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WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MAY 16, 2023
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: Terry Heller, Vice Chair Dusty Jones, Bill Maloney, Chair Sarah Whitfield, and Town Manager Dennis Simmons

Absent: James Andretta

Sarah Whitfield 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 of May 5 and May 12, 2023. Vote 4-0-0.
- b. Terry Heller moved to approve the accounts payable warrants of May 9 and May 16, 2023. Vote 4-0-0.

3. Approval of Minutes

- a. Terry Heller moved to approve the minutes of May 2, 2023. Vote 4-0-0.

4. Special Presentations or Awards – none

5. Committee appointments

- a. Terry Heller moved to appoint Susan Blagden and Alissa Eason to the Wiscasset Board of Appeals. Vote 4-0-0.
- b. Terry Heller moved to appoint Allen Cohen and Thomas Joyce to the Wiscasset Planning Board. Vote 4-0-0.
- c. Terry Heller moved to appoint Lisa Tichy to the Budget Committee. Vote 4-0-0.
- d. Terry Heller moved to appoint Cassandra Rose, Susan Van Alsenoy, Colleen Hendricks, Lisa Tichy, Dusty Jones, Janet Hobbs-Bailey, Leslie Roberts, Marty Fox, and Evan Goodkowsky to the Wiscasset Climate Action Team. Vote 4-0-0.

6. Public Hearings

- a. New Liquor License: River Shack, 1 Water Street: Terry Heller moved to open the public hearing at 6:04 p.m. Vote 4-0-0. There was no discussion. Terry Heller moved to close the public hearing at 6:05

p.m. Vote 4-0-0. Terry Heller moved to approve the liquor license for River Shack, 1 Water Street. Vote 4-0-0.

b. Annual Town Meeting Warrant: Terry Heller moved to open the public hearing at 6:06 p.m. Vote 4-0-0.

Susan Murray spoke in support of broadband. Nicholas Rioux questioned the cost to taxpayers. Carla Dickstein, chair of the Broadband Committee, said instead of a municipally owned system, Wiscasset would have a private provider. She added that a \$5,000 match would be necessary to leverage funds from the state but that would have no effect on taxes as it would come from capital reserves. Simon Thorne, Senior Manager - Government Affairs, Consolidated Communications explained the funding, the grant applications, and said installation would be free except for long driveways where there may be a cost depending on conditions. He said the entire town would be covered; the timeline is still to be determined. Kendra Grindle, Community Capacity Manager, Maine Connectivity Authority spoke on the grant process.

Richard Reese spoke in favor of Article 52 and asked for support of the art gallery lease.

Terry Heller moved to close the public hearing at 6:41 p.m. Vote 4-0-0.

7. Public Comment – none

8. Department Head or Committee Chair

Simmons said the Parks and Recreation report was delayed.

9. Unfinished Business

Terry Heller moved to appoint Callie Fairservice as Deputy Harbormaster. Vote 4-0-0.

10. New Business

a. Terry Heller moved to write off uncollectable debt totaling \$51,459.35 and send the accounts to the collection agency. Vote 4-0-0.

b. Terry Heller moved to approve a business license for TWIYO Inc., 291 Federal Street DBA The World is Your Oyster. Vote 4-0-0.

c. Monthly Financials

- H.M. Payson Statement of Accounts
- Year to date expense/revenue reports

d. Pier Vendor Permit Application Approval for Optionz ATM: Terry Heller moved to approve the Pier Vendor Permit for Optionz ATM as recommended by the Waterfront Committee. Vote 4-0-0.

e. Review of Planning and Engineering Services RFQ: Simmons said Stantec, the current provider, was the sole respondent. Dusty Jones moved to authorize the Town Manager to enter into a contract with Stantec. Vote 4-0-0.

11. Assessors Business

Abatement

a. **Terry Heller moved to approve the Property Tax Abatement for Edward and Ruth Mewa, Acct# 1885, Map U23, Lot 1 in the amount of \$720.87. Vote 4-0-0.**

Assessors Supplements

a. **Terry Heller moved to approve the supplemental for Michael Lachance for Map R01, Lot 37A in the amount of \$1,374.38 (first of five annual) as recommended by assessing agent Ellery Banes. Vote 4-0-0.**

b. **Terry Heller moved to approve the supplemental for Central Maine Power Company c/o Avangrid Management Co. Local Tax Personal Property Acct. #405, staging yard at 518 Gardiner Road in the amount of \$38,770.46 as recommended by the assessing agent Ellery Banes. Vote 4-0-0.**

12. Town Manager's Report

Medical Reimbursement Services has provided EMS Chief Bean with a list of accounts they have been unable to collect through their normal process. They request that the town write off these accounts as bad debt so that they may be sent to a collection agency.

The airport terminal building is starting to show its age. There is grant funding available for renovations, however, this project was not included in the current agreement with Stantec, so the town needs to go through the consultant selection process to include this project. An RFQ has been issued for consultants which are due May 11 and will be reviewed by Rick Tetrov, a member of the airport committee, Dusty Jones and Dennis Simmons so that a recommendation can be made at the next meeting.

On May 9th a pre-application inspection of the boat ramps at the waterfront was made to see if the town qualified for a grant through the Bureau of Parks and Lands Boating Facilities Fund. The town does qualify although there are quite a few applications and not everyone will get funding or may not get the requested amount. It was noted that the area was in poor condition and erosion is happening up into the roadway at the top of the ramps. Ted Snowden has issued an RFP for engineering firms qualified to evaluate the erosion happening throughout the paved waterfront area. The recent heavy rainstorm opened some new areas of erosion and it is necessary to get a handle on how to mitigate it.

Ted Snowden has also issued an RFP for painting the clock tower. Simmons said the painting was long overdue and that the town owed it to the owner of the building as well as to the donors of the clock to do a better job maintaining it.

After a question arose relative to concerns about a union member being appointed to the Deputy Harbormaster position, Simmons agreed to resolve the issue by advertising the position in-house. Callie Fairservice was the only person who submitted a letter of interest in the position.

The informational hearing on the "rewilding" project on Pleasant Street extension has been rescheduled for June 6th.

13. Other Board Business

a. Executive Session for a personnel matter

Terry Heller moved to enter Executive Session pursuant to M.R.S.A. §405 (6)(A) at 6:54 p.m. Vote 4-0-0. Terry Heller moved to close Executive Session at 7:19 p.m. Vote 4-0-0.

14. Adjournment

Terry Heller moved to adjourn the meeting at 7:19 p.m. Vote 4-0-0.

Ca



Town of Wiscasset

TOWN OF WISCASSET PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, June 6, 2023 at 6:00 p.m. in the Municipal Building Hearing Room. The purpose of the hearing is as follows:

To act on a request for a Liquor License for the following businesses:

- Ryan Jolie and Andrew Rogers, Jolie Rogers, LLC, 8 Railroad Ave, Wiscasset ME

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:

707 River Rd., Edgecomb, ME 04556

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

Not applicable – licensee/applicant(s) is a sole proprietor

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 |
|---|---|----------------|
| Ryan Jolie | 12/31/1989 | San Diego, CA |
| Andrew Rogers | 1/26/1996 | Wellesley, MA |
| | | |
| | | |
| Residence address on all the above for previous 5 years | | |
| Name Ryan Jolie | Address: 18 Highland Park Rd., Boothbay Harbor, ME 04538 159 Cochran Rd., Newcastle, ME 04553 155 Josiah Norton Rd., Cape Neddick, ME 03902 | |
| Name | Address: | |
| Name Andrew Rogers | Address: 24 Jason Circle, Boothbay, ME 04531 67 North St., Portland, ME 04101 23 Cushing St., Dover, NH 03820 | |
| Name | Address: | |

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:

Craig Winslow, 11 Leighton Rd., Falmouth, ME 04105

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

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 entirety of the outlined space on the attached diagram. This includes a bar area, indoor seating and an enclosed outdoor patio.

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: First Congregational Church

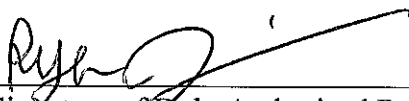
Distance: 0.3 miles

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: 4/27/2023


Signature of Duly Authorized Person

Ryan Jolie
Printed Name Duly Authorized Person


Signature of Duly Authorized Person

Andy Rogers
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: _____

Who is approving this application? Municipal Officers of _____

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. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

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

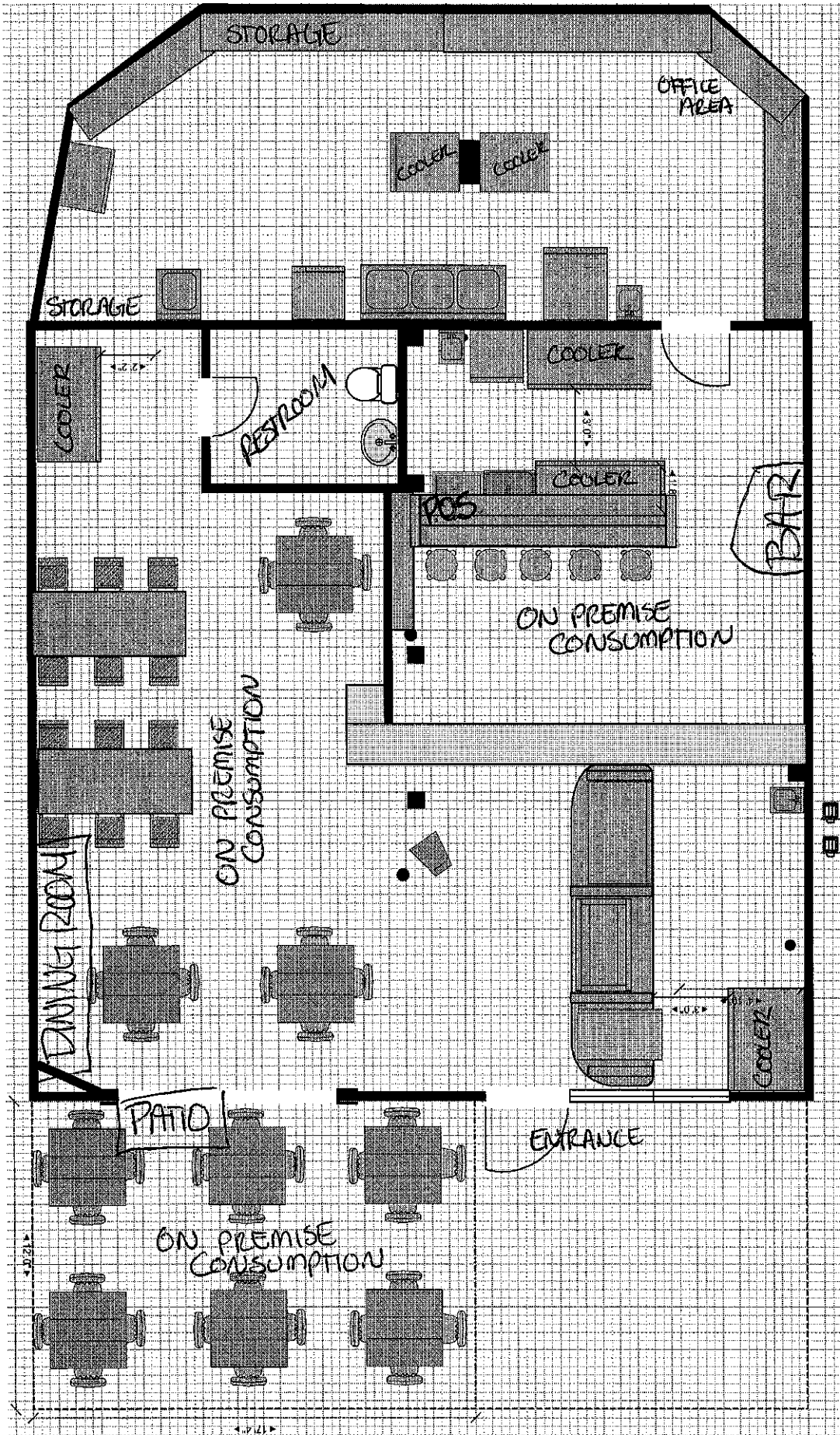
- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau 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 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: Jolie Rogers LLC
2. Doing Business As, if any: Jolie Rogers
3. Date of filing with Secretary of State: 2/18/2020 State in which you are formed: ME
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 |
|---------------|---|---------------|-------|-------------------------|
| Ryan Jolie | 18 Highland Park Rd, Boothbay Harbor, ME 04538 | 12/31/1989 | Owner | 50% |
| | 159 Cochran Rd, Newcastle, ME 04533 | | | |
| | 155 Josiah Norton Rd, Cape Neddick, ME 03902 | | | |
| Andrew Rogers | 24 Jason Circle, Boothbay, ME 04537 | 1/26/1996 | Owner | 50% |
| | 67 North St., Portland, ME 04101 | | | |
| | 23 Cushing St. Dover, NH 03820 | | | |

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

LIQUOR LICENSE-NEW

Business Requesting Liquor

License Jolie Rogers

Code Enforcement Officer:
No Concerns

Comments: _____

DocuSigned by:
Signed: Bruce Mullins Dated: 5/8/2023 | 11:47 EDT
4FFAF1178A104FE...

Wiscasset Police:
No Concerns

Comments: _____

DocuSigned by:
Signed: Chief Hesselkine Dated: 5/8/2023 | 12:07 EDT
1C68045FCB3E418...

Planning Department:

Comments: _____

Signed: _____ Dated: _____

Fire Department:
No concerns

Comments: _____

DocuSigned by:
Signed: Rob Bickford Dated: 5/8/2023 | 12:56 EDT
F241099CDFDA484...

EMS Department:
No concerns

Comments: _____

DocuSigned by:
Signed: Chief Erin Bean Dated: 5/8/2023 | 12:28 EDT
27D6E4999FD143E...

Waste Water:
No concerns at this time.

Comments: _____

DocuSigned by:
Signed: Rob Lalli Dated: 5/8/2023 | 15:11 EDT
2DE25B2E2D874D9...

Public Hearing Scheduled:

Advertisement in local publication:

Date of public hearing: June 6, 2023 Date public hearing
posted: _____

License Approved: _____ Dated: _____

6b

CONCEPT PLAN PROPOSAL
for
**SITE NATURALIZATION
& GARDEN DESIGN**

PHASE ONE

White's Island Causeway
Pleasant Street Extension
4 Fort Hill Street
Wiscasset, Maine



FIRST LIGHT
wildlife habitats

The scope of work (outlined below) is designed to meet your goals and needs in the first phase of this project. The estimated cost to achieve your desired outcomes is based on past experience with similar projects, as well as the size, complexity, and condition of the site.

The following estimate is an approximation of the cost. Actual costs are subject to change. If an adjustment needs to be made (due to growing complexity, multiple unforeseen meetings, site visits, and/or discussions), I will inform you as soon as possible and will pause my work to discuss any changes to the project cost before proceeding further.

PROPOSED SCOPE OF WORK

- ✓ Interview client, survey site, and discuss and identify goals, objectives, and major focal areas.
- ✓ Collect data in spring and summer to inform the Concept Plan (~ 1 site visit).
- ✓ Develop a customized Concept Plan that meet the goals stated above.

DELIVERABLES

- ✓ A site-specific sketch showing focal planting areas and overall layout.
- ✓ A customized plant list for each area/garden.
- ✓ Accompanying resources to support Phase One implementation (these will include relevant weblinks, sources for plant material, etc.).

ESTIMATE

\$2,500

50% to be paid upon first spring/summer site visit (\$1250).

Remaining balance (\$1250) will be due upon completion and delivery of the Concept Plan.

Additional Services are available upon request

Thank you for the opportunity to provide a Concept Plan Proposal for the former White's Island causeway/Pleasant Street Extension.

It is my understanding that the current goals and desires for this site include the following:

- ✓ Naturalize and beautify the site with native plantings,
- ✓ Provide public access, recreation, and enjoyment of the site with a park-like aesthetic and layout,
- ✓ Protect the water quality, aquatic life, and natural functions of the tidal Sheepscot River, and
- ✓ Create a resilient shoreline site in the face of climate change and associated environmental stressors (e.g., extreme high tides and weather events).

As implemented, such a project will also advance the community's knowledge of shoreline habitats, while demonstrating how ecological landscaping techniques can beautify, enhance, and restore native plant communities in these important areas.

I look forward to co-creating an enhanced, thriving ecological landscape with you!

With Gratitude,



Deborah E. Perkins (Deb)
Ecologist



DEBORAH PERKINS, M.S.



Deborah Perkins is an ecologist with 30 years of experience and a lifelong commitment to conservation.

As the owner of First Light Wildlife Habitats, Deb co-creates thriving yard, farm, and forestland habitats with stewards throughout the Northeast – at any scale.

She has been developing habitat and stewardship plans since 2010 and has consulted and advised clients on over 14,000 acres of habitat over the last 13 years.

MORE ABOUT DEB - THE PERSONAL ECOLOGIST

CURRICULUM VITAE

BUSINESS LICENSE APPLICATION-NEW

Business Requesting License: Jolie Rogers LLC

Code Enforcement Officer:
No Concerns

Comments: _____
DocuSigned by:
Signed: Bruce Mullins Dated: 4/20/2023 | 11:34 EDT
4-F4E117BA1041F

Wiscasset Police:
No Concerns

Comments: _____
DocuSigned by:
Signed: Chief Husselline Dated: 4/20/2023 | 13:11 EDT
70B8361F-C83B-411B

Planning Department:

Comments: _____
Signed: _____ Dated: _____

Fire Department:
No Issues

Comments: _____
DocuSigned by:
Signed: Robert Bickford Dated: 4/20/2023 | 13:44 EDT
F241B29C3D-12A486

EMS Department:
No Issues Noted at this time

Comments: _____
DocuSigned by:
Signed: Chief Erin Bean Dated: 4/24/2023 | 08:26 EDT
271D648D9E-1D43B

Waste Water:
Will see them about Impact Fee

Comments: _____
DocuSigned by:
Signed: Rob Lalli Dated: 4/20/2023 | 12:09 EDT
271B25B2F21B74D8

License Approved: _____ Dated: _____

10b



Office of the Town Clerk

51 Bath Road
Wiscasset, ME 04578

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

E-mail: clerk@wiscasset.org

BUSINESS LICENSE APPLICATION

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

Name/Title of Business: Genoa Healthcare LLC

New Business Existing Business 0 years in operation Ownership/Location Change

Location of business: 35 Water Street Room P Wiscasset ME 04578-4134 Map/Lot

Preferred mailing address: 11000 Optum Circle Ste Eden Prairie MN 55344

Business phone number: 207-304-6004

Description of Business: Pharmacy

Owner's name: Specialized Pharmaceutical Inc

Owner's phone: 253-218-0830

Owner's home address: 707 S Grady Way Ste 700 Renton WA 98057

*Emergency contact person: 860-218-8514 Art Tipton

*Emergency phone numbers: home: 855-657-6554 John Ard cell: 253-218-0830

*This information will be shared with 911 so you can be contacted in case of after hour emergencies.

*If you are an existing business and would like to be placed on the Town of Wiscasset Website please complete the section in the "New Business" box below.

NEW BUSINESSES ONLY COMPLETE BELOW INFORMATION

Have you seen the Code Enforcement Officer and Town Planner for approval? Yes

Will you need a sign permit? No

Will this business be a home occupation? No

This business will be a: Corporation or LLC LC-Yes Partnership No Sole proprietor No

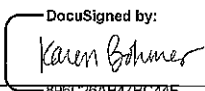
Would you like a link to your business placed on the Town of Wiscasset Website? Yes No

Provide e-mail and/or web address: optbus1ic@optum.com

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

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

Date: 5/16/2023 | 15:33 EDT

Signature: 
896C26AB47BC44F...

(TOWN CLERK SECTION BELOW)

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

BUSINESS LICENSE APPLICATION-NEW

Business Requesting License: Genoa Healthcare LLC

Code Enforcement Officer:
No Concerns

Comments: _____
DocuSigned by:
Signed: Bruce Mullins Dated: 5/25/2023 | 11:30 EDT
4FFAF1178A104FE...

Wiscasset Police:
no concerns

Comments: _____
DocuSigned by:
Signed: Chief Hesseltime Dated: 5/25/2023 | 11:19 EDT
1066045FCB3E41B...

Planning Department:

Comments: _____
Signed: _____ Dated: _____

Fire Department:
No concerns

Comments: _____
DocuSigned by:
Signed: Robert Bickford Dated: 5/25/2023 | 11:00 EDT
F241099CDFDA484...

EMS Department:
no Concerns

Comments: _____
DocuSigned by:
Signed: Chief Erin Bean Dated: 5/30/2023 | 08:38 EDT
27D6E4999FD143E...

Waste Water:
No Concerns.

Comments: _____
DocuSigned by:
Signed: Rob Lalli Dated: 5/25/2023 | 13:06 EDT
2DE25B2E2D874D9...

License Approved: _____ Dated: _____

10c



From: Ted Snowdon
Director Department of Public Works

April 25, 2023

Subject: Request for Bid
Restoration of Town Clock
Wiscasset, Maine

The Town of Wiscasset is seeking qualified bids for restoration of the Town clock located at 25 Fort Hill St. See attached specification sheet. Please submit all bids **Before noontime (12pm) on June 6. – The Envelope Must Be Clearly Marked:**

“2023 Town Clock Restoration Bid”

**Attention: Town Manager
Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578**

Bids received will be opened at the Board of Selectmen Meeting scheduled to commence the evening of June 6 at 6:00 pm. Submitted bids and references will then be verified by Ted Snowdon. The Board of Selectmen will then award the bid to the most qualified bidder. **The Board reserves the right to reject any or all bids at their discretion.**

All questions regarding this bid shall be directed to Ted Snowdon, Director of Public Works, Wiscasset, Maine. Ted may be reached weekdays at the Town Garage at 207-882-8220.

10d



From: Ted Snowdon
Director Department of Public Works

April 19, 2023

Subject: Request for Bid
Sea Wall
Wiscasset, Maine

The Town of Wiscasset is seeking qualified bids for engineering plans for a sea wall at the Wiscasset Waterfront. Please submit all bids before **noontime (12pm) on June 6**. – **The Envelope Must Be Clearly Marked:**

**“2023 Water Front Sea Wall”
Attention: Town Manager
Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578**

Bids received will be opened at the Board of Selectmen Meeting scheduled to commence the evening of June 6 at 6:00 pm. Submitted bids and references will then be verified by Ted Snowdon. The Board of Selectmen will then award the bid to the most qualified bidder. **The Board reserves the right to reject any or all bids at their discretion.**

All questions regarding this bid shall be directed to Ted Snowdon, Director of Public Works, Wiscasset, Maine. Ted may be reached weekdays at the Town Garage at 207-882-8220.

| Cannabis | |
|-------------------------------|---------|
| Medical Storefront | \$5,000 |
| Medical Manufacturing | \$2,500 |
| Medical Testing Facility | \$2,500 |
| Adult Use Storefront | \$5,000 |
| Adult Use Manufacturing | \$2,500 |
| Adult Use Testing | \$2,500 |
| Cultivation Facility | |
| Tier 1 <30 plants <500 sq ft | \$1,000 |
| Tier 2 >500 sq ft <2000 sq ft | \$1,500 |
| Tier 3 >2000 sq ft | \$2,500 |
| Nonrefundable application fee | \$500 |



Major U.S. SUPREME COURT DECISION IMPACTING MUNICIPALITIES

Today, the U.S. Supreme Court issued a decision in *Tyler v. Hennepin County, Minnesota*, which is likely to have a major impact on municipal sales of tax-acquired real estate.

The underlying facts revolve around Hennepin County, Minnesota's foreclosure on Geraldine Tyler's condominium for unpaid real estate taxes. After foreclosure, the County seized and sold the condo for \$40,000, which was \$25,000 more than Tyler owed in back taxes. Like Maine law, Minnesota law allows the government to keep tax foreclosure sale proceeds that exceed the taxpayer's tax debt. After the sale, Tyler sued claiming the County violated the U.S. Constitution's Fifth and Eighth Amendments by keeping the excess proceeds.

In a unanimous decision, the Court held that Tyler stated a plausible claim under the Fifth Amendment's Takings Clause, which prohibits the government from taking property for public use without just compensation. The Court found that although Minnesota law allowed the County to seize and sell the condo to recover delinquent taxes, the County violated the constitution by taking more property than was due from Tyler. It was not the foreclosure or sale of the property that violated the constitution, rather, the County violated the Takings Clause by keeping the surplus equity.

MMA Legal Services will be examining the decision in-depth as well as its applicability to Maine's tax-acquired property sale procedures. Stay tuned for more information and updated guidance for municipalities.

It is important to note that the decision does NOT call into question Maine's tax lien mortgage foreclosure statute or invalidate lien processes or lien foreclosures. However, because the decision will likely impact the treatment of excess sale proceeds from tax-acquired property, we recommend that municipal leaders temporarily delay sales of such property or hold any proceeds in escrow until further guidance can be provided.

If you have questions, please contact MMA Legal Services at 800-452-8786 or legal@memun.org.

For a copy of the decision visit the following link: https://www.supremecourt.gov/opinions/22pdf/22-166_8n59.pdf

In Maine, cannabis store licensing fees are all over the map

[pressherald.com/2022/09/25/for-cannabis-stores-its-location-location-location-or-pay-the-price/](https://www.pressherald.com/2022/09/25/for-cannabis-stores-its-location-location-location-or-pay-the-price/)

By Hannah LaClaire

September 25, 2022



Stage Cannabis and Portland Greenhouse are housed within the same brick building on Spring Street. In Portland, the cost to obtain a license for an adult-use cannabis store is \$10,000. *Ben McCanna/Staff Photographer*

If you want to open a recreational cannabis store in Manchester, near Augusta, you'll have to pay about \$100 a year to license your business.

About 100 miles south, in Lebanon, you'll have to fork over \$40,000 and then \$20,000 each year afterward.

The two towns are perhaps the most extreme examples, but licensing fees in the roughly 60 Maine municipalities that allow recreational cannabis stores are all over the map.

In Bangor, the fee is \$217. In Sanford, it's \$22,500. In Hallowell, it's \$250. In Windham, it's \$10,000.

Fees even vary widely between neighboring communities. In Portland, the cost to obtain a license for an adult-use cannabis store is \$10,000. In South Portland, it's \$1,400.

The difference creates a disparity some say can disproportionately hurt small businesses. Municipal officials, on the other hand, argue that the fees are the only way to cover the cost of regulating a new and complex market.

Maine law stipulates that the fees established by a town or city "must reasonably reflect the municipality's costs associated with the license or permit procedure and enforcement."

That leaves wide room for interpretation, which may be part of the reason fees across the state vary so widely, said John Burke, a Scarborough-based attorney who specializes in cannabis licensing. Each town or city looks at cannabis-related costs differently.

Most of the approximately 60 municipalities that have opted to participate in the state's adult-use retail cannabis market charge between \$1,500 and \$3,500 to license retail stores. But there are plenty of outliers.

COVERING COSTS

In Portland, setting up cannabis business licensing and regulation has been time-consuming and costly for the city, said Jessica Hanscombe, director of the city's department of permitting and inspections. With licenses in high demand, the \$10,000 fee makes sense, she said.

The Portland City Council initially decided in 2020 to cap the number of new licenses at 20 in order to open the market slowly and lower the risk of flooding the market with too many cannabis stores. The council later scrapped the cap after a federal judge ruled that some of the city's licensing requirements were discriminatory. A month later, residents voted to eliminate the retail cap permanently.

Now, there are 23 licensed stores in Portland and another 10 still pending approval.

When the ordinance was first drafted, the 20-store limit seemed reasonable, Hanscombe said. But when that was eliminated, her department faced a tidal wave of additional work.

"It doubled our work immediately, just for retail," she said.

Hanscombe hired a marijuana compliance coordinator and an additional licensing assistant and probably could have justified another, she said.

There are a lot of considerations for licensing a marijuana business that wouldn't come up with, say, a liquor store. They include standards for ventilation and odor control, hazardous waste disposal, public safety and more, Hanscombe said. For that reason, her staff

frequently needs to work with other departments, which takes additional time.

“(The fees) are clearly relatable to the amount of work that we do every year on these licenses,” she said.

Matt Hawes, director of the Maine Cannabis Industry Association, understands that licensing and enforcement around a cannabis business will cost a little more than the typical gas station or deli.

The \$2,500 he pays to license his cannabis beverage manufacturing facility in Scarborough may seem expensive, but he thinks the price is probably close to the costs of the multi-agency inspections and administration.

Related

Was Kittery’s pot-license lottery stacked in favor of those with the most cash?

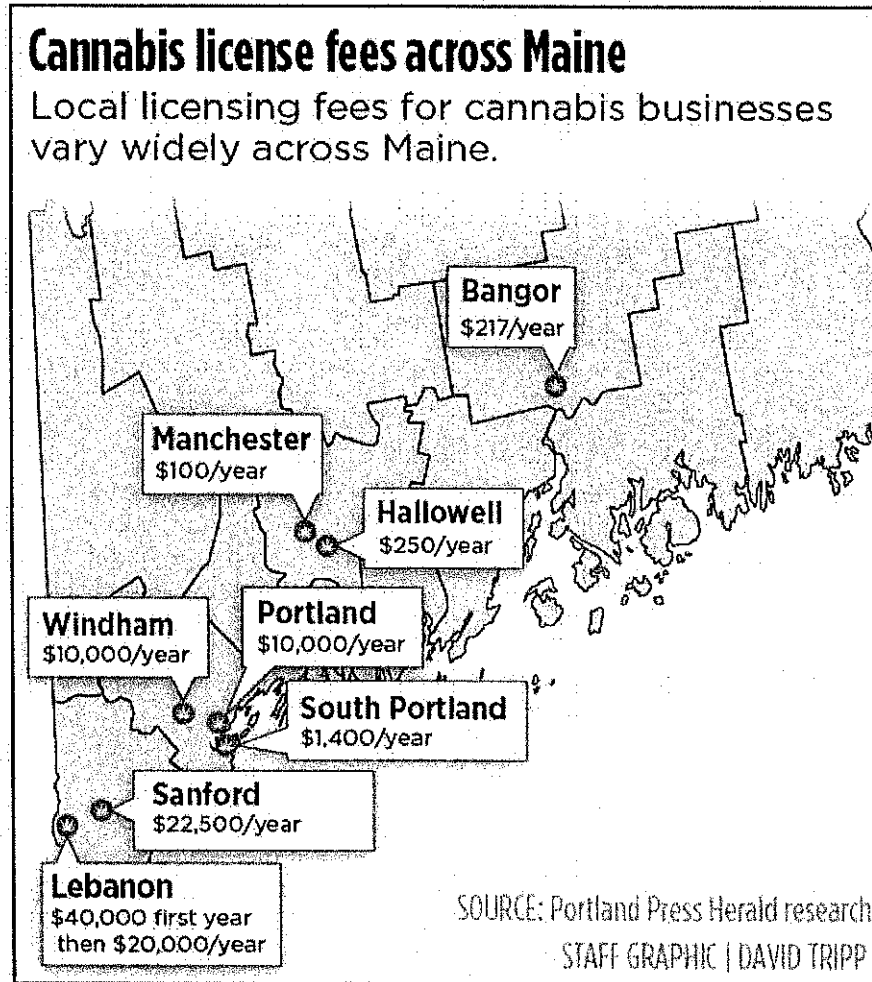
Much higher, though, and Hawes isn’t buying it.

“I think some of these municipalities have gone well in excess,” he said. “It’s certainly hard to believe (any town) is incurring \$40,000 in costs.”

But in Sanford, Mayor Anne-Marie Mastraccio said the city’s \$22,500 licensing fee doesn’t even begin to cover the expenses.

Sanford has tried to regulate cannabis just as the city would regulate any other business, she explained. At the same time, Mastraccio doesn’t want to see Sanford footing the bill, especially since the city doesn’t get anything back in revenue sharing.

Recreational cannabis products are subject to a 10% state excise tax, all of which goes to Maine’s General Fund and none to local coffers.



Sales figures have steadily ticked up since the market launched in October 2020, with August's \$17 million making it the most lucrative month so far. This year, the adult-use market has brought in about \$98.2 million, earning almost \$10 million in tax revenue for the state.

But none of that is making its way back to the host communities.

Sanford's legal fees, the council and staff time, the code enforcement officer training and other necessities all add up to what Mastraccio said is an adequate fee. Like so many others, Sanford is operating with a lean staff and strapped resources, and the extra workload is costly.

"I don't think we can be accused of being punitive," she said. "If I was in Portland, I'd be charging a whole lot more" than \$10,000, she said.

If it turns out that the \$22,500 fee is too high, Sanford will consider lowering it, she added.

To date, the city has only received one application since the ordinance was passed in March.

WHO WILL PAY?

Expensive licensing fees won't keep cannabis businesses away, according to both Burke and Hawes.

"So few municipalities have opted into that specific activity, and, as a result, many cannabis businesses looking to open an adult-use retail store will go anywhere a license is possible, even though the licensing fees may be excessive," Burke said.

But Hawes worries the high fees may affect the types of business owners who can set up shop in Maine towns and cities.

The cannabis industry doesn't have the lucrative profit margins many people think it does, he said, and the fees can create a barrier to entry that takes small-business owners out of the running.

"Somebody will pay it," he said. It'll just be the "highly capitalized folks."

Burke recommended that towns and cities simplify their licensing ordinances and use the Maine Office of Cannabis Policy as a resource on compliance matters. He also suggested that municipalities adopt cannabis advisory boards, which could provide an annual audit of the fees.

Related

Legislature approves reimbursing towns that allow retail marijuana sales

And there's some good news for local governments. In April, the Legislature passed a bill to reimburse municipalities up to \$20,000 for costs associated with opting into the adult-use cannabis market. Lawmakers hoped the reimbursement will encourage more towns and cities to allow retail marijuana sales.

According to state Sen. Benjamin Chipman, D-Cumberland, many communities are not participating because of the cost of rule development, issuing licenses, inspection, enforcement and more.

Because of that, Chipman told the Senate, the state still has a viable black market. Allowing a reimbursement of up to \$20,000 should help persuade towns and cities that have held off because of the cost, he said.

Applications for reimbursement opened last month, and Portland is already working to put together an application.

Burke isn't sure the law will entice more towns to opt in or that communities that are reimbursed will then lower their licensing fees.

In Sanford, which has applied for the money, Mastraccio said that if awarded, the funds "will only begin to pay back the staff time taken up with development of the adult-use marijuana ordinance."

Meanwhile, Maine isn't the only state grappling with how to balance the fees for businesses and the costs for municipalities.

Until last month, Massachusetts law allowed communities to collect "impact fees" of up to 3% of a cannabis store's annual revenue as long as the fee was "reasonably related" to the costs of regulating the facility.

However, many towns and cities charged businesses large fees without citing specific impacts – in some cases, collecting hundreds of thousands of dollars. The large fees prompted a change in Massachusetts law and at least one lawsuit.

A new statute dictates that communities in the state cannot charge a percentage of sale proceeds, that the fees cannot equal more than 3% of a business's revenue and that they must be reasonably related to the associated costs.

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Town of Wiscasset

Office of the Town Manager

June 6, 2023

To: Wiscasset Select Board

Ref: Town Manager's Report

In an earlier email I advised you that there was a recent US Supreme Court ruling regarding the sale of tax acquired property. The Maine Municipal Association has posted a legal advisory that I am including in your supporting documents.

On the agenda is an item to set the fees for the cannabis ordinances. Should they pass at town meeting they will take effect immediately, so we need to be prepared. I am working on an application that meets the requirements of the ordinances. In setting the fees we need to bear in mind that we will have costs incurred to do the background checks on applicants, as well as planning board costs and any increase in police responses to complaint about facilities, alarms and so forth. Attached is an article from the Bangor Daily News from last fall that reports fees are wildly all over the place. Really no rhyme nor reason to them. As a starting point, I am recommending fees which match Damariscotta. They are in the supporting documents.

Most of you were able to attend the May 22nd ORC meeting and were able to get answers to the questions posed by the ORC at your last meeting regarding LD 2003. I have placed the three questions back on this agenda for discussion so that the ORC can continue its work.

The desperately needed repairs to the boat launch ramps have been completed and they look great. We carried over just under \$30,000 from last year's waterfront budget for this project. The cost was \$19,000 leaving nearly \$11,000. Because the harbormaster building shingles are in poor shape, I am asking the Board to allow us to use the remaining funds to reshingle/repair the roof. I would prefer to be proactive and get it done before it starts to leak and cause additional damage. I believe that we can accomplish this with just the remaining carryover funds.

I want to thank Ted and his crew for their hard work in getting the cemeteries and town properties spiffy for the Memorial Day weekend. Several young folks from the school also assisted in getting the cemeteries opened and cleaned as part of their community service requirement. A huge shoutout to them for working hard!