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WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MINUTES, NOVEMBER 7, 2023, 7 P.M.
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, 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

a. Terry Heller moved to approve the payroll warrants for October 20, FY 24, October 27, FY 24, and November 3, FY 24. Vote 5-0-0.

b. Terry Heller moved to approve the accounts payable warrants for October 14, FY 24, October 31, FY 24, and November 7, FY 24. Vote 5-0-0

3. Approval of Minutes

Terry Heller moved to approve the minutes of October 17, 2023, as amended. Vote 5-0-0.

4. Special Presentations or Awards – none

5. Committee Appointments/Resignations

a. Terry Heller moved to appoint Deborah Morgan to the Wiscasset Climate Action Team. Vote 5-0-0.

6. Public Hearings – none

7. Public Comment on non-agenda items

Susan Blagden asked why the agenda was not posted on the website. Dennis Simmons said was unaware it hadn't been posted and would speak to the person responsible for the omission.

8. Department head or committee chair – None

9. Unfinished Business – none

10. New Business

a. Chief Hesseltine requesting approval to accept Maine Highway Safety Grants in the amount of \$21,452.27. Pam Dunning moved to approve the request to accept Maine Highway Safety Grants in the amount of \$21,452.27. Vote 5-0-0.

b. Wawenock Block Discussion: Sarah Whitfield quoted from Sandra Guay's (Archipelago law firm) letter recently received. "It is my understanding that one of these contractors is in the process of providing a timeline for start and completion which should be ready in the next week or so. A rough estimate at this time is six to eight weeks to complete the masonry once work begins, moving the timeline for completion from mid-November to sometime in the first quarter of 2024. I will update you as soon as I have a more specific timeline." In response to Susan Blagden's query, Simmons said that there was little the town could do to move up the timeline. However, he said he would draft a letter for the board's approval.

c. Sunken Garden Donation: **Terry Heller moved to accept a \$10,000 donation from the Garden Club for rebuilding the brick walkway at the Sunken Garden. Any remaining funds shall be placed in a donation fund for future needs. Vote 5-0-0.**

11. Assessors Business

a. **Terry Heller moved to approve the tax abatement for Clark's Point Development, Map R05, Lot 126D RE Acct # 2647 for \$1863.24. Vote 5-0-0.**

b. **Terry Heller moved to approve the supplement for RHI-Clark's Point, LLC, Map R05 Lot 126-D RE Acct # 2647 for \$1863.24. Vote 5-0-0.**

c. **Terry Heller moved to approve the abatement for Village Car PP Acct #23 for \$272.50. Vote 5-0-0. Vote 5-0-0.**

d. **Pam Dunning moved to approve the abatement for Fowle Hill Builders, LLC,, PP acct #206 for \$255.71. Vote 5-0-0.**

e. **Terry Heller moved to approve the tax abatement for Frank G. Allen, Jr., 18 Sunset Ridge, Map R02, Lot 10-C-ON RE Acct. #2678 for \$112.51. Vote 5-0-0.**

f. **Pam Dunning moved to approve the supplement for Frederick H. and Linda Z. Winterberg, 25 Pleasant St. Map U01 Lot 16 RE Acct #1254 for \$3,000.00.**

12. Town Manager's Report

Dennis Simmons introduced Aaron Chrostowsky who had been appointed to the position of Economic Development Director, a newly funded position. Chrostowsky has a Masters of Public Administration degree and over 20 years of municipal management experience in Maine and Vermont.

Simmons reported that Foye Road, Lamson and Willow Lanes were paved before the weather turned too cold. He said the paving company is working as fast as it can to get driveways heeled in and leveled off.

Painting of the crosswalks, parking lines, etc. has been delayed first by a lack of paint earlier in the season and then by the wet weather. The Public Works crew is looking for a window of opportunity to get as much done as possible. Simmons asked the community to be patient.

The Select Board will have a special meeting on November 9 to discuss the issues surrounding the present location of the wastewater treatment plant. Grant funding and other sources of funds are available, and the town needs to start making some decisions so that it can move forward with securing those funds.

One proposal, from Sevee & Maher, has been received for the cleanup of the town-owned North Point fill area of Mason Station. It will be reviewed to ensure the requirements of the RFP are met.

Pursuant to the Wiscasset Ordinances Article 1 Section 8.3.1, Simmons has sent a letter to the Wiscasset Ordinance Review Committee for a review and clarification of Article X, Section 16, Solar Energy Conversion Systems, which seems to restrict solar systems panels to the rural zone, and therefore a proposed solar project in the Route 1 Commercial District would not be allowed. He wrote that the ordinance seems overly restrictive in the siting of solar systems and asked the committee for clarification.

13. Other Board Business

a. Executive Session for the discussion of a legal matter. **Pam Dunning moved to enter executive session at 6:26 p.m. Vote 5-0-0. Bill Maloney moved to exit executive session at 6:47 p.m. Vote 5-0-0. Bill Maloney moved to approve the filing of an appeal to Lincoln County Superior Court of the October 19, 2023, Board of Environmental Protection decision. Vote 5-0-0.**

Sarah Whitfield said the comp plan committee is meeting on November 15, not November 8.

14. Adjournment

Pam Dunning moved to adjourn the meeting at 6:49 p.m. Vote 5-0-0.

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

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Section I: Licensee/Applicant(s) Information;
Type of License and Status

Legal Business Entity Applicant Name (corporation, LLC): <u>Barnhouse Grill + Pub Inc.</u>	Business Name (D/B/A): <u>Barnhouse Grill + Pub Inc.</u>
Individual or Sole Proprietor Applicant Name(s):	Physical Location: <u>690 Bath Rd, Wiscasset</u>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Mailing address, if different from DBA address: <u>690 Bath Rd, Wiscasset, ME 04578</u>	Email Address: <u>Peenic938@gmail</u>
Telephone # Fax #: <u>207-687-8197</u>	Business Telephone # Fax #: <u>207-687-8197</u>
Federal Tax Identification Number: <u>92-2031631</u>	Maine Seller Certificate # or Sales Tax #: <u>10376665</u>
Retail Beverage Alcohol Dealers Permit: <u>CAR-2020-12982</u>	Website address:

1. New license or renewal of existing license? New Expected Start date: _____
 Renewal Expiration Date: 12-08-2023

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
Food: 693,613.02 Beer, Wine or Spirits: 227,324.96 Guest Rooms: _____

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)
 Malt Liquor (beer) Wine Spirits

4. Indicate the type of license applying for: (choose only one)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input type="checkbox"/> Class A Restaurant/Lounge
(Class XI) | <input type="checkbox"/> Class A Lounge
(Class X) |
| <input type="checkbox"/> Hotel
(Class I, II, III, IV) | <input type="checkbox"/> Hotel - Food Optional
(Class I-A) | <input type="checkbox"/> Bed & Breakfast
(Class V) |
| <input type="checkbox"/> Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV) | <input type="checkbox"/> Auxiliary | <input type="checkbox"/> Mobile Cart |
| <input type="checkbox"/> Tavern
(Class IV) | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

690 Bath Rd, Winscot, ME 04578

6. Is the licensee/applicant(s) citizens of the United States? Yes No

7. Is the licensee/applicant(s) a resident of the State of Maine? Yes No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?
 Yes No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?
 Yes No

10. 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.

Yes No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? Yes No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Daniel Dyer	9-22-1964	Waterville, Maine
Michael Ray Collins	5-02-1967	Wilmington, N.C.
Dana Long	5-20-1962	Wilmington, N.C.

Residence address on all the above for previous 5 years

Name	Daniel Dyer	Address:	18 High St. Winscott, ME
Name	Michael Ray Collins	Address:	18 High St. Winscott, ME
Name	Dana Long	Address:	18 High St Winscott, ME

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

Yes No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? Yes No

17. Does the licensee/applicant(s) own the premises? Yes No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: NA

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

The bar is located in the front dining room of the business.

20. What is the distance from the premises to the nearest school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: Bible Baptist Church + School

Distance: 1.9 miles

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands 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.

Please sign and date in blue ink.

Dated: 10-30-23

Daniel J Dyer
Signature of Duly Authorized Person

Michael Ray Collins
Signature of Duly Authorized Person

Daniel J Dyer
Printed Name Duly Authorized Person

Michael Ray Collins
Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: 11/21/2023

Who is approving this application? Municipal Officers of Wiscasset

County Commissioners of _____ County

Please Note: The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

This Application will Expire 60 Days from the date of Municipal or County Approval unless submitted to the Bureau

Included below is the section of Maine’s liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms.

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located.

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application.

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant.

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner;

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. Determination by the municipal officers or county commissioners that the nature of the application is to

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

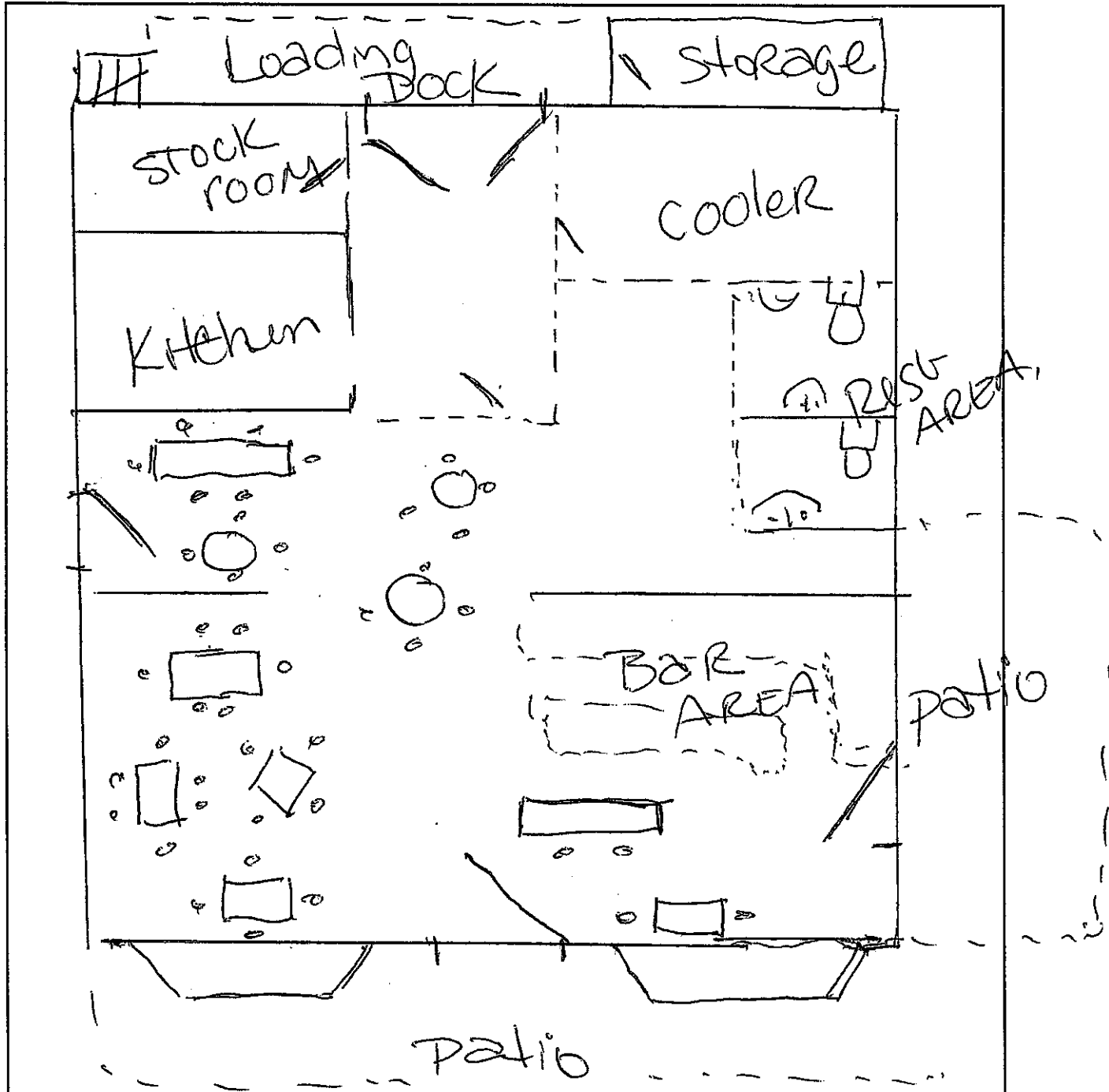
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Barnhouse Grill + Pub
2. Doing Business As, if any: _____
3. Date of filing with Secretary of State: April 1 2023 State in which you are formed: April 1 2023
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Ray Collins	18 High St, Wiscasset	5-02-1967	President	33.33
Daniel Dyer	18 High St, Wiscasset	9-22-1964	Vice President	33.33
Dana Long	18 High St, Wiscasset	5-20-1962	Treasurer	33.33

(Ownership in non-publicly traded companies must add up to 100%.)

LIQUOR LICENSE-RENEWAL

Liquor licenses held by the same owner at the same location for five (5) or more years and have had no complaints within that time may be approved or denied by the Wiscasset Town Clerk, after advice and consent from the Wiscasset Code Enforcement Officer and the Wiscasset Police Department.

Business requesting license Barnhouse Grill & Pub Inc.

Code Enforcement Officer:

Comments: No known issues of concern

Signed: *Bruce Engart* Dated: 11/02/2023
Bruce Engart (Nov 2, 2023 09:49 EDT)

Wiscasset Police:

Comments: No concerns

Signed: *CHP* Dated: _____
Chery Hestelime (Nov 1, 2023 10:36 EDT)

Planning Department:

Comments: _____

Signed: _____ Dated: _____

Fire Department:

Comments: No concerns

Signed: *Robert Bickford* Dated: 11/01/2023
Robert Bickford (Nov 1, 2023 13:23 EDT)

EMS Department:

Comments: No Concerns

Signed: *Erin Bean* Dated: 11/01/2023
Erin Bean (Nov 1, 2023 14:41 EDT)

Waste Water:

Comments: No concerns at this time.

Signed: *Robert T. Ladd* Dated: 11/01/2023
Robert T. Ladd (Nov 1, 2023 12:44 EDT)

Public Hearing Scheduled:

Advertisement in local publication:

Date of public hearing: 21/11/2023 Date public hearing posted: _____

License Approved: _____ Dated: _____

Revised 2/1/2021

Signature: *Linda Perry*

Email: clerk@wiscasset.org

8a

Town of Wiscasset
October 2023
Monthly Reports





Town of Wiscasset

AIRPORT REPORT

To: Dennis Simmons, Town Manager
From: Rick Tetrev, Airport Manager
Re: Monthly Report October 2023
Date: November 14, 2023

Re: Airport Monthly Report October 2023

Fuel Sold

- 100LL Avgas: \$12,373.45 (1,880.990 gallons)
- Jet-A: \$ 2,570.54 (501.080 gallons)
- Fuel sales of Avgas in October was down by \$10,256.25 from September, which equates in gallons to 1,501.61 less than in September.
- Fuel sales of Jet-A was up by \$1,685.07 equaling 323.64 gallons more.
- The price of Avgas dropped to \$6.31 per gallon while Jet-A remained the same @ \$5.13 per gallon.

Fuel Purchases

- 100LL: We had a delivery of 8,011 gallons.
- Jet-A: none.

General Comments and Operations:

- Flight activity for the month of October was 305 operations. At the end of October, we had 2,952 operations. Average per year since covid has been 4,500. That should be easily obtainable.
- Budget wise, we have spent 30% and have collected 13% of revenues. Most of our revenue comes after January with things such as excise taxes and land leases.

Respectfully submitted,

Rick

Rick Tetrev

“Discovering Wiscasset-One Flight at a Time”



Town of Wiscasset

TOWN CLERK REPORT

To: Dennis Simmons, Town Manager
From: Linda Perry, Town Clerk
Re: Monthly Report October ,2023
Date: November 16, 2023

Election:

Pre-election requirements were completed in October for the State and Municipal Referendum Election that was held on November 7, 2023. 1236 ballots were cast (38% of the registered voters). Absentee ballots were made available through November 2nd. All absentee ballots were processed at the polls on Election Day. The election tabulating machines and software (DS 200 and Accuvote) had been pretested and secured prior to the Election. Extended Registrar hours were on November 1st from 5:00 pm to 7:00 pm to allow for voter registration. The Clerk's Office is now preparing for the March 5, 2024, Presidential Primary.

Clerk:

2024 dog licenses were made available on October 15, 2023. A spayed/neutered dog is \$6.00 and unaltered dogs are \$11.00. Kennel licenses are \$42.00 and require an inspection by the animal control officer. All 2024 dog licenses are due by December 31, 2023. A late fee of \$25.00 will be charged starting February 1, 2024. Current proof of rabies vaccination and spay/neutering certificate are required for licensing all dogs.

Financials:

	Auto Excise	Boat Excise	Agent Fees	Vital Fee
Monthly Revenues	\$72,331.77	\$90.60	\$1,735.25	\$269.20
Year to date	\$301,310.10	\$956.80	\$7,021.75	\$1,269.80
Met yearly revenue projection by:	45.65%	16.79%	37.96%	-----

Respectfully Submitted,
Linda E. Perry, Town Clerk

October
2023 Monthly Report



Town of Wiscasset

EMS REPORT

To: Dennis Simmons, Town Manager
From: Erin Bean, EMS Director
Re: Monthly Report October 2023
Date: November 16, 2023

IMAGETREND[®]

<i>Scene Incident City Name (eScene.17)</i>	<i>Number of Runs</i>	<i>Percent of Total Runs</i>
<i>Wiscasset</i>	<i>55</i>	<i>68.75%</i>
<i>Dresden</i>	<i>13</i>	<i>16.25%</i>
<i>Westport Island</i>	<i>5</i>	<i>6.25%</i>
<i>Boothbay</i>	<i>3</i>	<i>3.75%</i>
<i>Alna</i>	<i>2</i>	<i>2.50%</i>
<i>Damariscotta</i>	<i>2</i>	<i>2.50%</i>
	<i>Total: 80</i>	<i>Total: 100.00%</i>

Welcome to fall! October was a good month at the Ambulance Service! We are nearly up to staff and only have one opening for a fulltime paramedic. Jason Downing has stepped into the role of Deputy Chief and is doing a great job so far.

Wiscasset EMS sent the fly car to Pumpkinfest and Lexi Peaslee volunteered her time and her two little children declared that next year they feel that Wiscasset EMS needs to step it up a bit (trust me they have plans!) We love the sense of community and I am thankful that Mark Doe extended the invite to us to participate.

The EMT class that myself and Jason taught came to a close this month. We ended the class with 10 students who will all be eligible to take the national registry exam and I look forward to working with everyone of them in the field! Teaching though stressful is very rewarding and I look forward to seeing the moments when what, myself and fellow educators do makes a difference in the “new generation” of providers. One of the highlights of the class this month was when Rob Bickford and his amazing group of firefighters extended time to our class and invited them to be a part of extrication training! EMS and Fire work very closely and I would love to see many more trainings to strengthen our towns services collaboration.

There are several towns in Lincoln County that have asked that we teach another EMT class very soon so Jason and I are looking for the most feasible timing and looking for a good spot to host the class.



Town of Wiscasset

Myself and James Bodman took a class with MMA (Maine Municipal Association) **In Critical Incident Stress Management**. This course focuses on being able to help fellow providers after an event that is traumatic and will help them in the first steps of healing. This is just a very small drop in the bucket towards helping our Public Safety providers in caring for their mental health and wellbeing. I am working on a monthly opportunity for a Licensed social worker to come in and talk with anyone that is needing more support at the station.

Wiscasset Ems did send a truck to Topsham during the Lewiston tragedy. We were asked to cover the Topsham area and help them with their calls while they responded to the incident. Thank you to everyone who has reached out to ensure that our crews are doing well after the incident.

Lastly, we got a generous donation from a Dresden resident she had one stipulation for the donation, she wanted it to be an item that was tangible, that the crews would use and feel like they mattered to the town and to her. She asked that the money be put to use to make their downtime at the station as nice as possible. She stated "you guys are like the fire station and cook right? I think that a new kitchen sink and counter top would be amazing!" I completely agreed and we went to the Midcoast Marble and Granite store in West Bath and they did an amazing job and we have a little left over that we might try and put in a new fridge or stove with. The current kitchen and appliances are pretty old and when we removed the countertop, we found "shims" that were from 1988! We are so blessed to have been able to serve her and all of the other residents in our response area. Having a nice place to "live" in your downtime makes the time spent waiting for the calls to duty much more pleasant.

Thank you to the Town Manager Dennis Simmons and his constant support. I appreciate all that he does for the town. Thank you to the Town Council and their diligent work with all of the issues that they are faced with regularly. I wanted to thank the police Department, all of the officers and Callie for their continued assistance on calls and keeping us safe. Also, Public Works they never get enough credit but are constantly making the environment here in Wiscasset so much better and I appreciate all the things that they do for us!



Town of Wiscasset

FIRE DEPARTMENT REPORT

To: Dennis Simmons, Town Manager
From: Rob Bickford, Fire Chief
Date: November 13, 2023
Re: October Monthly Report

Operations:

The fire department responded to 21 calls for service during the month of October. This is up from last year at the same time when we responded to 17 calls. Of the 21 calls, 19 were in Wiscasset. We responded for station coverage once each to Newcastle and Bath.

The calls for October break down as follows: 3 motor vehicle accidents; 9 fire alarms; 2 station coverage; 1 smoke investigation; 1 fuel leak; 2 assists to EMS and 3 "other".

Training:

Training for the month included training burns at the training site to support the Basic Fire school being put on by the Alna Fire Department, vehicle extrication to support the Basic EMT class being taught by Chief Erin Bean and Deputy Chief Jason Downing and a tour of the new solar farm at the Wiscasset Municipal Airport.

Staffing:

Staffing levels remain steady at 20 active duty members, 3 Junior Firefighters and 5 Lifetime members.

Events:

We were proud to host our annual open house to coincide with National Fire Prevention Week on October 11. The weather held off and the event was well attended. Thank you to all the members who helped set up and run the events as well as the area departments that joined us. Special thank yous go out to Jodie's Restaurant and Bakery for donating sandwich platters, Wiscasset Dunkin Donuts for donating donuts and coffee, Blagden's Wrecker Service for donating the vehicle for our vehicle extrication demonstration and Chief Roberts of the Damariscotta Fire Department for the use of their smoke trailer.

Along with our open house, we were also glad to participate in a couple of Trunk or Treat events as well as Haunted Federal Street for Halloween.



Town of Wiscasset

We would like to take a moment to remind everyone that the winter heating season is right around the corner. If you intend to burn wood this season, please have your chimney cleaned and inspected prior to using them for the winter. If you burn oil or some other alternative fuel, please have them inspected and serviced.

Financials:

At approximately 33% of the way through our fiscal year, the fire department budget stands at roughly 18% expended. This will change next month when the members are paid their payroll for the first half of the fiscal year.

Respectfully submitted,

Rob Bickford



Town of Wiscasset

PARKS AND RECREATION DEPARTMENT

To: Dennis Simmons, Town Manager
From: Duane Goud, Parks & Recreation Director
Re: Monthly Report October, 2023
Date: November 14, 2023

October, 2023!!

What a great way to bring in the fall season!

Our best (revenue wise compared to past October's) and one of our busiest months (programs, events, etc.) of the year.

Starting off the month with the continuation of our youth sports programs (soccer (round robins), run club (meets & championships) & football (playoffs & Championship), our Wiscasset Area scarecrow scavenger hunt, Scarecrow fest, Unsinkable Swim Team beginning and Nightmare on Federal Street.

Our 2023-24 fiscal year (first 4 month's (\$204,430 (Myrec, 31.45%) is a little over \$24,000 ahead of last year (\$180,241, Myrec), which was a record year, staying on track for our anticipated revenue projections. When looking back over the past 5 years, we have almost doubled the amount of revenue brought into the WCC/WPRD in the first 4 months of the fiscal year (2018, \$105,430, Myrec). Expense wise we are also holding our own at \$363,165 (31.26%), a decrease of 2% in respect to our last year's budget at this time (\$329, 159, 33.67%), even though we have expended more, we have currently spent less percentage wise from our overall budget. This expense number is still lower than it should be, because we have advertised for help in certain positions (Custodians, Aquatics Specialist), but have still been unable to fill them.

While we still have all of our regular scheduled programs and activities going on, we continue to work on enhancing or bringing new activities, events, etc. to everyone within the community. Our final mowing and clean-ups of the grounds have started and will continue into November.

Not to keep repeating this, but we are very proud of the growth of the department! Our numbers (membership, participation and registration, expenses and revenue) continue to grow, showing that people want to be a part of and support the Wiscasset Community Center / Parks and Recreation Department!

Program Updates

Our WCC programs and activities continue to have great participation. Registration is always open for the many different opportunities to learn how to swim, build social and physical skills, compete in area sports and support local community!

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Fall soccer – 77 registrations (21 PeeWee, 17 Mites, 22 Minors & 17 Juniors)
Run Club – 14 registrations
Swimming lessons – 77 registrations
Karate – 14 registrations
ASA – 61 registrations
Midcoast Football – 63 registrations (16 PeeWee, 28 Juniors, 13 Varsity)
Parent-tot Swim Lessons – 16 registrations
Splash Swim Class – 13 registrations
Unsinkables Swim Team & Club – 21 registered
Pickleball – averages between 16 – 20 players daily
Youth Basketball – **Registration is Open!**
Adult League Basketball – **Registration is Open!**

We held an ASA Day Camp on Friday, October 6th, where we took a trip to Beth's Farm Stand in Warren. This trip has become a yearly trip where the kids have many fall activities and come home with a pumpkin and bag of apples.

Building and Grounds Updates

The grass growing has finally come to an end for this year!

Fall sports (School and Recreation) were in full swing meaning all fields needed to be lined with nets and equipment ready to go.

Due to the amount of wet weather, we have had this past summer, there are spots located on the grounds that are still too wet to get onto to properly mow and maintain. We continue to work diligently on all of the grounds keeping the areas maintained in all locations for the WCC, WES and WMHS.

The Christmas lights and decorating of the downtown district for the holidays will be starting the week of November 13th.

The building is being used every day, with wants for more space and more programming being asked about on a regular basis. We will be looking into funding options for enlarging our footprint, building on an expanded fitness area, additional rooms for classes, storage areas and child care facility.

Community Events

We were happy to host and help with the following events that happened throughout the month of October;



Town of Wiscasset

With a partnership with the Wiscasset Area Chamber of Commerce we were able to put on a great **Scarecrowfest** this year. We are hoping to build it even bigger and better for next year, moving it to the first weekend (October 5th) in October. Special **'Thank You'** to all those involved with this great event. Here is a partial list of people who helped us make this happen, Lucy Oyster, Karlie Reith, Tucker Davenport, Xander Puterbaugh, Feed Our Scholars, WACC, Monique McRae, Ann Clifford, Sheila & Dave Sawyer, Nancy Roby, Julie Kettlehut, Tracey Whitney, Jim & Lori Munson and the MOALS, multiple crafters and the Wiscasset Fire Department for their assistance with storage of materials.

'Nightmare on Federal Street', what a night! Halloween was a huge success!

We are being told that over 500 bags of candy from one of the residents on Federal Street.

'THANK YOU' to Christy & Darrin Guitreau and the residents of Federal Street for their great enthusiasm and interaction for this event.

We would like to say **'Thank You'** to the following people that also make this event so great; WACC (Sheila Sawyer, Pat Cloutier, Nancy Kennedy, Sara Gross, Phaelon O'donnell & others), Bob & Ernie, Cedric Maguire, The First (Monique McRae & Ann Clifford), Lisa Gatti, Dave Sawyer, Jodies Café, Norm's Used Cars, Wiscasset Napa, Congregational Church, Wiscasset Public Works, Wiscasset Fire Department, Wiscasset Emergency Services and Wiscasset Police Department.

The **Craft Fair** (partnership with Legion Auxiliary) held on November 4th was a great success, we had 46 vendors and it was advertised well throughout the community. This event will be held again next year, scheduled for Saturday, November 2nd, 2024.

Our monthly ARC Blood Drive was cancelled (staffing issues, ARC) on Friday, October 13th, 10:30 am – 3:30 pm, call 1-800-733-2767 or visit RedCrossBlood.org to schedule an appointment. Our scheduled drive on November 10th went on as scheduled. Next Blood Drive is scheduled for Friday, December 8th.

Upcoming WCC, Partnerships & Community Events

Friday, November 17th – Middle School Dance, 6:30 – 9:30p, WCC

Saturday, November 18th – Youth Basketball Clinics

Saturday, November 18th - Fundraiser for WMHS Class of 2027 Cornhole Tournament, 2:30p at WCC Gymnasium

Monday, November 20th - (PIE) Turkey Trot (9:00am) WES

Wednesday, November 22nd – Day Camp (NO SCHOOL)

Thursday, November 23rd – **THANKSGIVING, WCC CLOSED**

Friday, December 1st – Sunday, December 3rd - (WCA), Wiscasset Holiday Marketfest

Friday, December 1st – Merry & Bright Light Parade, 5:00p, start at Wiscasset Municipal Building, Line up on Churchill Street.

Saturday, December 2nd – **TOWN COMMON TREE LIGHTING, 4:30p, WES/WMHS**
Chorus starts singing around 4:00p

Wednesday, December 6th & 20th – (WSC) Senior Dinner, 4:30p

Friday, December 8th – ARC Blood Drive, 10:30a – 3:30p

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Monday, December 25th – CHRISTMAS, WCC CLOSED

Wednesday, December 27th – 29th, Christmas Vacation Camp (TBD)

WINTERFEST – ANNUAL FUNDRAISER for the COOPER-DIPERRI SCHOLARSHIP (TBD)

Financial update:

As mentioned above, we are trending in the right direction both revenue and expense wise. We also received an anonymous donation of \$25,000 (not included in revenue), we are currently working on some of the expenses associated with this donation (designated). Our numbers are continuing to prove themselves, making the department more visible. We want to become the Midcoast hub for the community's recreational needs.

We have brought in 31.45 % of our anticipated revenue within the first four months of the new fiscal year, while expending 31.26% of our total budget.

Director's Note:

This report is a snapshot of the many different things that happen here at the WCC/WPRD. Not everything we have going on is mentioned in this report that happens either on a daily, weekly or monthly basis.

This department has had great success in recent years, much of which is due to the great dedication of the WCC Staff, the outside partnerships with organizations (WACC, WSC, WCA, PIE and others) and all of the volunteers associated with youth sports, community events, programming and activities throughout the WCC/ WPRD and the Midcoast Area. Always remembering this department is made up of mainly part-time people who have that great dedication.

“THANK YOU!”

The WCC / WPRD is a business/department that provides a great service to the community of Wiscasset and beyond! We have been celebrating our 25th year since this past February, building on this momentum up to our 26th anniversary, we hope you have had a chance to enjoy some of the activities, events and programming offered here at the WCC/WPRD.

We look forward to the future, building community amongst the Midcoast Area!

‘THANK YOU all for your continued support!’

Duane Goud



Town of Wiscasset

To: Dennis Simmons
From: Theodore Snowdon,
Public Works Director
Re: Monthly Report October
Date: November 13, 2023

Operations:

The month of October Transfer/Public Works, this month has been mostly about new paving we have been able to complete Foye Road, Lamson lane and willow lane. That leaves us with Deer shimmed, and Oak Ridge to be hot topped, due to the weather we will continue in spring. things have been running as normal, for the most part. In addition to our day-to-day duties, we have managed to

- Replaced and repaired culverts on Hill Top.
- Filled sand shed with winter sand and salt for the season.
- Continuing grading road sides,
- Catch basin repair.
- P&B Paving have finished until spring.
- On going cemetery mowing and cleanup.
- Assisting in airport mowing and clean up.
- Completed all safety requirement for both departments.
- Ditching in preparation for new hot top.
- Heating system repairs have been finished in town office.
- Ongoing clean up throughout the town.
- Culvert maintenance and replacement.
- Removed numerous hazard trees throughout the town.
- Tree trimming throughout the town roads
- Still trying to keep up with beaver dams throughout the town
- Town office grounds keeping.
- Staying on top of service and repair of all town owned vehicles including Transfer Station equipment
- Still working on roadside brush removal and chipping
- Street sign repair throughout the town
- Still trying to keep up with the pot holes and cold patch repair throughout the town.
- Still working with Town Office/Transfer Station in keeping public safe with covid.



Town of Wiscasset

Transfer Station duties

For the Transfer Station things are running as normal, the spring rush has slowed down. Sanitizing is still taking place throughout the day. Also trucking 3 to 4 loads of garbage per week to Norridgewock, metal and demo to Topsham brush and wood to Boothbay.

Expense Summary Reports October

Public Works: 32.33%

Transfer Station: 26.88%

Transfer Revenue: 0.0%

Municipal Building: 31.81%

Waterfront: 28.45%

Cemetery: 25.35%

I would also like to mention the hard work and dedication of our Public Works and Transfer Station crew for keeping up with our duties. And the ongoing support from our Town Manager and staff.

To conclude, all is well within the Departments.
Respectfully, Ted/crew



Town of Wiscasset

WISSCASSET POLICE DEPARTMENT

To: Dennis Simmons, Town Manager
From: Lawrence Hesselstine, Wiscasset Police Chief
RE: Monthly Report October, 2023
Date: November 13, 2023

The Wiscasset Police Department responded to 469 calls for service for the month of October.

There were 149 motor vehicle stops and responded to 15 motor vehicle accidents.

There were 19 arrests for the month of October for the following:

- Operating while license suspended or revoked
- OUI (alcohol) x5
- Domestic Violence Aggravated Assault
- Aggravated Criminal Mischief
- Attaching False Plates
- Criminal Threatening with a Dangerous Weapon

On October 26th our department very closely monitored the events unfolding in Lewiston and Lisbon.

Within a short period of time our entire agency was in communication and the decision was made to have additional patrol officers on duty. Several officers immediately went on duty late in the evening and a chat group to include the entire department was created. Those officers that were not on duty were prepared to respond at any given moment. Throughout the evening and into the early morning as reputable information came in from various sources were shared among the agency. We shared with the public our response as soon as possible. An additional officer was on patrol during all shifts until confirmation of the conclusion of the search. As Wednesday went into Thursday our agency responded to any reports of suspicious activity. As the Lincoln County Sheriff's Office shared, there were no findings to these reports nor did we believe the person was in Lincoln County however every single report was thoroughly investigated.

Larry Hesselstine
Submitted 11/6/2023

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October 2023 Calls for Service

9-1-1 CHECK	8
ABANDONED MV	1
Administrative	2
ALARM BURGLAR	15
ANIMAL COMPLAINT	7
ASSIST CITIZEN	10
ASSIST OTHER AGENCY	3
ATTEMPT TO LOCATE	5
COMMUNITY POLICING	1
Concealed Weapons Permit	1
CRIMINAL MISCHIEF	4
DISABLED MV	9
DOMESTIC DISTURBANCE	5
DRUG INVESTIGATION	16
ERRATIC OPERATIONS	32
ESCORT/TRANSPORT	2
FIGHTING (NON-DOMESTIC)	1
FIRE OTHER	5
FOUND/LOST PROPERTY	12
HARASSMENT	4
HARBOR MASTER	12
JUVENILE PROBLEM	1
LOUD NOISE	8
MEDICAL EMERGENCY	16
MENTAL HEALTH (PD's ONLY)	1
MISSING PERSON	1
MOTOR VEHICLE ACCIDENT	15
MOTOR VEHICLE STOP	149
PARKING PROBLEM	3
PEDESTRIAN CHECK	8
POLICE INFORMATION	9
PROPERTY CHECK	36
Records Request	2
School Resource Officer	26
SUSPICIOUS ACTIVITY	8
THEFT / FORGERY / FRAUD	3
THREATENING	4
TRAFFIC CONTROL	7
TRAFFIC HAZARD	4
TRESPASSING	3

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UNWANTED SUBJECT	1
VIOLATION OF BAIL CONDITIONS	3
WELFARE CHECK	6
	469



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HARBORMASTER REPORT

To: Dennis Simmons, Town Manager
From: Lawrence Hesselstine, Harbormaster
Re: Monthly Report October, 2023
Date: November 13, 2023

- AM/PM Harbor Checks and Patrols
- Peter Blachly placed his boat on the rec float.
- No overnight parking without permission signs were put up.
- Received several calls for overnight parking at the waterfront. Was told by one of the callers that the Waterfront was part of an App that showed as a safe place to park overnight for travelers.
- Collected ramp fees.
- Received a complaint from PW of a sign being knocked down. Callie was able to go back on the camera to determine who hit the sign. There was no monetary loss/damage and PW put the sign back up.
- Confirmed with PW that the water to the floats and the pump out station was coming out on Nov. 1.

Larry Hesselstine
Submitted 11/6/2023



Town of Wiscasset

SHELLFISH WARDEN REPORT

To: Dennis Simmons, Town Manager
From: Hunter Farrell, Shellfish Warden
Re: Monthly Report October, 2023
Date: November 13, 2023

Areas Checked:

Clark's Point, White's Island, Pottle Cove, Hilton Cove, Mason station, Cushman Preserve, Back River, Berry Island, Eaton Farm, Young's point, Chewonki Creek, Montsweag Brook.

Diggers Checked: 0

Warning Issued: 0

Summons Issued and to Whom: 0

Narrative:

Talked with several diggers at Irving, they stated digging has not been good in Wiscasset for Clams or worms. Showed them the interactive closure map the Dep. Of Marine Resources has



Town of Wiscasset

WASTE WATER TREATMENT PLANT

From: Robert Lalli, Waste Water Treatment Plant Superintendent

Re: Monthly Report October, 2023

Date: November 16, 2023

PLANT OPERATIONS DISCHARGE PERMIT TESTING RESULTS:

Average Plant Flow	0.2425 MGD
Licensed flow per day	0.620 MGD
Percent of average flow per day to license limit	39 %
Total Rainfall per month	5.34 inches
BOD EFFLUENT LAB RESULTS (mg/l)	
For monthly average	4.3 mg/L
Weekly average	7 mg/L
Daily max.	7 mg/L
All within license limits	YES
BOD Effluent Removal %	97.8 %
Required%	85 %
TSS EFFLUENT LAB RESULTS (mg/L)	
Monthly average	5.75 mg/L
Weekly average	10 mg/L
Daily max.	10 mg/L
all within license limits	YES
TSS Effluent % Removal	97.7%
Required%	85%
Settable Solids within license limit of 0.3 mL/L	YES
PH within license limits of 6-9	YES
BACTERIA RESULTS	
Fecal (tracked Year-Round) Instant Daily max	
(31)	5 cfu/100m
Geometric Mean (13)	1.46 cfu/100 ml
Enterococci (April 15 – Oct. 31) Instant Daily	2 cfu/100 ml
max(8)	1.08 cfu/100 ml
Geometric Mean (54)	
TOTAL RESIDUAL CHLORINE	
RESULTS (mg/l)	
Instant daily max (0.3 mg/L)	0.07 mg/l
Monthly Avg. max (0.1 mg/L)	0.12 mg/l

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BUDGET: With 33.3% of the fiscal year gone, the Sewer Department has spent 29.6 % of its budget. With 33.3 of the fiscal year gone, sewer billing revenues have brought in 36% of the amount needed to meet this fiscal year's budget.

PUMP STATION NEWS: Olver Associates, Engineers sent Engineer Eric Hardy and Electrical Engineer Sarah Richardson for further evaluation of pump stations #3 (341 Bath Rd. near Grover's Tire) and #4 (181 Gardiner Rd.) for the needed upgrades.

They also performed evaluations at pump stations #13 (151 Bradford Rd.), #14 (585 Birch Pt. Rd. near Old Ferry Rd.) and #16 (543 Bath Rd. near Antiques Barn) for the bid package for moving underground controls up to ground level. The Town graciously granted the Sewer Department \$84,000 for the move. I anticipated that the existing controls would simply be moved above ground, with few if any other costs.

Unfortunately, the examination revealed decay, corrosion and worn-out controls in the underground compartments. Damp conditions for old mercury switches and ageing analog controls were discovered, certainly a less than an ideal situation (note that 15 out of our 18 pump stations already have their controls up at ground level).

I wish to address upgrading the controls at these 3 stations before failure occurs. I would be remiss if I moved the old controls up to ground level, only to experience equipment breakdowns soon after the move. Olver is looking into the costs for control upgrades for me. A rough preliminary estimate pushes the cost of this project from \$84,000 to \$200,000. Stay tuned for the final estimate. The project will still need to be put out to bid.

Note the following: Pump station #13 was last upgraded in 1987. Pump station #14 was upgraded in 1990, but had VFD's added in 2016. It was converted to 3-phase electric power in December 2022. Pump station #16 was upgraded in 1994, had VFDs (variable frequency drives) added in 2015, and had a new pump motor installed in November 2022.

POSSIBLE VIOLATION: On October 23, at 6 A.M. I came into the sewer plant and found the sodium hypochlorite disinfection chemical crock nearly empty. High flows from the 0.98" of overnight rains resulted in a higher-than-usual sodium hypochlorite consumption. A quick look at the chlorine contact tank total chlorine readouts showed 0.09 mg/l (a very low reading) at the beginning of the tank, and 0.37 mg/l (a fairly normal reading) at the tail end of it.

I immediately refilled the sodium hypochlorite dispensing crock which took 10 minutes. I then went to check the total chlorine residuals in the contact tank again. The beginning of the tank was reading 2.11 mg/l (a good normal reading). The sodium hypochlorite reading was restored. Although I have no proof of this, it is likely that our plant effluent was "under-chlorinated" for a short time that morning, which could have allowed our DEP-permitted fecal coliforms bacteria level to be exceeded. I notified the DEP that morning and explained the situation. Going forward, we will be vigilant to be sure our chemical crocks are filled before expected storms.

SATELLITE MAPPING PROJECT: On October 4th, Sewer Department employees took part in a meeting with reps from CGIS Solutions, who are handling the satellite mapping project of the sewer system. They also provide mapping applications to the Wiscasset Water District. We receive training on accessing the CGIS Works website to access the map of our Wiscasset sewer mains.



Town of Wiscasset

We are able to view the mains, manholes, and pump stations as an ordinary street map or overlaid onto Google-Earth views. While the business and house sewer laterals are not yet shown, we will add them over time. We can also insert repair notes, maintenance, and measurement data.

The mapping applications can be modified in future, should the Town ever desire to digitize storm drain maps, road paving/repair maps, or need tax and property maps.

LAB TESTING: The Wiscasset Sewer Department's required seasonal testing for Enterococci Bacteria, Nitrate, Nitrate, and TKN (Total Kjeldahl Nitrogen) ended on October 31, 2023. The testing for these parameters will resume in April 2024.

CONFERENCE AND TRAINING: The annual Maine Rural Water Association conference will take place on December 5, 6, and 7, 2023 at the Cross Arena in Bangor. Ray Bellefleur, David Gagnon, and I will attend and will take classes to receive required education credits for maintaining our State of Maine Sewer Licenses.

NEW GENERATORS UPDATE: At long last, the 4 new backup power generators for pump stations #7 (67 Birch Point Rd.), #8 (117 Birch Point Rd.), #10 (192 Federal St.), and #16 (543 Bath Rd. – Route 1) have been delivered to their on-site concrete pads! They are expected to be wired in and functioning shortly.

This concludes the October 2023 Wiscasset Sewer Department Monthly Report.

Respectfully Submitted, Robert T. Lalli, Superintendent, Town of Wiscasset Sewer Department

HM Payson Monthly Statement of Wiscasset Accounts

Account Name	Market Value as of 08/31/2023	Market Value as of 09/30/2023	Market Value as of 10/31/2023	Change in Market Value
Montswag Dam Reserve Fund	\$ 228,459.82	\$ 222,068.43	\$ 218,557.82	\$ (3,510.61)
Cemetery Trust Fund	\$ 2,377,450.71	\$ 2,310,939.20	\$ 2,274,406.27	\$ (36,532.93)
General John French Scholarship	\$ 85,118.53	\$ 82,737.26	\$ 81,429.29	\$ (1,307.97)
Jackson Cemetery Fund	\$ 42,427.29	\$ 41,240.35	\$ 40,588.39	\$ (651.96)
Larabee Band Fund	\$ 991,972.16	\$ 964,220.77	\$ 948,977.69	\$ (15,243.08)
Haggett Scholarship Fund	\$ 18,947.28	\$ 18,417.21	\$ 18,126.06	\$ (291.15)
Mary Bailey Fund	\$ 625,382.86	\$ 607,887.16	\$ 598,277.26	\$ (9,609.90)
Seth Wingren Fund	\$ 39,297.27	\$ 38,197.89	\$ 37,594.03	\$ (603.86)
Wiscasset Community Center Endowment Fund	\$ 4,452.17	\$ 4,327.61	\$ 4,259.20	\$ (68.41)
Cooper-DiPerri Scholarship Fund	\$ 44,294.95	\$ 43,055.75	\$ 42,375.10	\$ (680.65)
Recreation Scholarship	\$ 1,150.47	\$ 1,118.28	\$ 1,100.61	\$ (17.67)
Town of Wiscasset Edowment Fund Total	\$ 4,458,953.51	\$ 4,334,209.91	\$ 4,265,691.72	\$ (68,518.19)
Town of Wiscasset Capital Reserve	\$ 614,312.41	\$ 595,649.79	\$ 585,910.49	\$ (9,739.30)
Town of Wiscasset Construction Reserve	\$ 1,968,658.26	\$ 1,908,851.01	\$ 1,877,639.95	\$ (31,211.06)
Town of Wiscasset Equipment Reserve	\$ 3,614,131.56	\$ 3,504,335.33	\$ 3,447,036.96	\$ (57,298.37)
Town of Wiscasset Furnace Replacement Reserve	\$ 513,182.68	\$ 497,592.35	\$ 489,456.36	\$ (8,135.99)
Town of Wiscasset Major Repairs Reserve	\$ 691,298.13	\$ 670,296.70	\$ 659,336.88	\$ (10,959.82)
Town of Wiscasset Recreation Building Reserve	\$ 2,704,088.59	\$ 2,621,939.19	\$ 2,579,068.63	\$ (42,870.56)
Town of Wiscasset Retirement Health Insurance Reserve	\$ 154,551.71	\$ 149,856.48	\$ 147,406.22	\$ (2,450.26)
Town of Wiscasset Roof Repair Reserve	\$ 471,249.29	\$ 456,932.88	\$ 449,461.71	\$ (7,471.17)
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 89,474.45	\$ 86,756.24	\$ 85,337.72	\$ (1,418.52)
Town of Wiscasset Highway Department Capital Reserve	\$ 3,317.37	\$ 3,216.59	\$ 3,164.00	\$ (52.59)
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 4,423.18	\$ 4,288.81	\$ 4,218.68	\$ (70.13)
Town of Wiscasset Reserve Funds Total	\$ 10,828,687.63	\$ 10,499,715.37	\$ 10,328,037.60	\$ (171,677.77)

86

1 SELECTMEN REPORT
Department(s): 100 - 134
October

Account	Budget Net	Curr Mnth Net	YTD Net	Pending Activity	Unexpended Balance	Percent Spent
100 - ADMINISTRATI	238,082.00	18,225.37	73,181.86	0.00	164,900.14	30.74
101 - AIRPORT	106,500.00	6,406.29	29,190.99	0.00	77,309.01	27.41
102 - ANIMAL CONTR	16,726.00	1,015.17	8,625.63	0.00	8,100.37	51.57
103 - ASSESSING	7,850.00	3.66	5,255.28	0.00	2,594.72	66.95
104 - BRDS & COMM	4,863.00	30.68	359.90	0.00	4,503.10	7.40
105 - CELEBRATIONS	20,225.00	1,824.93	7,824.93	0.00	12,400.07	38.69
106 - CLERK	106,438.00	7,439.13	40,220.38	0.00	66,217.62	37.79
107 - CEO	43,630.00	2,827.47	11,352.94	0.00	32,277.06	26.02
108 - COMMUN ORG	76,026.00	0.00	600.00	0.00	75,426.00	0.79
109 - CONTINGENCY	50,000.00	10,651.41	43,994.08	0.00	6,005.92	87.99
110 - CONTRACTS	264,000.00	11,115.78	39,652.27	0.00	224,347.73	15.02
111 - COUNTY TAX	749,103.00	749,103.00	749,103.00	0.00	0.00	100.00
112 - DEBT SERVICE	231,868.00	0.00	110,933.12	0.00	120,934.88	47.84
113 - ELECTIONS	22,191.00	97.21	1,824.82	0.00	20,366.18	8.22
114 - EMS	850,091.00	59,616.95	239,459.69	0.00	610,631.31	28.17
115 - FD FIRE DEPT	170,698.00	4,462.35	26,406.98	0.00	144,291.02	15.47
116 - FINANCE	280,961.00	22,051.79	102,462.11	0.00	178,498.89	36.47
117 - GA	28,762.00	1,392.85	6,581.14	0.00	22,180.86	22.88
118 - MUN BULIDING	99,148.00	18,430.98	31,536.22	0.00	67,611.78	31.81
119 - MUN INSURANC	106,300.00	0.00	45,202.42	0.00	61,097.58	42.52
120 - OVERLAY	540,235.64	18,761.92	18,761.92	0.00	521,473.72	3.47
121 - PARKS & REC	1,161,421.00	75,046.15	343,192.23	0.00	818,228.77	29.55
122 - PLANNING	146,456.00	420.63	504.63	0.00	145,951.37	0.34
123 - POLICE	698,813.00	52,419.57	223,012.58	0.00	475,800.42	31.91
124 - PD SRO	66,170.00	6,525.22	13,269.46	0.00	52,900.54	20.05
125 - PUBLIC UT	352,024.00	50,225.42	103,296.21	0.00	248,727.79	29.34
126 - PUBLIC WORKS	711,484.00	54,685.95	230,040.30	0.00	481,443.70	32.33
127 - SELECTMEN	27,829.00	1,212.15	5,257.65	0.00	22,571.35	18.89
128 - SCHOOL TOWN	6,410,209.00	534,184.08	2,136,736.32	0.00	4,273,472.68	33.33
129 - SR CENTER	14,585.00	1,109.40	4,941.41	0.00	9,643.59	33.88
130 - SHELLFISH	4,640.00	291.56	1,224.99	0.00	3,415.01	26.40
131 - TIF	242,509.70	0.00	242,509.70	0.00	0.00	100.00
132 - TRANSFER ST	781,725.00	83,389.36	210,141.43	0.00	571,583.57	26.88
133 - WATERFRONT	68,623.00	5,979.83	19,522.94	0.00	49,100.06	28.45
Final Totals	14,700,186.34	1,798,946.26	5,126,179.53	0.00	9,574,006.81	34.87

Revenue Summary Report

Fund: 1
July to October

Account	Budget Net	----- Y T D -----			Uncollected Balance	Percent Collected
		Debits	Credits	Net		
101 - AIRPORT	93,914.00	0.00	11,858.29	11,858.29	82,055.71	12.63
01 - Fuel Sale Transfer in Spec Rev	23,000.00	0.00	0.00	0.00	23,000.00	0.00
02 - Aircraft Excise	4,000.00	0.00	152.66	152.66	3,847.34	3.82
03 - Hangers/Tie Downs	12,000.00	0.00	3,374.33	3,374.33	8,625.67	28.12
04 - Hanger/Land Leases	16,714.00	0.00	0.00	0.00	16,714.00	0.00
05 - Snacks/Shirts/Hats/Oil	8,200.00	0.00	4,832.08	4,832.08	3,367.92	58.93
07 - Ramp Fees	2,000.00	0.00	2,332.22	2,332.22	-332.22	116.61
08 - Cenergy Lease Payment	28,000.00	0.00	1,167.00	1,167.00	26,833.00	4.17
102 - ANIMAL CONTROL	100.00	0.00	50.00	50.00	50.00	50.00
01 - Late Fees	100.00	0.00	50.00	50.00	50.00	50.00
107 - CODE ENFORCEMENT	24,800.00	0.00	56,037.51	56,037.51	-31,237.51	225.96
01 - Building Permits	20,000.00	0.00	48,135.01	48,135.01	-28,135.01	240.68
02 - Plumbing Permits	4,500.00	0.00	7,902.50	7,902.50	-3,402.50	175.61
03 - Junkyard Permits	300.00	0.00	0.00	0.00	300.00	0.00
114 - EMS/AMBULANCE	463,889.00	83,009.01	239,965.52	156,956.51	306,932.49	33.83
01 - Calls for Service	345,950.00	0.00	216,566.15	216,566.15	129,383.85	62.60
03 - Contractual Write-offs	0.00	82,859.01	0.00	-82,859.01	82,859.01	---
04 - Bad Debt W/O & Collections	0.00	150.00	1,978.55	1,828.55	-1,828.55	---
06 - Dresden Contract	69,137.00	0.00	0.00	0.00	69,137.00	0.00
07 - Westport Contract	24,401.00	0.00	0.00	0.00	24,401.00	0.00
11 - ALNA CONTRACT	24,401.00	0.00	21,420.82	21,420.82	2,980.18	87.79
121 - PARKS & RECREATION	650,000.00	1,111.00	192,180.69	191,069.69	458,930.31	29.40
01 - Memberships	176,500.00	122.00	58,250.84	58,128.84	118,371.16	32.93
02 - Alna Contract	4,300.00	0.00	0.00	0.00	4,300.00	0.00
03 - Westport Island Contract	4,200.00	0.00	0.00	0.00	4,200.00	0.00
04 - Donations	10,000.00	0.00	1,250.00	1,250.00	8,750.00	12.50
05 - Rentals	40,000.00	0.00	8,464.00	8,464.00	31,536.00	21.16
06 - Athletics (Youth & Adult)	30,000.00	0.00	21,472.97	21,472.97	8,527.03	71.58
07 - Aquatics	75,000.00	195.00	26,485.00	26,290.00	48,710.00	35.05
08 - Senior Programs	3,000.00	0.00	0.00	0.00	3,000.00	0.00
09 - Special Events	5,000.00	0.00	201.00	201.00	4,799.00	4.02
10 - Fitness	5,000.00	0.00	757.00	757.00	4,243.00	15.14
11 - Afterschool/Vac Camps/Early Re	65,000.00	144.00	16,560.50	16,416.50	48,583.50	25.26
12 - Summer Camp	95,000.00	600.00	39,752.25	39,152.25	55,847.75	41.21
13 - Concessions	8,000.00	0.00	2,487.25	2,487.25	5,512.75	31.09
14 - Programs	40,000.00	50.00	11,585.33	11,535.33	28,464.67	28.84
15 - CACFP	14,000.00	0.00	4,914.55	4,914.55	9,085.45	35.10
16 - Dresden Contract	5,000.00	0.00	0.00	0.00	5,000.00	0.00
17 - ASA PROGRAMS	70,000.00	0.00	0.00	0.00	70,000.00	0.00
123 - POLICE DEPARTMENT	2,500.00	0.00	502.00	502.00	1,998.00	20.08
01 - Reports	1,000.00	0.00	220.00	220.00	780.00	22.00
02 - Parking Fees	1,000.00	0.00	20.00	20.00	980.00	2.00
03 - Weapon Permits	500.00	0.00	262.00	262.00	238.00	52.40
129 - SENIOR CENTER	6,500.00	0.00	4,106.00	4,106.00	2,394.00	63.17
01 - Meals	6,500.00	0.00	3,771.00	3,771.00	2,729.00	58.02
02 - Memberships	0.00	0.00	335.00	335.00	-335.00	---
130 - SHELLFISH CONSERVATION	2,650.00	0.00	210.00	210.00	2,440.00	7.92

Revenue Summary Report

Fund: 1
July to October

Account	Budget Net	----- Y T D -----		Uncollected Balance	Percent Collected
		Debits	Credits	Net	
130 - SHELLFISH CONSERVATION CONT'D					
01 - Licenses	2,650.00	0.00	210.00	210.00	2,440.00 7.92
132 - TRANSFER STATION	361,884.00	100.00	123,645.72	123,545.72	238,338.28 34.14
01 - User Fees	95,000.00	100.00	51,941.60	51,841.60	43,158.40 54.57
04 - Cardboard	12,500.00	0.00	2,903.64	2,903.64	9,596.36 23.23
05 - Metal	35,000.00	0.00	14,861.40	14,861.40	20,138.60 42.46
06 - Alna Contract	107,160.00	0.00	26,774.08	26,774.08	80,385.92 24.99
07 - Westport Island Contract	108,724.00	0.00	27,165.00	27,165.00	81,559.00 24.99
08 - MRC Dividend	3,500.00	0.00	0.00	0.00	3,500.00 0.00
133 - WATERFRONT & HARBORS	23,450.00	61.02	6,184.93	6,123.91	17,326.09 26.11
01 - Watercraft Excise	5,700.00	0.00	956.80	956.80	4,743.20 16.79
02 - Mooring Fees	6,000.00	0.00	1,176.00	1,176.00	4,824.00 19.60
03 - Docking	4,000.00	61.00	1,561.00	1,500.00	2,500.00 37.50
04 - Wormcars	250.00	0.00	80.00	80.00	170.00 32.00
05 - Miscellaneous	0.00	0.02	0.02	0.00	0.00 ----
06 - Commercial & Main Street Pier	0.00	0.00	50.00	50.00	-50.00 ----
08 - Vendor Permits	7,500.00	0.00	0.00	0.00	7,500.00 0.00
09 - Boat Launching Fee	0.00	0.00	2,361.11	2,361.11	-2,361.11 ----
190 - STATE REVENUES	1,109,030.60	1,085.00	624,206.32	623,121.32	485,909.28 56.19
01 - Revenue Sharing	650,000.00	0.00	335,459.43	335,459.43	314,540.57 51.61
02 - Business Equipment Tax Reimb	78,454.13	0.00	0.00	0.00	78,454.13 0.00
03 - Homestead Exemption Reimb	312,989.47	0.00	286,140.00	286,140.00	26,849.47 91.42
04 - Local Road Assistance Program	45,000.00	0.00	0.00	0.00	45,000.00 0.00
05 - Tree Growth	7,500.00	0.00	0.00	0.00	7,500.00 0.00
06 - Cell Tower Lease	6,087.00	0.00	1,521.89	1,521.89	4,565.11 25.00
08 - General Assistance	9,000.00	1,085.00	1,085.00	0.00	9,000.00 0.00
191 - TAXES	11,624,812.26	1.00	11,285,206.16	11,285,205.16	339,607.10 97.08
01 - Tax Commitment	10,964,812.26	0.00	10,964,812.26	10,964,812.26	0.00 100.00
02 - Supplemental Tax Commitment	0.00	0.00	19,082.80	19,082.80	-19,082.80 ----
03 - Auto Excise	560,000.00	0.00	243,846.65	243,846.65	316,153.35 43.54
04 - Rapid Renewal Auto Excise	100,000.00	1.00	57,464.45	57,463.45	42,536.55 57.46
192 - CHARGES FOR SERVICES	60,700.00	0.00	17,726.54	17,726.54	42,973.46 29.20
01 - Tax Interest	34,200.00	0.00	5,613.95	5,613.95	28,586.05 16.42
02 - Lien Fees	8,000.00	0.00	3,440.54	3,440.54	4,559.46 43.01
03 - Agent Fees	18,500.00	0.00	7,021.75	7,021.75	11,478.25 37.96
04 - Copies/Fax	0.00	0.00	65.50	65.50	-65.50 ----
05 - Sign Permits	0.00	0.00	240.00	240.00	-240.00 ----
08 - Business Licenses	0.00	0.00	75.00	75.00	-75.00 ----
10 - Vitals	0.00	0.00	1,269.80	1,269.80	-1,269.80 ----
193 - OTHER REVENUES	275,956.00	1,632.60	142,199.98	140,567.38	135,388.62 50.94
01 - CATV Franchise Fees	52,000.00	0.00	12,484.87	12,484.87	39,515.13 24.01
03 - Bank Interest Income	17,500.00	0.00	126,581.57	126,581.57	-109,081.57 723.32
05 - Miscellaneous Income	0.00	0.01	3,133.54	3,133.53	-3,133.53 ----
13 - SRO GRANT	60,000.00	0.00	0.00	0.00	60,000.00 0.00
96 - TIF Transfer for Planner	146,456.00	0.00	0.00	0.00	146,456.00 0.00
97 - Prior Period Adjustments	0.00	1,632.59	0.00	-1,632.59	1,632.59 ----
Final Totals	14,700,185.86	86,999.63	12,704,079.66	12,617,080.03	2,083,105.83 85.83



9a

Town of Wiscasset

Office of the Town Manager

November 8, 2023

Sandra Guay
Counsel for Wawenock LLC
1 Dana Street
Portland, ME 04101

RE: Wawenock Block, 63 Main St, Wiscasset (Map U01, Lot 039)

Dear Attorney Guay,

First, thank you for your continuous updates on the status of the repairs on Wawenock Block. Your communications on this matter are appreciated.

Having said that, I am writing to you to express the deep concerns of the Wiscasset Select Board over the constant delays in completing this project. We are now two and a half years into having this blight on our community and its current condition is both an eyesore and remains a potential hazard. The current state of this property not only diminishes the aesthetic appeal of our historic downtown, especially with the upcoming holiday season, it is raising questions about the effect it is having on our downtown businesses.

We believe that it is essential for all property owners and residents to take pride in our community to maintain its well-being. Had Mr. Doering taken immediate action on this matter in the summer of 2021, these repairs would have been long been since completed and our wonderful downtown would look festive and inviting this holiday season. Instead, we are faced with a third year of this unsightly and embarrassing blight. Our community deserves better than this.

In your recent email dated November 7, 2023, you indicated you could provide a timeline for start and completion within a week or so and that the now expected completion date is sometime in the first quarter of 2024. Our expectation is that something more firm is provided to us within 10 days and that the completion date is more in line with the end of 2023.

On behalf of the Wiscasset Select Board, thank you for your continuing attention to this matter.

Sincerely,

/s/Dennis L Simmons
Wiscasset Town Manager

001989

Municipal Quitclaim Deed without Covenants

KNOW ALL PERSONS BY THESE PRESENTS THAT the Inhabitants of the Municipality of **WISCASSET** a body, corporate and politic located in LINCOLN County, State of Maine, for consideration paid release to **Leanita M. Perry & Patrick W. Perry.**, with a mailing address of **429 Lowelltown Road, Wiscasset, ME 04578** a certain parcel of land located at **429 Lowelltown Road, Wiscasset, ME** with buildings thereon, if any, located in the Municipality of WISCASSET, LINCOLN, County, State of Maine, identified as follows:

Map **R02-018-B** on the Tax Maps of the Municipality of WISCASSET, prepared by John E. O'Donnell & Associates and dated April 1, 2023 on file in the Office of the Assessors at 51 Bath Road, Wiscasset, Maine. The Municipality of WISCASSET has acquired its interest in said parcel of land through automatic foreclosure of **PROPERTY TAX LIEN(S)** recorded in the Lincoln County Registry of Deeds as follows:

DATE RECORDED	BOOK/PAGE	DATE RECORDED	BOOK/PAGE
09/13/2021	5774/185		

The said Inhabitants of the Municipality of WISCASSET have caused this instrument to be signed in its corporate name by its Board of Selectmen, duly authorized.

Witness our hands and seals this **21st Day of November, 2023.** Board of Selectmen, Wiscasset, Maine.

Sarah M. Whitfield, Chairman

William Maloney, Vice Chairman

James Andretta

Terry H. Heller

Pamela J. Dunning

STATE OF MAINE

COUNTY OF LINCOLN, ss

21st Day of November, 2023

PERSONALLY APPEARED the above named BOARD OF SELECTMEN in his/her capacity as Selectman of the Town of Wiscasset, Maine and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Town.

SUE A. M. ANDERSON, Notary Public
My commission expires: January 26, 2028

Town of Wiscasset

POLICY ON LIEN ACQUIRED PROPERTY

I. Purpose of the Policy

- A. The purpose of this policy is to provide general guidelines for the administration and disposition of real property, title to which has been acquired by the Town of Wiscasset (the "Town") as a consequence of automatic foreclosure of a lien for non-payment of amounts owed to the Town. *See, e.g., 36 M.R.S. § 942.*
- B. Nothing in this Policy shall limit or restrict the authority of the Board of Selectmen (the "Board") to act, in its sole discretion, in the best interests of the Town.
- C. Except as expressly provided herein, this policy shall not be interpreted to give additional substantive or procedural rights to owners or former owners of properties forfeited for non-payment of taxes.

II. Impending Foreclosure and Review of Properties

- A. Prior to the mailing of notice of impending foreclosure required by State law, the Treasurer shall forward a copy of the list of properties subject to foreclosure to the Town Manager, Assessors' Agent, and Code Enforcement Officer. The Treasurer, Town Manager, Assessors' Agent, and Code Enforcement Officer will meet to review the list of properties subject to foreclosure to determine whether it is in the Town's best interest to waive foreclosure. Instances where the Town may wish to avoid foreclosure include but are not limited to:
 - 1. The property is known to have, or is suspected of, having environmental problems.
 - 2. The property may be a hazard to the public health or welfare.
 - 3. There is an easement on the property which makes ownership of the property undesirable.
 - 4. The property has value only to the owner(s) and would have little or no value on the open market.
 - 5. The cost of disposing of the property or remediating any known issues may cost more than the value of the property.
- B. Should the Town Manager determine it to be in the Town's best interest to waive foreclosure under State law, the Treasurer and Town Manager shall make the recommendation to the Board prior to the foreclosure date, ensuring that the Treasurer will have the opportunity to file the waiver of foreclosure prior to the date of foreclosure.

III. Upon Foreclosure

- A. Authority for administration of lien-acquired property is delegated to the Town Manager, who shall evaluate each property to determine its best use. The Town Manager may forward the list of acquired properties to all Department Heads to determine if there is any potential public use for the acquired properties. Each department will submit a memorandum outlining any potential uses for lien-acquired parcels within five (5) business days of receiving the notice.
- B. Given the risk of loss or damage to the lien-acquired property, appropriate kinds and amounts of insurance coverage on the property will be obtained to protect the Town interests against those risks. The Town shall not be obligated in any way to protect the interest in the lien-acquired property for any other party.
- C. Unless the Town Manager deems it is not in the best interest of the Town, the Town Manager shall cause to be prepared a statement of all charges owed to the Town by the former property owner for any property within the jurisdiction of, or assessed by, the Town. The statement, which will include charges stated in the lien as well as fees, charges, penalties, and costs of all actions taken by the Town in its efforts to collect the amounts owed, will be sent to the former property owner along with an agreement to purchase the property.
- D.
 1. The Town may, in its sole discretion, provide notice by certified mail or regular mail to the former property owner, any mortgage holder(s), other lien creditors, and secured parties, that title to the property has transferred to the Town as a result of the lien foreclosure.
 2. If the former property owner fails to execute the agreement to purchase the property within thirty (30) days of receipt of the statement outlined in subsection C above, or fails to perform in accordance with such agreement, the Town Manager shall request and the Board shall make a final determination on the disposition of the property.
 3. It is hereby understood that this policy shall not obligate the Town to allow the former owner(s) to repurchase the property; an action of the Town pursuant to this policy shall be deemed to set precedent with respect to any other past, present or future foreclosure or property disposition by the Town. No agreement to repurchase the property shall be more than six (6) months in duration.

IV. Disposition

- A. Responsibility for the decision as to disposition of all lien-acquired property rests with the Board.

Revised March 19, 2019

Revised November 21, 2023

- B. The Town Manager shall request, and the Board shall provide, a final determination on disposition of each property acquired through the foreclosure of a tax or sewer lien.
- C. Notwithstanding the provision of this policy, the Board may, in its sole discretion:
1. Allow the Former Owner to purchase title to the property;
 2. Establish title, take possession, and convert the property to Town use; or
 3. Dispose or arrange the disposal of any lien acquired property in accordance with the sale process outlined in 36 M.R.S. §943-C.
- D. If the Board elects to sell lien-acquired property to anyone other than the Former Owner, the Board will follow the sale process in 36 M.R.S. § 943-C, summarized below:
1. At least 90 days prior to listing property for sale, the Town must send a written notice using the form provided by Maine Revenue Services to the last known address of the "Former Owner" informing them of the right to require the sale process in 36 M.R.S. § 943-C. Notice must be delivered in two ways:
 - i. U.S. Postal Service First Class Mail
 - ii. U.S. Postal Service Certified Mail
 2. If the Former Owner files a written demand within 90 days after notice provided in subsection 1 above, the Town must list the property for sale with a real estate broker licensed in Maine. The broker may not hold an elected or appointed office in the Town nor be employed by the Town.
 3. The Town must sell the property via quitclaim deed to the successful buyer at:
 - i. The highest price at which the property is able to sell; or
 - ii. The price at which the real estate broker anticipates the property to sell within 6 months after listing.
 4. If the Town is unable to list or sell the property as required above, or if the Former Owner does not file a written request for the special sale process described in Subsection 3, the Board may decide to sell the property in any manner authorized.
- E. Return of Proceeds From the Disposition of Tax-Acquired Property

1. Any excess proceeds from the sale of tax-acquired property must be paid to the Former Owner.
2. Excess Proceeds to be returned to the Former Owner is the amount of sale proceeds remaining after the Town deducts the following amounts (*See* 36 M.R.S. § 943-C(3)(C)):
 - i. All taxes owed on the property;
 - ii. Property taxes that would have been assessed on the property after foreclosure while the property was owned by the Town;
 - iii. All accrued interest;
 - iv. Fees, including property listing and real estate broker's fees;
 - v. Any other expenses incurred by the Town in selling or maintaining the property, including, but not limited to, an administrative fee equal to 10% of the property taxes owed and reasonable attorneys' fees;
 - vi. The Town's lien and foreclosure process costs, including but not limited to, reasonable attorneys' fees; and
 - vii. Unpaid sewer, water or other utility charges and fees imposed by the Town.

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

11a

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/23/2023

Brandon Shea
308 West Alna Road
Wiscasset, ME 04578

PROPERTY REVIEWED
Map R05 Lot 47-A01 RE Acct # 1956

CURRENT ASSESSED VALUE
Land Value: \$ 0 Building Value: \$ 1,800

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: \$ 0 Building Value: \$ 0

Abatement will be recommended for: **\$ 30.68.**

Remarks: Upon further review this mobile home was billed in error. It was torn down last year. 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

11b

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/23/2023

Joshua Morris
355 Canaan Road
Clinton, ME 04927

PROPERTY REVIEWED
Map R03 Lot 064-ON RE Acet # 2734

CURRENT ASSESSED VALUE
Land Value: \$ 0 Building Value: \$ 46,700

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.

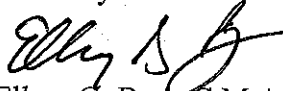
The assessment is fair and correct. No abatement will be made.

An adjustment will be made. The following assessments now apply.
Land Value: \$ 0 Building Value: \$ 0

Abatement will be recommended for: **\$ 796.09.**

Remarks: Upon further review this mobile home was billed in error. It was moved out of as of
04/01/2023. 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

11c

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/23/2023

Everett W. Johnston
285 Birch Point Road Lot 15
Wiscasset, ME 04578

PROPERTY REVIEWED
Map R07 Lot 039-15 RE Acct # 2782

CURRENT ASSESSED VALUE
Land Value: \$ 0 Building Value: \$ 108,000

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.
Land Value: \$ 0 Building Value: \$ 56,000

Abatement will be recommended for: **\$ 908.44.**

Remarks: Upon further review this mobile home was overvalued in error. It was entered at 100% instead of 50%. 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

10/23/2023

Victoria J. Hugo-Vidal
69 Fowle Hill Road
Wiscasset, ME 04578

PROPERTY REVIEWED
Map R05 Lot 039 RE Acct # 613

CURRENT ASSESSED VALUE
Land Value: \$ 41,700 Building Value: \$ 37,400

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.

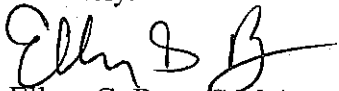
An adjustment will be made. The following assessments now apply.

Land Value: \$ 41,000 Building Value: \$ 37,400

Abatement will be recommended for: **\$ 11.93.**

Remarks: Upon further review this lot was assessed 2.29 acres in error. It is actually 1.99 acres by deed. 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

11/15/2023

Michael & Wurui Dunn
P O Box 1551
Wiscasset, ME 04578

PROPERTY REVIEWED
Map U01 Lot 049 RE Acct # 1182

CURRENT ASSESSED VALUE
Land Value: \$ 118,700 Building Value: \$ 258,700
Homestead Exemption: \$ 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: \$ 118,700 Building Value: \$ 258,700
Homestead Exemption: \$ 25,000

Abatement will be recommended for: **\$ 426.18.**

Remarks: Upon further review, the Homestead Exemption was missed on this account for 2023 in error. 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

11/15/2023

Maine Strategic Housing, LLC.
C/O Julie Beaulieu
24 Lilac Lane
Augusta, ME 04330

PROPERTY REVIEWED
Map R04 Lot 2-28 RE Acct # 45

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.

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

Land Value: \$ 0 Building Value: \$ 26,900

 X Supplement will be recommended for: **\$ 458.56.**

Remarks: Upon further review, this MH was not assessed for this 2023 Tax Commitment in error. Assessment is adjusted and Supplement is recommended. If you have any further questions, please feel free to contact the Wiscasset Assessing office.

Sincerely,



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

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

119

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/15/2023

Paul Harris
Melanie Burns
5 Bradford Road
Wiscasset, ME 04578

PROPERTY REVIEWED

Personal Property Acct # 60
(Snowsquall Bed & Breakfast)
CURRENT ASSESSED VALUE
Personal Property Value: \$ 8,600

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: **\$ 146.60.**

Remarks: Upon further review, this personal property was not in business as of April 1st 2023. 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

11h

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

10/23/2023

Wells Fargo Vendor Financial Services
P.O. Box 36200
Billings, MT 59107-6620

PROPERTY REVIEWED

Personal Property Acct # 362

CURRENT ASSESSED VALUE
Personal Property Value: \$ 2,800

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.

Personal Property Value: \$ 1,800

Abatement will be recommended for: **\$ 17.05.**

Remarks: Upon further review, this personal property was over assessed in error. 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