting of sealed tickets for 2025: **Terry Heller moved to execute a Blanket Letter of Approval for the Huntoon Hill Grange to Operate Beano/Bingo and Games of Chance, consisting of Sealed Tickets for 2025. Vote 5-0-0.**

g. FY '25 Budget Schedule: Dennis Simmons said the draft budget will be delivered to the selectboard members by February 6, 2025. There currently is no Budget Committee. Pam Dunning said the selectboard is the de facto Budget Committee overseeing the Town Manager's budget. Budget meetings are scheduled for Tuesday, February 11 at 6 p.m.; Tuesday, February 25 at 6 p.m.; and Wednesday, March 5 at 6 p.m.

12. Town Manager's Report

In his report, Dennis Simmons recommended approval of the committee appointments, the business licenses, and the Highway Safety grants and explained the delay in approving the Animal Control contract. Simmons said the new website should be online by the end of February. The transfer station will close at noon and the office will close at 1:00 p.m. on December 24.

13. Other Board Business - none

14. Adjournment

Pam Dunning moved to adjourn the meeting at 6:36 p.m. Vote 5-0-0.

5a

TOWN OF WISCASSET
BOARD/COMMITTEE APPLICATION

Full name: Eric Cousineau

Street Address: 180 Gibbs Rd Wiscasset ME 04578

Mailing Address (if different than street): _____

Are you a legal resident of Wiscasset: Yes If not which town: _____

Home phone _____ Cell phone 2073155187 Work phone (optional) _____

I wish to be considered for appointment to the: Waterfront

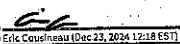
Full member: Alternate member: Is this a reappointment: No

Do you currently serve on any town board/committee: Yes

If yes, which board/committee: Waterfront other: _____

List any civic organizations you belong to: _____

Prior experience, knowledge, or abilities that would contribute to the board or committee:
(please be brief)

Signature:  Date: 12/23/24

If you wish to add additional information, please print this form and either scan it with the additional information and email to clerk@wiscasset.org or return to the town office 51 Bath Road, Wiscasset, ME 04578 fax 882-8228

Office use only

Date received _____ Date appointed: _____ Term: _____

TOWN OF WISCASSET
BOARD/COMMITTEE APPLICATION

Full name: Luke Saindon

Street Address: 291 Federal St

Mailing Address (if different than street): _____

Are you a legal resident of Wiscasset: Yes If not which town: _____

Home phone _____ Cell phone: 2072667677 Email: lcsaindon714@gmail.com

I wish to be considered for appointment to the: Waterfront

Full member: Alternate member: Is this a reappointment: No

Do you currently serve on any town board/committee: No

If yes, which board/committee: None other: _____

List any civic organizations you belong to: _____

Prior experience, knowledge, or abilities that would contribute to the board or committee:
(please be brief) I am a commercial waterfront user as the owner operator of an oyster farm in
Montsweag Bay, I see and use the Wiscasset Harbor nearly every day and want
to help keep it in good condition for everyone.

Signature: Luke Saindon Date: 8/13/24

If you wish to add additional information, please print this form and either scan it with the
additional information and email to clerk@wiscasset.org or return to the town office 51 Bath
Road, Wiscasset, ME 04578 fax 882-8228

Office use only

Date received 08/14/24 Date appointed: _____ Term: _____

forwarded to waterfront chair & liaison 9/3/24

Town of Wiscasset
Board/Committee Membership Application

Full Name: Anthony J Gaff Jr

Street Address: 12 Gibbs Road Wiscasset Maine, 04578

Mailing Address: Same Home Phone: 882-7236

Town of Legal Residence: Wiscasset

Work Phone: _____ Cell Phone: 841-7236 E-mail _____

I wish to be considered for the appointment to the: Planning Board

Planning Board 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. Planning Board

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: 20 Years

Signature: Anthony J Gaff Jr Date: 12-15-24

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: _____ Date Appointed: _____ Term: _____
12/16/2024 @ 1116

TOWN OF WISCASSET
BOARD/COMMITTEE APPLICATION

Full name: Mark Light

Street Address: 146 Clarks Pt Rd Wiscasset

Mailing Address (if different than street): _____

Are you a legal resident of Wiscasset Yes If not which town: _____

Home phone: _____ Cell phone 757-671-8257 Email: codguy5@yahoo.com

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

Full member: Alternate member: Is this a reappointment: No

Do you currently serve on any town board/committee: No

If yes, which board/committee: None other: _____

List any civic organizations you belong to: _____

Prior experience, knowledge, or abilities that would contribute to the board or committee:
(please be brief) 35+ years as pilot of commercial, civil and military aircraft

Signature: [Handwritten Signature] Date: 19 Dec 2024

If you wish to add additional information, please print this form and either scan it with the additional information and email to clerk@wiscasset.org or return to the town office 51 Bath Road, Wiscasset, ME 04578 fax 882-8228

Office use only

Date received 12/19/2024 Date appointed: _____ Term: _____

@ 1044.

6a



State of Maine

Bureau of Alcoholic
Beverages & Lottery
Operations

Application Copy

File Number: 24247

LICENSE TYPE

On-Premises: Beer & Wine

APPLICATION DATE RECEIVED

2024-12-10

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

Taba LLC

LICENSEE TYPE

Limited Liability Company

DOING BUSINESS AS

Marketplace Cafe

CORPORATE NUMBER

20251846DC

INCORPORATION DATE

2023-10-23

CORRESPONDENCE ADDRESS

272 Maine street Brunswick ME 04011

MAILING ADDRESS

PHYSICAL ADDRESS

CONTACT NAME

Robert Bailey

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 577-6167

ALTERNATE PHONE

FAX

EMAIL

bob.bailey207@gmail.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
taba llc	owner		100

ADDITIONAL INFORMATION

MANAGED BY AGENT

Yes

AGENT NAME

Taba LLC

AGENT TYPE

Limited Liability Company

BIRTHDATE

GENDER

(None Specified)

SPOUSE

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 577-6167

ALTERNATE PHONE

FAX

EMAIL

bob.bailey207@gmail.com

CORRESPONDENCE ADDRESS

MAILING ADDRESS

PHYSICAL ADDRESS

PREMISES TYPE

Class A Restaurant

PREMISES NAME

Marketplace Cafe

OPERATOR

Robert Bailey

PHYSICAL ADDRESS

681 Bath road Wiscasset ME 04578

MAILING ADDRESS

272 Mine st Brunswick ME 04011

CONTACT NAME

Robert Bailey

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 577-6167

ALTERNATE PHONE

FAX

EMAIL

bob.bailey207@gmail.com

QUESTIONS

On-Premises: Beer & Wine

1. Is your business and "Doing Business As" (DBA) name registered and in good standing with the Maine Secretary of State?

If not, please address this with the Secretary of State before proceeding with this application. See <https://www.maine.gov/sos/cec/corp/index.html> for more information.

Answer "No" if you are a Sole Proprietor.

Yes

20251846DC

2. What is your expected start date?
as soon as possible

3. Has/have applicant(s) formerly held a Maine liquor license?

No

4. Do licensee or applicant(s) have any interest in any other Maine Liquor License?

No

5. Are all licensees/applicants residents of the State of Maine?

Yes

6. Are all licensees/applicants citizens of the United States?

Yes

7. Is your license for a club with a membership?

No

8. Is your license application for Vessel Corporation?

No

9. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?"

Yes

19225

10. Do you allow dancing or entertainment on the licensed premises? If so, You need to have a license from the Maine State Fire Marshal. See <https://www.maine.gov/dps/fmo/plans-review/applications> for more information.

No

11. Will any law enforcement officer directly benefit financially from this license, if issued?

No

12. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

No

13 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?

No

14 Do you have a manager employed?

Yes

Robert Bailey 05/06/1980

15 Has any of the listed applicants or an employed manager been denied a liquor license within the last 5 years?

No

16 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

17 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

18 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

19 Does the licensee/applicant(s) own the premises?

No

(document uploaded)

20 At which address are your business records located?

272 Maine street
Brunswick ME 04011

21 What will be your business hours? Please indicate each day's open and close times.

Monday-Friday 6am-2pm
Saturday & Sunday 6am-12 pm

Sunday - Tuesday 5pm- 8pm

22 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

place of worship; Freedom Fedllowship .2 miles
school wiscasset elementary 3.7 miles

23 Is your application for a Hotel or Bed & Breakfast?

No

24 Do you have a food menu?

Yes
(document uploaded)

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Food Menu	DRAFT 6 MARKET PLACE AFTER HOURS pages (1).pdf	Dinner
Food Menu	menu bl.pdf	Breakfast and lunch
Lease/Rental Agreement	TABA DRAFT LEASE.pdf	Lease
Premises Floor Plan	Scanned_20241210-0938.pdf	
Maine Health or Agriculture License	MARKET PLACE CAFE EST ID 19225 LIC 2024-2025.pdf	Health license
Corporate Supplemental Form	102 Supplemental Ownership Form and Affidavit.pdf	

APPLICANT

Robert Bailey

DECLARATION

- I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

MARKETPLACE AFTER HOURS

SOUPS & SALADS	
HADDOCK CHOWDER CREAM BUTTER POTATOES ONIONS	6/8
ONION SOUP GRATINÉE RED ONIONS WINE THYME CROSTINI GRUYÈRE & ASIAGO	10
SOUP DU JOUR	4/6
CAESAR ROMAINE GARLIC CROUTONS PARMESAN HOUSE DRESSING	7
SPINACH BACON RED ONION HARD EGG WARM BACON VINAIGRETTE	8
FARMER'S MARKET GREENS BELL PEPPER RED ONION CARROTS CUCUMBER TOMATOES	7
DRESSINGS: BLUE CHEESE, CACIOTTI, ITALIAN, RANCH, THOUSAND ISLAND, BALSAMIC	
GRILLED OR BLACKENED CHICKEN & SEARED SHRIMP 5 FRIED OR BLACKENED HADDOCK 6	

APETIZERS	
SHRIMP COCKTAIL HOUSE COCKTAIL SAUCE OF	10
SPINACH & ARTICHOKE DIP SERVED WITH CROSTINI 11	
MAINE CRAB CAKES JONAH CRAB SMOKY AIOLI	16
CHICKEN WINGS PLAIN, BUFFALO, GARLIC-PARMESAN, HONEY BARBECUE OF	12
VEGETABLE PLATTER CHEF'S SELECTION OF VEGETABLES WITH HOUSE DIPS 9	

SANDWICHES	
SERVED WITH FRENCH FRIES, DILL PICKLE	
SMOKED PINE RIS MELTDOWN	17
8 OZ HOUSE SMOKED BEEF HORSEADISH CREAM ONION WHITE QUESO	17
DOUBLE SMASH BURGER	
6 OZ OF ANGUS PATTIES SHREDDED LETTUCE TOMATO AMERICAN HOUSE SAUCE	14
ADD BACON 2	
REUBEN	13
CORNED BEEF SWISS THOUSAND ISLAND MORSE'S KRAUT RYE	13
HADDOCK RACHEL	13
BATTERED FISH SWISS COLESLAW THOUSAND ISLAND RYE	17
THE CHICKEN	17
BLACKENED, FRIED, OR GRILLED LETTUCE TOMATO ONION	15
FISH SANDWICH	15
LETTUCE TOMATO HOUSE TARTAR SAUCE SLAW	16

WELCOME!
WE HOPE YOU ENJOY YOUR STAY WITH US!
ALL DINNERS ARE OFFERED WITH A CHOICE OF SOUP DU JOUR OR HOUSE SALAD & FRESHLY MADE HOUSE BREAD.

SIDES	
BAKED POTATO	4
FRENCH FRIES	4
ONION RINGS	5
HERBED RICE	4
VEGETABLE OF THE DAY:	
COLE SLAW	3.5
HOUSE BISCUIT	3.5
BREAD & BUTTER	3.5
SCALLOPED POTATOES	4
SIDE SALAD	3.5
MAC & CHEESE	4.5

DESSERTS	
LIMONCELLO CAKE	4
GENEVÈVE PIE DU JOUR	4
BROWNIE SUNDAY	4
BOURBON BREAD PUDDING	4

SEA	
SHRIMP SCAMPI WHITE WINE LEMON GARLIC BUTTER LINGUINI	12
NEW ENGLAND BAKED HADDOCK LEMON WHITE WINE BUTTERED CRUMBS *	19
FISH & CHIPS BEER BATTER FRENCH FRIES HOUSE TARTAR SAUCE SLAW OF	16

LAND & AIR	
MARKETPLACE MEATLOAF BROWN SUGAR GLAZE WASHED CRISPY FRIED ONIONS*	17
GRILLED TERIYAKI STEAK TIPS & MASHED * GF	20
PAN SEARED SIRLOIN DINNER BAKED POTATO * WEDGE SALAD OF	20
1/2 GARLIC-ROSEMARY ROASTED CHICKEN WASHED HERBED GRAVY	18
PETTUCINI ALFREDO CHICKEN BROCCOLI PARMESAN GARLIC CREAM	18
VEGETARIAN	
ROASTED CAULIFLOWER MAC & CHEESE *	16
PETTUCCINI ALFREDO GARLIC CREAM PARMESAN SAUTEED VEGETABLES	16
MUSHROOM BOLOGNESE PORCINI & MUSHROOMS PARMESAN PAPPARDELLE	18

FOR THE LITTLE PEEPS (12 AND UNDER)	
SMASH BURGER & FRENCH FRIES	8
HOT DOG & CHIPS	6
MAC & CHEESE WITH TENDERS, SAUCES: RANCH, BBQ, HONEY MUSTARD, BUFFALO	8
STEAK TIPS & MASHED GF	12
FISH & CHIPS GF	10
TOMATO SOUP & GRILLED CHEESE	6

MARKETPLACE CAFÉ 881 BATH ROAD, WISCONSIN. EVENING HOURS SUNDAY. TUESDAY 5PM-8PM. MORNING CAFÉ HOURS 6 AM-2PM MONDAY-FRIDAY | SATURDAY AND SUNDAY 6 AM-NOON

*THIS FOOD MAY BE SERVED RAW OR UNDERCOOKED. MEATS, POULTRY, SEAFOOD, SHELLFISH, EGGS OR UNPASTEURIZED MILK MAY INCREASE YOUR RISK OF FOOD-BORNE ILLNESS. DAIRY FOODS DESCRIBED AS RAW ARE NON-PASTEURIZED. PLEASE INFORM OUR SERVICE STAFF OF ANY FOOD ALLERGIES IN YOUR PARTY.

EST ID: 19225

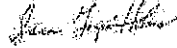
EATING PLACE TIER 2 45 Seats (In)

MARKET PLACE CAFE
681 BATH RD
WISCASSET ME 04578-4829

EXPIRES: 06/03/2025

FEE: \$265.00

ATTN BOB BAILEY
BAILEY, ROBERT
MARKET PLACE CAFE
272 MAINE ST
BRUNSWICK ME 04101



Commissioner

Employers must establish a written smoking policy that prohibits smoking in any business facility, including in vehicles used for work, and in outdoor areas where employees perform services under the control of the employer. Smoking in workplaces shall only be permitted outdoors. Employers shall only permit employer and employees to smoke outside within a Designated Smoking Area that is at least 20 feet away from the business facility and designed in a way to prevent smoke from escaping back into a workplace, public place or other areas where smoking is prohibited.

Eating Establishments shall prohibit smoking in outdoor eating areas and all enclosed areas of public places. Smoking includes the use of electronic smoking devices, whether or not they contain nicotine.

Tobacco Retailers are required to card all persons 30 years of age or younger by photographic identification that contains the persons date of birth. Tobacco products may not be sold to any person under 21 years of age unless the person obtained 18 years of age on or before July 1, 2018. Tobacco products include, but not limited to, a cigarette, a cigar, a hookah, pipe tobacco, chewing tobacco, snuff or snus, electronic smoking devices, and any component or accessory used in the consumption of a tobacco product, such as filters, rolling papers, pipes and liquids used in electronic smoking devices, whether or not they contain nicotine.

For free guidance regarding Maine's retail tobacco and workplace smoking laws, please contact the Maine CDC Tobacco and Substance Use Prevention and Control program at tsup.dhhs@maine.gov or call 207-287-4627.

ATTN BOB BAILEY
BAILEY, ROBERT
MARKET PLACE CAFE
272 MAINE ST
BRUNSWICK ME 04101

Owner: BAILEY, ROBERT
Licensee: MARKET PLACE CAFE
Location: 681 BATH RD
WISCASSET
ATTN: BOB BAILEY
Mail: 272 MAINE ST

BRUNSWICK ME 04101
Lic Type: EATING PLACE TIER 2

ISSUED: 06/03/2024
EXPIRES: 06/03/2025
FEE: \$265.00
TEL: 207-577-6167

Est ID: 19225

Marketplace Cafe

~ BREAKFAST ~
882-9375

* Omelets (3 eggs) - Served with toast

Cheese	\$7.50
Veggie & Cheese	\$10.25
Mushroom & Cheese	\$8.50
Western & Cheese	\$10.25
Bacon or Sausage & Cheese	\$9.95
Ham or Canadian Bacon & Cheese	\$9.95
Hash & Cheese	\$10.25
Steak & Cheese	\$11.75
Loaded with Cheese	\$12.95

With beaters or whites add \$1.25

Add veggies \$1.25, or cheese \$1.25 or meat \$1.75

Add homefries \$2.00 w/onions \$2.25

* Egg Platters - Served with Toast

2 Eggs	\$4.50
2 Eggs, Sausage or Bacon	\$7.75
2 Eggs & Ham Steak	\$9.50
2 Eggs & Hash	\$9.75
2 eggs & Homemade SOS	\$8.25
SOS only no Eggs	\$6.25
2 Eggs & Canadian Bacon	\$8.95
Eggs Benedict (no toast)	\$10.25

Add homefries \$2.00 w/onion \$2.25

* Kids Breakfast

1 Egg, Sausage Link, Patty or Bacon Strip w/Toast	
1 Pancake, 1 Sausage Link, Patty, or Bacon Strip	
1 French Toast, 1 Sausage Link, Patty, or Bacon Strip	
Includes small drink	\$5.95

Cakes & Things

Pancakes	French Toast	Belgian Waffle
(1) Plain \$2.75	(1) Slice \$2.50	(1) Plain \$6.50
(2) Plain \$5.30	(2) Slice \$4.95	(1) Homemade Muffin
(3) Plain \$6.95	(3) Slice \$6.95	\$3.25

Add Blueberries, Raspberries, Chocolate Chips or Maple Syrup \$1.95 Strawberries \$1.95

Sides & Things

1 Egg \$1.25	Cream Cheese \$1.00
Homefries \$2.00	Peanut Butter .95
Toast \$2.50	Sausage or Bacon \$4.25
English \$2.50	Canadian Bacon or Hash \$6.25
Bagel \$2.75	Ham Steak \$4.95

* Breakfast Sandwiches

Egg & Cheese on English	\$4.25
Egg & Cheese (Bacon, Ham or Sausage) on English	\$5.50

* Marketplace Platter

(2) Eggs, Cakes or French Toast, Bacon & Sausage \$10.95

* Geezer Special

(1) Egg, Toast & Coffee \$5.50 with meat \$7.50

Cereal

Oatmeal, Cream of Wheat or Grits (B) \$3.95

Drinks

Coffee, Tea or Hot Chocolate \$2.65	Milk	van/\$1.25	lg/\$2.00
Refills for Coffee or Tea only	Chocolate Milk	van/\$2.25	lg/\$2.50
	Juice	van/\$2.25	lg/\$2.50
	(Apple, Orange, V8, Cranberry or Lemon)		

Open Monday - Friday 6am - 2pm Saturday & Sunday 6am - 12pm

882-9375



This food is or may be served raw or undercooked or may contain raw or undercooked food. Consumption of this food may increase the risk of foodborne illness. Please check with your physician if you have any questions about consuming raw or undercooked food.

Marketplace Cafe

~ LUNCH ~
882-9375

Cold Sandwiches	
BLT	\$7.75
Ham & Cheese	\$7.95
Tuna Salad	\$7.95
Turkey	\$7.95
Served with Chips & Pickle Add French Fries for \$2.65	
Clubs	
Ham & Cheese	\$11.95
Turkey	\$11.95
Tuna Salad	\$11.95
Served with French Fries OR Coleslaw	

Hot Dogs	*Hamburgers 5.5oz.
1 Hot Dog	Hamburger
2 Hot Dogs	Cheeseburger
Served with Chips & Pickle Add French Fries for \$2.50	
*Marketplace Specials	
Fried Haddock Sandwich	\$11.95
Fried Haddock Dinner	\$14.95
Chicken Nuggets Dinner	\$11.25
Served with French Fries & Coleslaw	
Reuben & French Fries	\$11.95

*Hot Sandwiches	
Steak & Cheese Bomb	\$13.50
onion, mushrooms & green pepper	
Chicken & Cheese Bomb	\$13.50
onion, mushrooms & green pepper	
Veggie & Cheese Melt	\$9.95
onion, mushrooms, green pepper & tomato	
Tuna Melt	\$9.95
Grilled Cheese	\$7.50
Grilled Cheese & Tomato	\$8.95
Grilled Cheese, Tomato & Bacon	\$9.75
Grilled Ham & Cheese	\$9.75
Aunt Dolly Special	
Shaved Ham & Swiss on Grilled Bread	\$9.50
Served with French Fries OR Coleslaw	

*Kids Lunch	
PB & J w/Fries	\$5.75
Hot Dog w/Fries	\$6.50
Grilled Cheese w/Fries	\$6.50
Chicken Nuggets w/Fries	\$7.50
French Fry w/Fries	\$7.95
Include small drink	

Sides & Salads	
Coleslaw	\$2.25
Onion Rings	\$4.50
French Fries	\$3.50
Side Salad	\$4.50
Chel Salad	\$4.50
Chicken Caesar Salad	\$10.50

Drinks	
Soda	\$2.75
Tea or Coffee	\$2.65
Hot Tea or Coffee	\$2.65
Refills for Coffee or Tea only	
Milk	sm/\$1.75 lg/\$2.00
Chocolate Milk	sm/\$2.25 lg/\$2.50
Juice	sm/\$2.25 lg/\$2.50
(Apple, Orange, V8, Strawberry or Tomato)	

Haddock Chowder	
Cup	\$5.95
Bowl	\$7.95
Soup of the Day	
Cup	\$3.95
Bowl	\$5.95

Wrap It Up	
BLT Wrap or Veggie Wrap or Chicken Wrap	\$9.95
Served with French Fries	

Open Monday - Friday 6am - 2pm Saturday & Sunday 6am - 12pm

882-9375

This menu is subject to change without notice. Prices are subject to change without notice. All prices are in US dollars. © 2010 Marketplace Cafe

29 CH Square

29 09 U

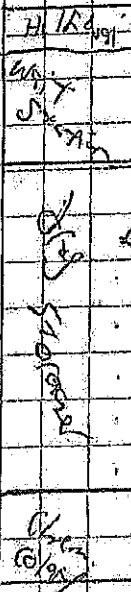
2 square
Bar

D. King
A. King

4/1/20

BA

d:



K. King

30/19

9/19
Bottom
9/19
Bottom

DRAFT LEASE AGREEMENT

This Lease agreement is made by and between WM 681 Bath Road, LLC c/o Winslow Property Management, Inc., 80 Hayden Avenue, Lexington, MA 02421 hereinafter called **LESSOR** (also called Landlord) and TABA LLC d/b/a Marketplace Cafe hereinafter called **LESSEE** (also called Tenant).

WITNESSETH:

That the Lessor for and in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the Lessee, has demised and leased to the Lessee the premises described below and in Exhibit A, to be used exclusively by the Lessee for a restaurant serving breakfast, lunch and dinner as well as take out items. The terms, conditions, obligations and privileges of the parties are as set forth below:

1. LEASE PREMISES:

The premises herein to be demised are an approximate 1,600 +/- square foot lease space located within the shopping center and informally know as suite #6 further designated on Exhibit A attached hereto.

2. TERM:

2.1 **Initial Term:** The initial term of the lease shall be five (5) years from the rent commencement date.

2.2 **Renewal Options:** The tenant shall have One (1), five (5) year renewal option exercised by giving landlord at least 90 days notice prior to the expiration of the initial term. Tenant must be in good standing and current on rent in order to exercise option. Option rent is set forth in section 3.2

3. RENT:

3.1 **Base Rent:** The Lessee shall pay to the Lessor base rent in monthly payments due the first day of each month in the following amounts :

Year 1	-\$1,800 per month	\$21,600 Annual
Year 2	-\$1,850 per month	\$22,200 Annual
Year 3	-\$1,900 per month	\$22,800 Annual
Year 4	-\$1,950 per month	\$23,400 Annual
Year 5	-\$2,000 per month	\$24,000 Annual

3.2 **Option Rent:** If exercised according to Section 2.2 option Base Rent for each year of the option period shall increase by an amount of 3%

3.3 Security Deposit:

Upon signing of lease lessee shall pay lessor two (2) months rent as a security deposit. Such deposit shall be returned to lessor at the expiration of the lease period provided, after a lessor walk through and inspection, there is no damage to the space, lessor is in good standing and no defaults exist and space is left in "broom clean" condition with all tenants trade materials removed.

3.4 Rent Commencement Date:

The rent commencement date shall be one (1) month after the lease signing date.

3.5 **Extra Charges:** The rent does not include Tenant's premises electricity, water and sewer costs, or HVAC expense, it being the intent of the parties that such expense shall be paid in accordance with Section 6. Tenant is directly responsible for its utility expenses as defined below in Section 6. Tenant is also responsible for its premises' janitorial costs. Notwithstanding anything herein to the contrary, it is hereby agreed and acknowledged that the term "operating expenses" shall not under any circumstances include the following: (a) ground or master lease payments, or other amounts paid by Landlord in consideration of its interest in the buildings or the Premises, or any fees, penalties, or other expenses or costs related thereto; (b) interest or principal on any mortgage or other indebtedness secured by the building or the Premises, or

any other indebtedness of Landlord, or any fees, penalties, or other expenses or costs related thereto; (c) any depreciation, amortization, or other expense not paid in cash; (d) any reserve, whether actually funded or not, for future expenditures, or for any contingency; (e) any expenditure related to a period occurring prior to the Term Commencement Date; (f) any capital expenditure or other expense incurred in consideration of goods or services relating to or benefitting a period, or having a useful life, of more than three (3) years; (g) any portion of operating expenses (A) which is payable by tenant(s) other than Tenant (whether actually paid by such other tenant(s) or not) or (B) for which Landlord is otherwise entitled to reimbursement (whether such reimbursement is actually received or not), or (C) which represents consideration for goods or services which solely benefit tenant(s) other than Tenant; (h) rentals and other related expenses incurred in leasing air conditioning systems, or other equipment ordinarily considered to be of a capital nature; (i) roof expenditures; and (j) advertising and promotional fees or administrative fees or management fees except for management fee described above.

3.6 Late Charge: If any amount due hereunder is not paid within ten (10) days of its due date, then the Lessee shall pay a late charge equal to 5% of the overdue payment.

4. **LANDLORD'S WORK:** Landlord shall deliver the space in "as is" condition.

4B. **TENANT'S WORK:** Landlord grants to Tenant the right to make further alterations to the premises to fit out the building for its intended use as a restaurant and all other permitted uses ("Tenant's Work", Exhibit C). Such alterations, together with its specifications, will be submitted to Landlord for review and written approval prior to the commencement of any work (which approval shall not be unreasonably delayed, conditioned or withheld). All Tenant's Work shall be done at the sole expense of Tenant and by licensed and insured contractors. Tenant shall be solely responsible for obtaining any building permits and any and all other Federal/State/Local permits/licenses/Notices that may be required for the Tenant's Work or the operation of Tenant's business in the premises (collectively, the "Permits"). Tenant agrees to use good faith efforts and due diligence in applying for the Permits. Landlord agrees to cooperate with Tenant in its due diligence efforts and shall (i) execute any applications that are reasonably acceptable to Landlord and (ii) deliver such other documents to Tenant as Tenant shall reasonably request within five business (5) days of receipt by Landlord. Tenant shall bear the cost of all fees and expenses related to the Permits for the premises.

As an incentive for tenant to complete its alterations in a professional and timely manner the Landlord agrees to reimburse the tenant \$3,500 (three thousand five hundred) upon receipt of a Certificate of Occupancy from the Town of Wiscasset allowing tenant to open for business.

5. **ACCEPTANCE, USE AND TENANT IMPROVEMENTS:**

5.1 **Acceptance by Lessee:** At the commencement of the lease term, the Lessee shall accept the site, improvements, and any equipment on or in the Leased Premises, in their existing "as is" condition. No representation, statement, or warranty, express or implied, has been made by or on behalf of the Lessor as to such condition, or as to the use that may be made of such property. In no event shall the Lessor be liable for any defect in such property or any limitations on its use.

5.2: **Use:** Leased premises shall be for a restaurant serving breakfast, lunch, dinner and take out at the discretion of the lessee.

5.3: **Prohibited Use:** Leased premises shall not be used for any illegal purpose or any manner which would violate any existing insurance or any exclusive rights of other tenants located on the premises. The Lessee shall on demand reimburse Lessor all extra insurance premiums caused by Lessee's use of the

Leased premises. Lessee shall promptly comply with all laws, ordinances orders and regulations affecting the Leased premises and their cleanliness, safety, occupation and use.

6. **UTILITIES:**

The Lessee shall pay for water, gas, electric, telephone and any other service that the Lessee may require at the premises. Tenant will be responsible for any utility hook ups, subject to town approval.

7. **MAINTENANCE & REPAIRS:**

The Lessee shall not cause or permit any waste, damage, or injury to the Leased Property. The Lessee, at their sole expense, shall keep the exterior of the leased property, as now or hereinafter constituted with all improvements made thereto in good condition (reasonable wear accepted), and shall make all repairs, replacements, and renewals necessary to maintain the Leased property.

The Lessee shall repair any or all damage to the Leased Premises which is due to Lessee's neglect or misuse or that of Lessee's employees, agents, or guests. The Lessee shall be liable for and shall hold the Lessor harmless in respect of damage or injury to the Leased Premises, or the person or property of the Lessee, or the person or the property of Lessor's other tenants, or anyone else, if due to the act or neglect of Lessee or anyone in the control or employ of the Lessee. The Lessee shall at once report in writing to the Lessor any defective condition known to the Lessee.

8. **PARKING:**

Parking is permitted at the Premises. The parking configuration and parking rules and regulations may be altered at any time by Lessor.

9. **INSPECTIONS:**

The Lessor may enter the leased premises at reasonable hours to inspect, or to see that the Lessee is complying with all of Lessee's obligations hereunder, or to make repairs to any adjoining property, without any rebate of rent and without liability to the Lessee for any loss of occupation or quiet enjoyment of the leased premises thereby occasioned. If the Lessor shall have good cause that an emergency exists, Lessor may enter the Leased Premises at any time and without notice to Lessee and may take such remedial action as Lessor may believe to be necessary.

9a. **Permits:**

Lessor will be responsible for obtaining any and all permits required to operate from the town, city, state or any other agency that may have authority to enforce.

9b. **Zoning**

It is the responsibility of Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord and Porta & Company make no representations or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject premises for Tenant's intended use.

10. DEFAULTS & REMEDIES:

In the event that:

- a) The Lessee shall fail to comply with any term, provision or covenant of this lease (including the payment of rent) and shall not cure such failure within 10 days;
- b) The Lessee shall become insolvent;
- c) Lessee shall make an assignment for the benefit of creditors;
- d) A receiver is appointed for a substantial part of the assets of the Lessee; or
- e) The leasehold interest is levied on or taken by execution;

The Lessor shall have the option to do any of the following in addition to and not in limitation of any other remedy permitted by law or by this lease.

10.1 Terminate this Lease, in which event Lessee shall immediately surrender the leased premises to the Lessor, but if the Lessee shall fail to do so, Lessor may, without further notice and without prejudice to any other remedy the Lessor may have to possession or arrearages in rent or damages for breach of contract, enter upon the leased premises and expel or remove Lessee and his effects, by force if necessary, without being liable to prosecution or any claim for damages therefore, and Lessee agrees to indemnify Lessor for all such loss and damage which Lessor may suffer by reason of such lease termination, whether through inability to relet the leased premises, or through decrease in rent, or otherwise.

10.2 Terminate Lessee's right to possession only, without terminating the lease, and with or without process of Law, expel and remove Lessee, or any other person/persons in the occupancy of the leased premises, together with their goods and chattels, and repossess the leased premises without such entry and possession terminating this lease or releasing the Lessee in whole or in part from the Lessee's obligation to pay rent hereunder for the full term hereof.

10.3 Any termination of the lease and re-entry of the leased Premises pursuant to this paragraph shall not relieve Lessee from obligation of Lessee to pay the rent when due. Upon and after such entry into possession without termination of this Lease, Lessor may relet the Leased Premises or any part thereof for the account of the Lessee, to any person, firm or corporation, for such rent, such term, and upon such terms and conditions as Lessor, in Lessor's sole discretion, shall determine, and Lessor shall apply all rents received upon reletting as follows:

a) First the payments of such expenses as Lessor may have incurred in recovering possession of said Leased Premises (including Legal expenses and attorney's fees), and in putting the same into good order and reletting, or preparing, or altering the same into good order or condition or preparing, or altering the same for rental and reletting, and all other expenses, commissions and charges paid, assumed or incurred by Lessor in or about reletting the Leased Premises; and

b) Then to the fulfillment of the covenants of the Lessee hereunder

If the consideration collected by Lessor upon such reletting is not sufficient to pay in full the amount of Rent reserved in this lease together with the items and expenses enumerated in subparagraphs above, then the Lessee shall pay to the Lessor the amount of each monthly deficiency upon demand.

All of the remedies herein are cumulative, and given without impairing any rights or remedies of Lessor at Law or equity, and the Lessee shall pay and discharge all costs, expenses and attorney's fees that shall arise from enforcing the covenants of this lease by the Lessor.

11. RIGHT TO CURE LESSEE'S DEFAULT:

If Lessee is in default under any provision of this lease, and if the Lessee shall fail to cure, or to commence with due diligence to cure such default within ten (10) days of such default, then Lessor may immediately, or any time thereafter, without notice, cure such default on behalf of the Lessee at the expenses of the Lessee. Any provision of the Lease notwithstanding, however, Landlord may so perform in any emergency or in the event Lessee's default shall result in circumstances requiring such default be cured prior to the above items.

12. SUBLETTING & ASSIGNMENTS:

The Lessee shall not assign or sublet the whole or in part of the Leased premises without Lessor's prior written consent. Notwithstanding this consent the Lessee shall remain personally liable to the Lessor for the payment of all rent and for full performance of the covenants and conditions of this lease;

13. INSURANCE REQUIREMENTS:

13.1 Lessor's Insurance Obligations: Throughout the term of the Lease, the Lessor shall purchase and pay for: a) A policy of fire insurance with extended coverage endorsement insuring the building in which the Leased Premises are located against loss, damage or destruction by fire or any other casualties or risks of loss customarily covered under such policy of insurance in an amount sufficient to prevent Lessor from becoming a co-insurer under the terms thereof, but in no event less than 80% of the full insurable value of such building as determined from time to time. As used herein, the term "full insurable value" means actual

replacement cost (exclusive of the cost of excavation, foundations and footing below the basement floor) without deduction for physical depreciation. Lessor will during the Term of this Lease Agreement and any renewals or extensions thereof, carry for the benefit of Landlord and Tenant:

a) Comprehensive General Liability Insurance in limits referred to as \$1,000,000 each person, \$1,000,000 each accident. The policies shall cover any and all accidents or damage occurring in, on or to the common and access areas of the premises.

13.2: Lessee's Insurance Obligations: Lessee will, during the initial Term of this Lease Agreement, and any renewals or extensions thereof, carry for the benefit of Landlord and Tenant:

a) Comprehensive General Liability Insurance in limits referred to as \$500,000 each person, \$500,000 each accident. The policies shall cover any and all accidents or damage occurring in, on or to the leased premises.

Upon failure of tenant to furnish any policy of insurance as set forth above, Landlord may, at its option, obtain the same and the premiums shall immediately become due and payable as additional rent.

14. FIRE, CASUALTY, or EMINENT DOMAIN:

Should a substantial portion of the Leased Premises, or of the real estate which they are a part, be substantially damaged by fire or other casualty, or be taken by eminent domain, the Lessor or Lessee may elect to terminate the lease. When such fire, casualty or taking renders the leased premises substantially unsuitable for their intended use, a just and proportionate abatement of rent shall be made, and the Tenant may elect to terminate this lease if:

14.1 The Landlord fails to give written notice within 30 days of intention to restore Leased Premises; or

14.2 The Landlord fails to restore the Leased Premises to a condition substantially suitable for their intended use within 120 days of said fire, casualty or taking.

The Landlord reserves, and the Tenant grants to the Landlord, all rights which Tenant may have for damages, or injury to the Leased premises for any taking by eminent domain.

15. INDEMNITY:

The Lessee agrees to indemnify and save harmless the Landlord against all and any claims by or on behalf of any person or persons, firm or firms, corporation or corporations, arising from the tenant's use of the Leased premises or the conduct of its business or from any activity, work or thing done, permitted or suffered by the Lessee, in or about the leased premises, and will further indemnify and save the Landlord

harmless against the performance of any covenant or agreement on the tenants part to be performed, pursuant to the terms of the Lease, or arising from any negligence of the Tenant, or any of the agents, contractor's servants, employees, licensees, or invitees and from and against all costs, counsel fees, expenses and liabilities incurred as a result; and in case any action or proceeding be brought against the Landlord by reason of any such claim, the Tenant upon notice from the landlord covenants to resist or defend at tenant's expense such action or proceeding by counsel reasonably satisfactory to Landlord. Tenant, as a material part of the consideration to Landlord, hereby assumes all risk of damage to the leased Premises or injury to persons in or about the leased premises from any cause whatsoever. Tenant hereby waives all claims in respect thereof against Landlord except that which is caused by negligence of the Landlord or the failure of Landlord to observe any of the terms and conditions of this lease and such failure has persisted for an unreasonable period of time after written notice of such failure. The obligations of Lessee under this section arising by reason of any occurrence taking place during the terms of this lease shall survive any termination of this lease.

16. SURRENDER OF LEASED PREMISES:

At the termination of this lease, Tenant shall surrender the Leased Premises to Landlord in the same condition as of the commencement date, natural wear and tear only accepted.

17. NOTICES:

All notices given under this lease by Tenant or Landlord to the other shall be made in writing and transmitted via certified mail, return receipt requested, as follows:

- | | |
|---------------------|--|
| a) If to Landlord | WM 681 Bath Road LLC
c/o Winslow Property Management
80 Hayden Avenue
Lexington, MA 02421 |
| b) If to the Tenant | TABA LLC |

From time to time hereafter, either party may change its above address for the purpose of notices by notice to the other party in the manner hereinbefore provided.

18. QUIET ENJOYMENT:

Landlord covenants that the tenant may peaceably and quietly have, hold and occupy the Leased Premises for the term herein granted, subject to the terms and conditions hereof.

19. ATTORNEY'S FEES & EXPENSES:

Tenant agrees to pay all attorneys fees and expenses the landlord incurs in enforcing any of the obligations of the Tenant under this lease, or in any litigation or negotiations in which the Landlord shall, without its fault, become involved through or on account of this lease.

20. ENTIRE AGREEMENT:

This lease, including any addenda exhibits and schedules now or hereafter attached hereto, contains the entire agreement, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

21. NO WAIVER:

No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance of

any obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

22. TIME IS OF ESSENCE:

Time is of essence of each term and provision in this lease.

23. GOVERNING LAW:

This Lease shall be construed and interpreted in accordance with the Laws of the State of Maine.

24. SEVERABILITY:

If any provisions of this lease shall be determined to be invalid or unenforceable under applicable law such provisions shall, insofar as possible, be construed or applied in such manner as will permit enforcement; otherwise this Lease shall be construed as if such provision had never been made part hereof.

25. SIGNAGE:

The size, location and design of any signage shall be reviewed and approved by the Lessor and shall meet all City codes and regulations.

26. RIGHT OF FIRST REFUSAL:

During the time of tenant's operation in the plaza, and assuming the tenant is in good standing and no default exists, if the outbuilding on the south side of the plaza, informally known as Unit 10, and currently occupied by the tenant "Great Water Life", becomes available to lease TABA LLC will be granted the first right of refusal to lease the unit. The first right of refusal will be contingent on an agreement of a formal lease within fifteen (15) days of offer.

27. TENANT EXCLUSIVE

During the time of the tenant's operation at the plaza, and assuming tenant is in good standing and no default exists, landlord agrees not to lease space in the plaza to any tenant whose primary business is a sit-down bakery or a sit-down pizza shop.

IN WITNESS WHEREOF: Landlord and tenant have executed this Lease as of the effective date.

Witness:

LANDLORD:
WM 618 Bath Road LLC.

Witness

BY _____
It's Duly Authorized Date

Witness By: _____ Date

TENANT: TABA LLC

Witness By: _____ It's Duly Authorized Date

EXHIBIT A

Full service restaurant offering breakfast, lunch and dinner. Tenant will also offer take out items as well as perform catering services at their discretion.

• Note: Not to scale

Exhibit B

Landlord's work:

Exterior lighting improvements to be completed on or before October 1, 2024

Exhibit C

Tenant's work:

Electrical upgrade
Interior Wall demolition and rebuilding
Installation of walk in cooler

Guaranty

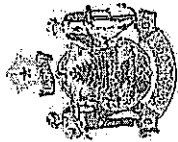
For Consideration of One (\$1.00) Dollar and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees to the Lessor, and the heirs, successors, and assigns of the Lessor, the punctual performance by the Lessee, the legal representatives, successors, and assigns of the Lessee of all of the terms, conditions and covenants, obligations and agreements contained in a certain lease between the WM 681 Bath Road LLC as LESSOR and TABA LLC as LESSEE or their part to be performed or observed, demand and notice of default hereby being waived.

Witness the execution hereof under seal by the undersigned this _____ day of _____, 2024.

By _____

By _____

Social Security Number



STATE OF MAINE
 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
 BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Legal name of applicant: Taba LLC	2. Date of incorporation/registration: 10/23/2024	3. State of incorporation: Maine
--	---	--

List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)
Robert Bailey	05/06/1980	bob.bailey207@gmail.com	272 Maine street Brunswick me 04011	Co owner	50
Genevieve tailleux	01/13/1973	Genevieve.tailleux@gmail.com	272 Maine street Brunswick me 04011	Co owner	60

Affidavit

ONLY COMPLETE THIS PAGE IF THERE ARE NO OWNERS OVER 10% LISTED ON PAGE 1

The undersigned authorized representative of the applicant swears or affirms that no person that holds an ownership interest in the applicant holds an ownership interest equal to or greater than 10%.

Affiant Signature

Date

Affiant Printed Name

State of _____, County of _____

I certify that on the date set forth below, the individual named above did appear personally before me and that I did identify this applicant by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the applicant and with the photograph affixed hereto, and (b) comparing the applicant's signature made in my presence on this form with the signature on his/her identifying document.

Signature of Notary Public

Date

Printed Name of Notary Public

WARNING: The statements on this application are made under oath or affirmation. False statements can be grounds for rejection of the application or suspension or revocation of a license. False swearing is a Class D crime punishable by up to 364 days incarceration and a \$2,000 fine.



Town of Wiscasset

TOWN OF WISCASSET PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m in the Wiscasset Municipal Building Hearing Room.

The purpose of the hearing is as follows:

To act on a request for a new liquor license for the following:

- Taba LLC, DBA Marketplace Café, 681 Bath Road, Wiscasset Maine

LIQUOR LICENSE-NEW

Business Requesting Liquor License Marketplace Cafe

Code Enforcement Officer:
Comments: No Concerns

Signed: George Chase Dated: 16/12/24
George Chase (Dec 16, 2023 09:54 EST)

Wiscasset Police:
Comments: No Concerns

Signed: Larry Hasseltine Dated: 16/12/24
Larry Hasseltine (Dec 16, 2024 09:09 EST)

Planning Department:
Comments: _____

Signed: _____ Dated: _____

Fire Department:
Comments: No concerns

Signed: Robert Bickford Dated: 14/12/24
Robert Bickford (Dec 14, 2024 10:04 EST)

EMS Department:
Comments: No concerns at this time

Signed: _____ Dated: 12/12/24
Wiscasset EMS Director (Dec 17, 2024 14:28 EST)

Waste Water:
Comments: No concerns at this time.

Signed: Robert T. Lall Dated: 20/12/24
Robert T. Lall (Dec 20, 2024 08:20 EST)

Public Hearing Scheduled:
Advertisement in local publication: 12/19/2024
Date of public hearing: 01/07/2024 Date public hearing
posted: 12/12/2024
License Approved: _____ Dated: _____

Revised 2/1/2021

Linda Perry

12/12/24



Office of the Town Clerk

51 Bath Road
Wiscasset, ME 04578

Phone: (207) 882-8200
Fax: (207) 882-8228

E-mail: clerk@wiscasset.org

BUSINESS LICENSE APPLICATION

Every person, firm, corporation, LLC, professional association or partnership doing business within the Town of Wiscasset must complete this Application.

Name/Title of Business: SHEEPSKOT RIVERPRESS LLC dba FICTION: a novel bookshop
New Business Existing Business _____ years in operation Ownership/Location Change

Location of business: 49 Water St. Wiscasset (lease pending) Map/Lot: M: 002 L: 059
Preferred mailing address: 32 W. Island Way Edgcomb ME 04556
Business phone number: 207 281 2155
Description of Business: Bookshop w/ some gift items

Owner's name: TONI CHAPPELL Owner's phone: 207 281 2155
Owner's home address: 32 W. Island Way Edgcomb ME 04556

- *Emergency contact person: ALEX WANEBO
- *Emergency phone numbers: home: _____ cell: 718-915-4952
- *This information will be shared with 911 so you can be contacted in case of after hour emergencies.
- *If you are an existing business and would like to be placed on the Town of Wiscasset Website please complete the section in the "New Business" box below.

NEW BUSINESSES ONLY COMPLETE BELOW INFORMATION	
Have you seen the Code Enforcement Officer and Town Planner for approval?	<u>CEO - TATE D</u>
Will you need a sign permit?	<u>YES</u>
Will this business be a home occupation?	<u>NO</u>
This business will be a:	Corporation or LLC <input checked="" type="checkbox"/> Partnership _____ Sole proprietor _____
Would you like a link to your business placed on the Town of Wiscasset Website?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Provide e-mail and/or web address:	<u>Would like to wait until we are open</u> <u>likely in April.</u>

Please be aware that State licenses and permits may be required. This application must be updated every three years with the Town of Wiscasset.

I, Toni Chappell, state that I am OWNER of the above name firm or business, and make oath that the information stated above is true and I am aware that all applicable local, state and federal ordinances, laws, rules, and regulations must be complied with before this License can be issued.

Date: 12 Dec 2024 Signature: Toni Chappell

(TOWN CLERK SECTION BELOW)

DATE RECEIVED: _____ DATE APPROVED: _____ ASSESSING: _____ WEB/LIST: _____

BUSINESS LICENSE APPLICATION-NEW

Business Requesting License: Sheepscot River Press LLC

Code Enforcement Officer:
Comments: no concerns

Signed: *George Chase* Dated: 18/12/24
George Chase (Dec 16, 2024 10:01 EST)

Wiscasset Police:
Comments: No Concerns

Signed: *Larry Hosselink* Dated: 18/12/24
Larry Hosselink (Dec 18, 2024 10:30 EST)

Planning Department:
Comments: _____

Signed: _____ Dated: _____

Fire Department:
Comments: No concerns

Signed: *Robert Bickford* Dated: 17/12/24
Robert Bickford (Dec 17, 2024 17:17 EST)

EMS Department:
Comments: No concerns at this time

Signed: *[Signature]* Dated: 17/12/24
Wiscasset EMS Director (Dec 17, 2024 17:16 EST)

Waste Water:
Comments: Will speak to shop keeper soon.

Signed: *Robert T. Lalli* Dated: 18/12/24
Robert T. Lalli (Dec 18, 2024 13:34 EST)

License Approved: _____ Dated: _____

LINDA PERRY
LINDA PERRY (Dec 17, 2024 16:58 EST)

17/12/24

105
Suite B

LEASE

This LEASE is made this 7th day of January 2025 by and between the TOWN OF WISCASSET, MAINE a municipality located in Lincoln County, Maine ("Landlord"), and NORTHEAST TRADES SERVICES OF Wiscasset, Maine ("Tenant").

WITNESSETH:

1. **PREMISES LEASED.** Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord Suite B of the Wiscasset Airport Terminal Building, 96 Chewonki Neck Road, Wiscasset, Maine (the "Premises;"). Tenant shall have the use of three parking spaces in the main lot. Additional parking for visitors and others is available in the long-term lot.
2. **PURPOSE.** Unless Landlord agrees otherwise in writing, the Premises shall be used only for general professional services.
3. **TERM.** Provided Tenant meets its obligations under this Lease, the term of this Lease shall be from January 1, 2025 to December 31, 2027.
4. **RENT.** Tenant covenants and agrees to pay a rent of \$500.00 per month for 2025, \$525.00 for 2026, \$550.00 for 2027. Rent shall be paid in advance, and a late fee of \$25.00 shall incur for each month it is not.
5. **SECURITY DEPOSIT.** Tenant has previously provided a \$450.00 security deposit as required, to secure the Landlord against any damages to the Premises. Upon expiration or termination of this Lease, the Landlord shall return the \$450.00 security deposit to the Tenant, provided the Landlord determines, after inspection, that the Premises are in the same condition as at the commencement of the Lease term, with reasonable wear and tear excepted. Otherwise, the Landlord shall retain the \$450.00 security deposit. The Tenant acknowledges that no interest shall accrue or be paid on the security deposit
6. **UTILITIES.** The Landlord will provide electric service and heat. The Tenant will obtain their own internet service.
7. **MAINTENANCE BY TENANT.** Tenant shall at all times keep the Premises and all fixtures, equipment and apparatus in good working order, condition and repair, damage by casualty excepted. If Tenant refuses or neglects to maintain or repair the Premises or any fixtures, equipment or apparatus to the reasonable satisfaction of Landlord as soon as reasonably possible after written request from Landlord, Landlord may make such repairs and Tenant shall reimburse Landlord for the costs of making such repairs upon presentation of bills therefor.
8. **SURRENDER OF PREMISES.** At expiration of the Lease, Tenant shall surrender the Premises in the same condition as the Premises were upon commencement of the Lease, reasonable wear and tear excepted, and damage by casualty excepted. Tenant's obligation to observe and perform this covenant shall survive the expiration or termination of the Lease and is not limited by Landlord's retention of the security deposit as provided in paragraph 5 of this Lease

9. **INSURANCE**

- a. Tenant. At all times during the term of this Lease Tenant shall purchase and keep in full force and effect, at its own expense, comprehensive general liability insurance, insuring at least the substantive areas of liability and monetary limits of the Maine Tort Claims Act. Tenant shall also maintain casualty insurance for Tenant's personal property. Tenant shall also maintain workers' compensation insurance, if applicable.
- b. Landlord. The Landlord shall maintain casualty insurance on the Premises.
- 10. **DEFAULT.** In the event Landlord or Tenant defaults under this Lease, the other party shall have the available legal and equitable remedies.
- 11. **INDEMNIFICATION.** Tenant hereby acknowledges that Landlord shall have no responsibility for damage to Tenant's personal property. Landlord does not waive any of the immunities provided by the Maine Tort Claims Act or any other applicable law.
- 12. **ALTERATIONS.** Tenant is permitted to make cosmetic alterations to the Premises at its own expense.
- 13. **COMPLIANCE WITH LAWS.** Tenant shall obtain any required permits and shall comply with all federal, state and local laws, ordinances, rules and regulations.
- 14. **HAZARDOUS MATERIALS.** Tenant shall have no hazardous materials or wastes on the Premises without the express written consent of Landlord.
- 15. **ASSIGNMENT.** This Lease may not be assigned by the Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

WITNESS

BY: Town of Wiscasset

_____ Duly Authorized

Its: _____

WITNESS:

BY: North East Trade Services

_____ Duly Authorized

Its: _____

10b
Suite C

LEASE

This LEASE is made this 7th day of January 2025 by and between the TOWN OF WISCASSET, MAINE a municipality located in Lincoln County, Maine ("Landlord"), and NORTHEAST TRADES SERVICES OF Wiscasset, Maine ("Tenant").

WITNESSETH:

1. **PREMISES LEASED.** Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord Suite C of the Wiscasset Airport Terminal Building, 96 Chewonki Neck Road, Wiscasset, Maine (the "Premises;"). Tenant shall have the use of three parking spaces in the main lot. Additional parking for visitors and others is available in the long-term lot.
2. **PURPOSE.** Unless Landlord agrees otherwise in writing, the Premises shall be used only for general professional services.
3. **TERM.** Provided Tenant meets its obligations under this Lease, the term of this Lease shall be from January 1, 2025 to December 31, 2027.
4. **RENT.** Tenant covenants and agrees to pay a rent of \$230.00 per month for 2025, \$240.00 for 2026, \$250.00 for 2027. Rent shall be paid in advance, and a late fee of \$25.00 shall incur for each month it is not.
5. **SECURITY DEPOSIT.** Tenant has previously provided a \$200.00 security deposit as required, to secure the Landlord against any damages to the Premises. Upon expiration or termination of this Lease, the Landlord shall return the \$200.00 security deposit to the Tenant, provided the Landlord determines, after inspection, that the Premises are in the same condition as at the commencement of the Lease term, with reasonable wear and tear excepted. Otherwise, the Landlord shall retain the \$200.00 security deposit. The Tenant acknowledges that no interest shall accrue or be paid on the security deposit
6. **UTILITIES.** The Landlord will provide electric service and heat. The Tenant will obtain their own internet service.
7. **MAINTENANCE BY TENANT.** Tenant shall at all times keep the Premises and all fixtures, equipment and apparatus in good working order, condition and repair, damage by casualty excepted. If Tenant refuses or neglects to maintain or repair the Premises or any fixtures, equipment or apparatus to the reasonable satisfaction of Landlord as soon as reasonably possible after written request from Landlord, Landlord may make such repairs and Tenant shall reimburse Landlord for the costs of making such repairs upon presentation of bills therefor.
8. **SURRENDER OF PREMISES.** At expiration of the Lease, Tenant shall surrender the Premises in the same condition as the Premises were upon commencement of the Lease, reasonable wear and tear excepted, and damage by casualty excepted. Tenant's obligation to observe and perform this covenant shall survive the expiration or termination of the Lease and is not limited by Landlord's retention of the security deposit as provided in paragraph 5 of this Lease

9. **INSURANCE**

- a. Tenant. At all times during the term of this Lease Tenant shall purchase and keep in full force and effect, at its own expense, comprehensive general liability insurance, insuring at least the substantive areas of liability and monetary limits of the Maine Tort Claims Act. Tenant shall also maintain casualty insurance for Tenant's personal property. Tenant shall also maintain workers' compensation insurance, if applicable.
- b. Landlord. The Landlord shall maintain casualty insurance on the Premises.
- 10. **DEFAULT.** In the event Landlord or Tenant defaults under this Lease, the other party shall have the available legal and equitable remedies.
- 11. **INDEMNIFICATION.** Tenant hereby acknowledges that Landlord shall have no responsibility for damage to Tenant's personal property. Landlord does not waive any of the immunities provided by the Maine Tort Claims Act or any other applicable law.
- 12. **ALTERATIONS.** Tenant is permitted to make cosmetic alterations to the Premises at its own expense.
- 13. **COMPLIANCE WITH LAWS.** Tenant shall obtain any required permits and shall comply with all federal, state and local laws, ordinances, rules and regulations.
- 14. **HAZARDOUS MATERIALS.** Tenant shall have no hazardous materials or wastes on the Premises without the express written consent of Landlord.
- 15. **ASSIGNMENT.** This Lease may not be assigned by the Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

WITNESS

BY: Town of Wiscasset

_____ Duly Authorized

Its: _____

WITNESS:

BY: North East Trade Services

_____ Duly Authorized

Its: _____



Town of Wiscasset

51 Bath Road
Wiscasset, ME 04578
(207) 882-8200
www.wiscasset.org

To: Dennis Simmons, Town Manager
From: Aaron Chrostowsky, Economic Development Director
Date: January 2, 2025
Re: *Award the RFQ for Environmental Planning Services to develop a community-driven climate resilience plan for Wiscasset Waterfront to Haley Ward.*

Background:

The Town was awarded a Community Action Grant through the Governor's Office of Policy Innovation and the Future Community Resilience partnership for \$50,000 in August 2024. The Community Action Grant was awarded to assist the Town in developing a community-driven climate resilience plan for Wiscasset Waterfront.

In November 2024, the Town issued a Request for Qualifications for Environmental Planning Services to develop a community-driven climate resilience plan for Wiscasset Waterfront. The Request for Qualifications for Environmental Planning Services includes the following scope of work:

Scope of Work:

- Host at least one facilitated public meeting in partnership with the Town's climate committee, the Wiscasset Climate Action Team (WCAT), to discuss all possible options for waterfront climate resilience.
- Collect relevant climate change and sea level rise data and projections and develop a summarized baseline and expected future conditions maps of the Wiscasset Creamery, Recreational, and Commercial Piers waterfront areas.
- Design and participate in a waterfront resilience design charrette in partnership with WCAT, allowing community members to give input on design ideas and preferences.
- Propose a suite of potential nature-based engineering solutions for the Wiscasset Creamery, Recreational, and Commercial Piers waterfront areas that consider community input and guidance from Town staff and WCAT.
- Develop a community-driven, climate-resilient waterfront conceptual plan based on the most community-supported solution based on existing conditions, expected future conditions, and community input.
- The selected community-driven climate-resilient waterfront conceptual plan solution will include pre-engineering plans and possible funding sources.

- Host at least one public meeting in partnership with WCAT to collect community input on the proposed finalized engineering solutions.

In December 2024, the Town received a Statement of Qualifications for Environmental Planning Services from 5 qualified bidders.

- _Razor.co, Yarmouth, ME
- Tighe & Bond, Portsmouth, NH
- FB Environmental, Portland, ME
- Haley Ward, Bangor, ME
- SWCA Environmental Consultants, Scarborough, ME

The Selection Committee consisted of the Town Manager, Economic Development Director, Climate Action Team Chairperson, and a Lincoln County Regional Planning representative who reviewed each proposal based on the following categories:

- Company Overview and Professional Qualifications (20%)
- References and Experience (30%)
- Proposed Approach (30%)
- Expected Project Timeline (20%)

Haley Ward was the highest-scoring bidder based on the approach. Out of all the proposals received, they were the only firm that conducted a site visit to better understand the project. They intend to use existing Federal and State data, Reality Capture (3D Modeling), and unmanned Aerial Systems. In contrast, most firms plan to use existing Federal and State data. Based on the Selection Committee's review of proposals, we recommend the following engineering/ planning firm, Haley Ward.

Recommendation:

Award the RFQ for Environmental Planning Services to develop a community-driven climate resilience plan for Wiscasset Waterfront to Haley Ward.

10e

NEW HOPE

24/7 domestic abuse support, services & prevention

MIDCOAST

December 20, 2024

Dear Town of Wiscasset,

Thank you very much for your December 17, 2024 donation of \$1,818.00. Every donation allows us to support individuals affected by domestic abuse as they move toward a life of their choosing. We sincerely appreciate your thoughtfulness!

New Hope Midcoast belongs to the Maine Coalition to End Domestic Violence and a nonprofit 501c3 dedicated to serving residents of Midcoast Maine who are affected by domestic abuse, dating violence and stalking. Donations such as yours help us achieve our mission.

Our comprehensive services are free and include:

- A helpline staffed 24/7 and available to victims, concerned others and professionals
 - Hospital accompaniment when injury is incurred as a result of domestic abuse
 - Support groups offered online and in-person
 - A dedicated staff in Child Protective Services to address the needs of families affected by domestic abuse who have children
 - Emergency sheltering
 - Long-term transitional housing with case management and the opportunity to work toward financial stability with training from New Ventures Maine
 - Trainings and presentations for healthcare professionals, mental health providers, schools, businesses and civic organizations to raise awareness and to help prevent abuse
- * We do charge for mental health trainings only

New Hope Midcoast believes in a coordinated community response to the pervasive issue of domestic abuse. We partner with schools, healthcare practitioners, law enforcement and other community agencies to offer a wide network of support and advocacy for our clients. Your donation allows us to advocate for those in need.

Sincerely,

Joan LeMole

Joan LeMole, Development Director

developmentdirector@newhopemidcoast.org

(207) 594.2128 (Agency); (207) 691.5969 (Development)

Thank you all so much!

we can further our work

to keep communities safe

of gifts like this.

Very best,

New Hope Midcoast is a nonprofit 501c3. EIN # 01-0377246

No goods or services were received in exchange for this donation

Joan

24/7 HELPLINE 1-800-522-3304

PO Box A, Rockland, ME 04841 (207) 594-2128

www.newhopemidcoast.org

10e



HEALTHY KIDS

Supporting Families
Strengthening Communities

Board of Directors

Amy Guptill, BSN, RN
President

Jeff Drake
Vice President

Alexis Brinkler
Treasurer

Rebekah Oliver, LSW
Secretary

Hannah Hilton

Alicia Hunter, LSW

Lt. Brendan Kane

Katherine Ramirez

Staff

Charlene Corbett, MDiv.
Executive Director

Toby LeCrone
Community Educator

Sophie Watts
Community Educator

Ian Bell
Office Assistant/IT

Leslie Livingston, MS
Family Engagement
Specialist

December 20, 2024

Town of Wiscasset
51 Bath Rd
Wiscasset, ME 04578-4108

Dear Friends,

Thank you for your donation of \$1,500 to support the children of Lincoln and Knox Counties and for your care and concern for the community. With your help, Healthy Kids can continue its many programs providing support to children, families and professionals.

Healthy Kids programs are all made possible with a small staff and a working board of directors. We provide thousands of in-person units of service yearly, and our online resources are utilized daily. Your generosity truly makes a difference!

Thank you again!

Sincerely,
Charlene C. Corbett
Charlene C. Corbett

Charlene C. Corbett
Executive Director

*Thank you once again
for Wiscasset's long standing
support!*

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

11

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

01/07/2025

Ralph A. Hilton
Chad A. Hilton
P.O. Box 514
Wiscasset, ME 04578

PROPERTY REVIEWED
Map R07 Lot 53 RE Acct # 983

CURRENT ASSESSED VALUE
Land Value: \$ 45,600 Building Value: \$ 86,800

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.

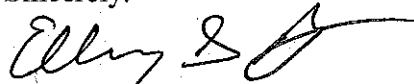
An adjustment will be made. The following assessments now apply.

Land Value: \$ 45,600 Building Value: \$ 84,000

Abatement will be recommended for: **\$ 49.76**

Remarks: Upon further review and information provided, the shed and canopy were gone from the property as of April first, 2024. Abatement 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