

3a

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 17, 2023
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Pam Dunning, Terry Heller, Bill Maloney, Chair Sarah Whitfield, and via Zoom 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

a. **Payroll Warrants:** Pam Dunning moved to approve the payroll warrants of October 6, FY24 and October 13, FY 24. Vote 5-0-0.

b. **Accounts Payable Warrants:** Terry Heller moved to approve the accounts payable warrants for October 12, FY 24 and October 17, FY 24. Vote 5-0-0.

3. Approval of Minutes

Terry Heller moved to approve the minutes of October 3, 2023. Vote 5-0-0.

4. Special Presentations and Awards – none

5. Committee Appointments/Resignations – none

6. Public Hearings

a. **Special Referendum Town Meeting Warrant Articles:** Pam Dunning moved to open the public hearing at 6:04 p.m. Vote 5-0-0. There was no discussion. Bob Maloney moved to close the public hearing at 6:05 p.m. Vote 5-0-0.

b. **Special Amusement Permit:** Vanessa & Richard Jordan, Wiscasset Speedway: Pam Dunning moved to open the public hearing at 6:05 p.m. Vote 5-0-0. There was no discussion. Bill Maloney moved to close the public hearing at 6:06 p.m. Vote 5-0-0. Terry Heller moved to approve the Special Amusement Permit for Vanessa and Richard Jordan, Wiscasset Speedway. Vote 5-0-0.

7. Public Comment – none

8. Department Head or Committee Chair

a. See Department Monthly Report: The harbormaster reported that worms were not stolen from the worm cart; they escaped on their own.

b. Monthly Financials

c. H. M. Payson Monthly Statement

9. Unfinished Business

a. Solar Discussion, Old Ferry Road: James Andretta provided information on the possibility and advantages of leasing town-owned land across from Maine Yankee to Midcoast Solar providing income from the lease as well as increased property tax. He asked that the matter be referred to the Budget Committee and have them look at the financials and report back.

10. New Business

a. Old Stage Road Overlimit Permit for MDOT: **Terry Heller moved to approve the Old Stage Road Overlimit, Permit for MDOT. Vote 5-0-0.**

11. Assessor's Business

a. **Terry Heller moved to approve the tax abatement for Harvey Jackson, 760 Old Bath Road, Map U-18, Lot 5-A RE acct.#2693 for \$63.07. Vote 5-0-0.**

b. **Terry Heller moved to approve the tax abatement for Karen Ruth McGrath and Gordon Scott James, 542 Gardiner Road, Map R03, Lot 34 RE Acct #355 for \$269.34. Vote 5-0-0.**

c. **Terry Heller moved to approve the tax abatement for John F. Stone, Jr., 42 Old Stage Road, Map U17, Lot 5-1 RE Acct. #1958 for \$819.96. Vote 5-0-0.**

d. **Terry Heller moved to approve the tax abatement for Richard F. Moore, 48 Morse Drive, Map R03, Lot 33-4 RE Account No. 2536 for \$5,489.13. Vote 5-0-0.**

e. **Terry Heller moved to approve the tax abatement for Richard F. Moore, 48 Morse Drive, Map R03, Lot 33-1-A RE Account # 2590 for \$2,255.32. Vote 5-0-0.**

f. **Terry Heller moved to approve the supplement for Richard F. Moore, 48 Morse Drive, Map R03, Lot 33-4 RE Account #2536 for \$6,943.24. Vote 5-0-0.**

g. Set date for Selectboard Workshop – to be determined.

12. Town Manager's Report

Dennis Simmons reported that the Public Works Department is now fully staffed and will soon be caught up on their work. He added that paving will begin next week, beginning on Foye Road.

13. Other Board Business – none

14. Adjournment

Terry Heller moved to adjourn the meeting at 6:21 p.m. Vote 5-0-0.

5a

Town of Wiscasset
Board/Committee Membership Application

Full Name: Deborah Morgan
Street Address: 210 Main St.
Mailing Address: P.O. Box 507 Home Phone: 209-460-330 ☎
Town of Legal Residence: Wiscasset
Work Phone: see above Cell Phone: _____ E-mail: HectorBCE08@gmail.com

I wish to be considered for the appointment to the: _____
Climate Committee Term Of Appointment ?

Full member: Reappointment: _____ Alternate member: _____

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

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: University Committees

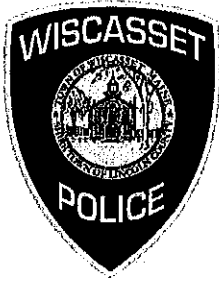
Signature: Deborah Morgan Date: Oct. 16, 2023

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: 10/16/2023 Date Appointed: _____ Term: _____



Wiscasset Police Department

10a

Larry Hesseltine
Chief of Police

51 Bath Road, Wiscasset, ME 04578
Office (207) 882-8203 Fax (207) 687-7005

Perry Hatch
Sergeant

Date: November 7, 2023
To: Dennis, Town Manager
From: Chief Larry Hesseltine
RE: 2024 Maine Bureau of Highway Safety Traffic Grants

We are requesting that the Selectboard accept the 2024 Maine Bureau of Highway Safety Traffic Grants in the amount of \$15,750.67 for 2024 High Visibility and Enforcement and \$5,701.60 for 2024 Distracted Driving Enforcement. The Department will match \$3,937.67 and \$1,425.40 respectively.

In years past these each of these grants were each individual requests and awards. This year three have been grouped together for a lump sum award however must be tracked and maintained by our department as separate amounts.

The funds will be broken down as follows:

Speed Enforcement - \$5,701.60
NHTSA Impaired Driving Campaigns + Drive Sober Maine - \$5,701.60
NHTSA CIOT Campaign - \$3,991.12
Education - \$356.35
2024 High Visibility and Enforcement Total - \$15,750.67
Distracted Driving Enforcement - \$5,701.60
Federal Funding Total - \$21,452.27

Speed, Impaired and Distracted are all year long sustained enforcement.
The CIOT campaign is for a two week period only which is why the applied/award amount is lower.
Education is a new requirement this year.

SUBGRANT CONTRACT

DO NOT ENCUMBER

**PLEASE RETURN TO:
BUREAU OF HIGHWAY SAFETY
LAUREN STEWART, DIRECTOR
45 COMMERCE DRIVE, SUITE 1
STATE HOUSE STATION 164
AUGUSTA, MAINE 04333-0164**

SUBGRANT #: HV24-012
APPROVAL DATE: 10/16/2023
PROJECT PERIOD: 10/01/2023 TO 09/15/2024
013 16A 314H 012 6401 HV012

The Bureau of Highway Safety, hereinafter called the subgrantor, herewith agrees to provide funds in accordance with the provisions of the Highway Safety Act of 1966, as amended, and appropriate state statutes and regulations to:

Subgrantee Legal Name: Wiscasset Police Department

hereinafter called the subgrantee, for the purposes and in the amounts contained in the subgrant application submitted by the subgrantee and approved by the subgrantor.

The subgrantee agrees to the terms and conditions stated in the approved subgrant application on file at the office of the subgrantor which are made a part of this contract by reference. The subgrantee agrees to comply with the reimbursement procedures required by the subgrantor and with all special conditions imposed by the subgrantor in approving the award.

The subgrantee agrees to provide the required matching contributions as specified in the approved subgrant application for your 2024 High Visibility Enforcement & Education.

For the Subgrantor - Bureau of Highway Safety

Federal: \$15,750.67
016000447
Wiscasset Town Of
51 Bath Road
Wiscasset, ME, 04578

		<u>Director</u>
Date:	Authorized Signature Lauren V. Stewart	Title
Date:	Authorized Signature for Subgrantee Chief Larry Hesseltine	Title

THIS CONTRACT HAS BEEN APPROVED AS TO FORM BY THE DEPARTMENT OF THE ATTORNEY GENERAL ON MAY 6, 1996.

This contract is valid only if signed by an authorized representative of the applicant and BHS and has been approved by the Maine Division of Purchases.
This subgrant award is conditional upon subsequent legislative or executive action, federal or state, which may result in a budget rescission, deferral or revision.
Approval may also be contingent upon a current year comprehensive plan approval by NHTSA.

SUBGRANT RECORD

SUBGRANTEE: Wiscasset Police Department
 PROJECT TITLE: 2024 High Visibility Enforcement & Education

SUBGRANT #: HV24-012
 COORDINATOR: Erica Davis

	Subgrantee	Project Director	Fiscal Officer
Name	Wiscasset Police Department	Callie Fairservice	Dennis Simmons
Address 1	51 Bath Road	51 Bath Rd.	51 Bath Road
Address 2			
City	Wiscasset	Wiscasset	Wiscasset
State & Zip Code	ME 04578	ME 04578-	ME 04578-
Phone Number		(207) 882-8203	(207) 882-8200
Fax Number		(207) 687-7005	(207) 687-7005
E-Mail Address		pdadmin@wiscasset.org	manager@wiscasset.org

Approved: 10/16/2023 Start: 10/01/2023 End: 09/15/2024 Last Monitored: Audited: Closed:

AWARD INFORMATION

yr	prog# / psp# / task#	federal funds	match funds	award total	p/t %	pass thru \$	federal spent	match spent	funds drawn	federal disb.
2021	314 / 2024-24HVE / 1	\$15,750.67	\$3,937.67	\$19,688.34	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	\$15,750.67	\$3,937.67	\$19,688.34	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Original Federal Amount: \$15,750.67

Report Category: HV012

Latest Federal Voucher:

Continuation? Prior Subgrant #:

Voucher Date: Period: to

	Budget		Cumulative Exp. Thru		Balance Remaining	
	Federal	Match	Federal	Match	Federal	Match
Personal Services	\$15,750.67	\$0.00	\$0.00	\$0.00	\$15,750.67	\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Consultant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$3,937.67	\$0.00	\$0.00	\$0.00	\$3,937.67
Total	\$15,750.67	\$3,937.67	\$0.00	\$0.00	\$15,750.67	\$3,937.67

SUBGRANT CONTRACT

DO NOT ENCUMBER

**PLEASE RETURN TO:
BUREAU OF HIGHWAY SAFETY
LAUREN STEWART, DIRECTOR
45 COMMERCE DRIVE, SUITE 1
STATE HOUSE STATION 164
AUGUSTA, MAINE 04333-0164**

SUBGRANT #: DD24-012
APPROVAL DATE: 10/16/2023
PROJECT PERIOD: 10/01/2023 TO 09/15/2024
013 16A 405E 012 6401 DD012

The Bureau of Highway Safety, hereinafter called the subgrantor, herewith agrees to provide funds in accordance with the provisions of the Highway Safety Act of 1966, as amended, and appropriate state statutes and regulations to:

Subgrantee Legal Name: Wiscasset Police Department

hereinafter called the subgrantee, for the purposes and in the amounts contained in the subgrant application submitted by the subgrantee and approved by the subgrantor.

The subgrantee agrees to the terms and conditions stated in the approved subgrant application on file at the office of the subgrantor which are made a part of this contract by reference. The subgrantee agrees to comply with the reimbursement procedures required by the subgrantor and with all special conditions imposed by the subgrantor in approving the award.

The subgrantee agrees to provide the required matching contributions as specified in the approved subgrant application for your 2024 Distracted Driving Enforcement.

For the Subgrantor - Bureau of Highway Safety

Federal: \$5,701.60
016000447
Wiscasset Town Of
51 Bath Road
Wiscasset, ME, 04578

	_____ Director
Date:	Authorized Signature Lauren V. Stewart
	_____ Title
Date:	Authorized Signature for Subgrantee Chief Larry Hesseltine
	_____ Title

THIS CONTRACT HAS BEEN APPROVED AS TO FORM BY THE DEPARTMENT OF THE ATTORNEY GENERAL ON MAY 6, 1996.

This contract is valid only if signed by an authorized representative of the applicant and BHS and has been approved by the Maine Division of Purchases.
This subgrant award is conditional upon subsequent legislative or executive action, federal or state, which may result in a budget rescission, deferral or revision.
Approval may also be contingent upon a current year comprehensive plan approval by NHTSA.

SUBGRANT RECORD

SUBGRANTEE: Wiscasset Police Department
 PROJECT TITLE: 2024 Distracted Driving Enforcement

SUBGRANT #: DD24-012
 COORDINATOR: Erica Davis

	Subgrantee	Project Director	Fiscal Officer
Name	Wiscasset Police Department	Callie Fairservice	Dennis Simmons
Address 1	51 Bath Road	51 Bath Rd.	51 Bath Road
Address 2			
City	Wiscasset	Wiscasset	Wiscasset
State & Zip Code	ME 04578	ME 04578-	ME 04578-
Phone Number		(207) 882-8203	(207) 882-8200
Fax Number		(207) 687-7005	(207) 687-7005
E-Mail Address		pdadmin@wiscasset.org	manager@wiscasset.org

Approved: 10/16/2023 Start: 10/01/2023 End: 09/15/2024 Last Monitored: Audited: Closed:

AWARD INFORMATION

yr	prog# / psp# / task#	federal funds	match funds	award total	p/1 %	pass thru \$	federal spent	match spent	funds drawn	federal disb.
2021	405E / 2024-405E / 1	\$5,701.60	\$1,425.40	\$7,127.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$5,701.60	\$1,425.40	\$7,127.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Original Federal Amount: \$5,701.60

Report Category: DD012

Latest Federal Voucher:

Continuation? Prior Subgrant #:

Voucher Date: Period: to

	Budget		Cumulative Exp. Thru:		Balance Remaining	
	Federal	Match	Federal	Match	Federal	Match
Personal Services	\$5,701.60	\$0.00	\$0.00	\$0.00	\$5,701.60	\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Consultant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$1,425.40	\$0.00	\$0.00	\$0.00	\$1,425.40
Total	\$5,701.60	\$1,425.40	\$0.00	\$0.00	\$5,701.60	\$1,425.40

Sandra L. Guay
Partner
sguay@archipelagolaw.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

106

October 24, 2023

Via Email:

Dennis Simmons, Town Manager
Town of Wiscasset
15 Bath Road
Wiscasset, ME 04578

Re: 63 Main Street, Wiscasset

Dear Mr. Simmons:

This letter is sent in my ongoing effort to keep the Town up to date and informed on the status of repairs at 63 Main Street. I apologize for the length of this update, however wanted to make sure that the Town has a full understanding not only of the status of repairs but also on Wawenock LLC's ongoing efforts to get the work completed as quickly as possible.

Where the work is to date:

- All restoration work has been completed other than masonry on the façade.

Masonry comments and update:

Wawenock LLC has been prepared, financially and otherwise, to move forward with the repairs at 63 Main Street since the second quarter of 2022. Repairs since that time have been ongoing. Thus far, approximately \$800,000.00 has been expended for work on the property, most of which is not viewable to the public eye, and all of which was nonetheless necessary prior to completion of the façade work.

Masonry Preservation was selected for repair of the brickwork, including the façade this project, based on its reputation and expertise with historic masonry. Peter Chavonelle of Masonry Preservation also has had a strong working relationship with the contractor, Dave McDonald and David has, in the past, found Peter to be reliable and providing consistently quality work.

Peter initially said that he could begin repairs in the later summer of 2022 and finish the job late fall 2022. Some work was performed, but nothing major. Then Peter said that he could begin work in the April/May time frame of 2023. Work did commence and it was focused on the gable ends of the building to make sure that they were in a tight, strong condition for the overall integrity of the building. This was a necessary and time-consuming process.

ARCHIPELAGO

Dennis Simmons, Town Manager
Town of Wiscasset
October 24, 2023
Page 2 of 3

During this same timeframe Dave McDonald's crew performed all the interior and skeletal work to the building to make it ready for mason to install and finish the front elevation. It was then determined that it was in the best interest of the overall job and the building to install new roofs and a new gutter system to ensure that when the building is complete it is in excellent condition across throughout.

The masonry work has been delayed for several reasons unrelated to Wawenock, including the mason's other commitments, some of which had apparently run into some delays, staffing and in part due to weather delays. It was understood however by Dave and therefore Wawenock, that work on the façade would begin again once the roof and the gutter system were installed, which needed to occur first. The roof and gutter work were completed approximately one month ago, and it was therefore anticipated that the façade work would be completed by November or December. Just last week however, for circumstances again beyond Wawenock's control, Masonry Preservation gave Dave a new start date of February 1, 2024.

In light of the new start date and delays in completing the masonry work, I advised Wawenock last week to locate an alternate mason to get the work done. As a result, last week and again this week, the contractor has been meeting with other masons in order to line up a competent, quality historical mason who can get in there quickly to complete the work. There is no intent to delay here and Wawenock is as frustrated as the Town has been by delays that have occurred.

I realize that this has been a long process and that that both you and the Selectboard have been under pressure to try to speed up the results. I can assure you however that no one wants the work completed any more than Wawenock, so that the building can be reutilized as soon as possible. As noted, there has been a substantial amount of work that has already been completed at great expense, although most of that work may not be visible to the public. This work was required to be done before the masonry could be completed. The only holdup to completing the renovation right now is the mason and Wawneock is doing all that it can to get this done as quickly as possible as well.

Wawenock LLC does not need to be compelled to complete this job. Again, they are determined and focused to get this job done as soon as possible. Up until last week, when they received the February 1 start date from the mason, all work had been set for a 2023 finish date and Wawenock had no reason to believe that this might not occur.

I do appreciate that this renovation has taken a while, but respectfully ask for the Town's continued patience for just a bit longer. The project will get done just as fast as Wawenock can get a competent mason over there, and they are one hundred percent focused on doing this. I will continue to keep the Town updated and inform you as soon as we get a concrete start date and with the estimated time for completion.

ARCHIPELAGO

Dennis Simmons, Town Manager
Town of Wiscasset
October 24, 2023
Page 3 of 3

In writing this letter and in sending the Town these updates, I am hoping to keep communication open and to work amicably with the Town as this renovation project is completed. Please let me know if you would like to discuss this by phone, or I would be happy to come to your office in Wiscasset to speak with you directly.

Very Truly Yours,



SANDRA L. GUAY

SLG/lb
Copy to:
Ralph Doering, III

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

11a

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/05/2023

Clark's Point Development, LLC.
10 Weston Train Avenue
Saco, ME 04072

PROPERTY REVIEWED
Map R05 Lot 126-D RE Acct # 2647

CURRENT ASSESSED VALUE
Land Value: \$ 109,300 Building Value: \$ 0

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: \$ 0 Building Value: \$ 0

Abatement will be recommended for: **\$ 1863.24.**

Remarks: Upon further review this lot was not owned by Clark's Point Development, LLC. Abatement recommended. Supplement to proper owner to follow. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely,



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

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

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NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/05/2023

RHI-Clark's Point, LLC.
21 East Main Street
Yarmouth, ME 04096

PROPERTY REVIEWED
Map R05 Lot 126-D RE Acct # 2647

CURRENT ASSESSED VALUE
Land Value: \$ 0 Building Value: \$ 0

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: \$ 109,300 Building Value: \$ 0

Supplement will be recommended for: **\$ 1863.24.**

Remarks: Upon further review this lot was owned by RHI-Clark's Point, LLC. Supplement recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely,



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

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

11C

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/05/2023

Village Car Care
39 Plummer Road
Westport Island, ME 04578

PROPERTY REVIEWED
PP Acct # 23

CURRENT ASSESSED VALUE
Personal Property Value: \$ 16,000

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.

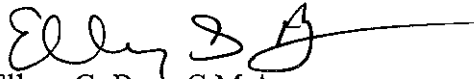
An adjustment will be made. The following assessments now apply.

Personal Property Value: \$ 0

Abatement will be recommended for: **\$ 272.50**

Remarks: Upon further review and information provided, this business did not have any personal Property in Wiscasset. 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

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

11d

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/05/2023

Fowle Hill Builders, LLC.
644 Plains Road
Litchfield, ME 04350

PROPERTY REVIEWED
PP Acct # 206

CURRENT ASSESSED VALUE
Personal Property Value: \$ 15,000

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.

Personal Property Value: \$ 0

Abatement will be recommended for: **\$ 255.71.**

Remarks: Upon further review and information provided, this business did not have any personal Property in Wiscasset. 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

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

11e

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/05/2023

Frank G. Allen Jr.
18 Sunset Ridge
Wiscasset, ME 04578

PROPERTY REVIEWED
Map R02 Lot 10-C-ON RE Acct # 2678

CURRENT ASSESSED VALUE
Land Value: \$ 0 Building Value: \$ 37,600
Exemptions: \$ 31,000 = \$ 6,600 Taxable Assessment

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: \$ 0 Building Value: \$ 0

Abatement will be recommended for: **\$ 112.51.**

Remarks: Upon further review this mobile home was billed in error. It has been gone for two years. 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

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

11F

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/23/2023

Frederick H. & Linda Z. Winterberg
25 Pleasant Street
Wiscasset, ME 04578

PROPERTY REVIEWED

Map U01 Lot 16 RE Acct # 1254

CURRENT ASSESSED VALUE

**Land Value: \$ 222,900 Building Value: \$ 208,100
Stabilized Tax Amount= \$3,441.66 (Error)**

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.

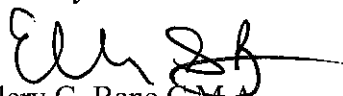
An adjustment will be made. The following assessments now apply.

**Land Value: \$ 222,900 Building Value: \$ 208,100
Corrected Stabilized Tax Amount= \$6,441.66(Corrected)**

Supplement will be recommended for: **\$ 3,000.00. (residual difference)**

Remarks: Upon further review this account's stabilized tax was entered improperly. It was supposed to be \$ 6,441.66. not \$3,441.66. Supplement recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely,


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



Town of Wiscasset

Office of the Town Manager

November 7, 2023

To: Wiscasset Select Board

Ref: Town Manager's Report

This year's budget contained funding for the position of an Economic Development Director. We advertised nationally and received over 2 dozen resumes. Myself, Selectman Whitfield, Selectman Maloney and Mary Ellen Barnes of the LCRPC, as a selection committee, evaluated all of the resumes and whittled them down to four potential candidates for initial interviews. Three of those were chosen for a second interview. The second interview consisted of providing the applicant with a fictitious company that had expressed an interest in moving to Wiscasset. The applicant was asked to make a presentation to the committee, as if we were the fictitious company, as to how he/she would present Wiscasset as a great place to do business. A final interview was with myself and two members of the Wiscasset business community. As a result of this I am pleased to announce that Aaron Chrostowsky has been offered and has accepted the position. Aaron comes to Wiscasset with Masters of Public Administration degree and over 20 years of municipal management experience in Maine and Vermont. His most recent position was as town manager in Wayne for 10 years. He has extensive grant writing experience, including Community Block Grants. He very much enjoys working with businesses and other stakeholders in the community. I look forward to having Aaron as part of our team.

As I have previously mentioned, the wet summer caused some serious delays across the state in getting paving and other projects completed. We have been nervous about getting our scheduled paving completed before weather turned too cold. We have managed to get Foye Road, Lamson and Willow Lanes paved. I understand people are anxious that the paving company get their driveways heeled in and leveled off. The paving company is working as fast as it can and still do a quality job. Please, be patient. The work will get done as quickly as it can. (I know of several towns that did not get any of their planned paving done this year)

Painting of the crosswalks, parking lines etc. has also been delayed, first by a lack of paint earlier in the season, then by the wet weather. We are looking to a window of opportunity to get as much of this done as we can. Our public works crew has been working very hard to get caught up with many delayed projects. Again, please be patient. They are working as hard and as fast as they can.

A reminder that the select board will have a special meeting Nov 9th to discuss the issues surrounding the present location of the wastewater treatment plant. Grant funding and other sources of funds are available and we need to start making some decisions so that we can move forward with securing those funds.

Nov 1st was the deadline for engineering firms to submit proposals for the cleanup of the town owned North Point fill area of Mason Station. We received one proposal from Sevee & Maher. We will review the proposal to ensure that it meets all of the requirements of the RFP.

Pursuant to the Wiscasset Ordinances Article I section 8.3.1, I have sent the ORC the attached letter



Town of Wiscasset

Office of the Town Manager

November 2, 2023

To: Karl Olson, Chair
Wiscasset Ordinance Review Committee

Ref: Article X Section 16 Solar Energy Conversion System

Karl,

You, Emily, Bruce and myself have all received calls and emails from Northeast Solar Trackers, a solar installation company that has a client that wishes to install a ground mounted solar tracking system in the Rt 1 Commercial District. (I am assuming from my conversation it was within 500 feet of the Rt 1 center line) As you are aware, what has prompted his communications with all of us is in reference to the above-mentioned ordinance, specifically sections 16.6.1(a) which states "Roof-mounted systems serving a single residential dwelling and ground-mounted systems less than 4200 sq. ft. are not subject to Site Plan Review" and section 16.8.1 which reads "Solar conversion energy systems panels shall be allowed only in the rural zone". They provided their interpretation (to me at least) that because section 16.6.1(a) does not require a site plan review for roof mounted or smaller systems, then the Rt 1 project was not subject to section 16.8.1 limiting solar panels to the rural district only.

I believe all four of us have interpreted the ordinance the same; the language of section 16.8.1 is unambiguous, "Solar conversion energy systems panels are only allowed in the rural zone" (emphasis added) and therefore, their project is not allowed on the Rt 1 commercial district.

It does seem to me that this ordinance is overly restrictive in the siting of solar systems. I do not believe that it was the intention of the ordinance to restrict homeowners in other areas of town from installing smaller (<4200 sq. ft.) systems for their own use, rather it was intended to regulate larger commercial systems. However, we all seem to agree the current language does restrict them.

As I expect this will not be the only time this issue arises, pursuant to Article I section 8.3.1 which states in part "Meetings of the Committee shall be held as needed to address issues that arise or as referred by the Selectboard, Town Manager, Planning Board or Town Planner..." (emphasis added) I am referring Article X section 16 Solar Energy Conversion Systems back to the ORC for:

- 1) Clarification that systems covered by section 16.6.1(a) (only roof mounted systems and ground mounted <4200 sq. ft) were intended to be allowed in other zones and not restricted just to the rural zone;
- 2) If so, to provide clarifying language to amend the ordinance to permit the systems in section 16.6.1(a) in other zones and in which additional zones they should be permitted, including updating the land use matrix;
- 3) To clarify that systems covered by section 16.6.1(a) do require a building permit from the CEO pursuant to Article II Building Laws section 1.1.1

It is my understanding that the ORC intendeds to have completed its work for LD2003 in time for a town meeting during the primary elections March 5th, 2024. In order for the select board to certify any proposed new or amended ordinance in time for this date, I would need for them to be finalized, including any required public hearing before the planning board, and provided to me by Dec 27th.

Emily and I have spoken about this matter and she will draft amendments to present to the OCR

Thank you for your attention to this matter

Dennis