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WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
DECEMBER 5, 2023
IN PERSON AND VIA ZOOM

Preliminary Minutes

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

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

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. Terry Heller moved to approve the payroll warrants of November 24, FY 24 and December 1, FY 24. **Vote 5-0-0.**

b. Terry Heller moved to approve the accounts payable warrants of November 28, FY 24 and December 5, FY 24. **Vote 5-0-0.**

3. Approval of Minutes

Terry Heller moved to approve the minutes of November 21, 2023, as amended. **Vote 5-0-0.**

4. Special Presentations or Awards – none

5. Committee Appointments/Resignations

Terry Heller moved to accept Coleen Hendricks' resignation with regret from the Climate Action Team. **Vote 5-0-0.**

6. Public Hearings – none

7. Public Comment on non-agenda items - none

8. Department Head or Committee Chair – none

9. Unfinished Business

a. Wawenock Block Update: Sarah Whitfield said that the town had heard that day that the mason will begin work on the Wawenock building on December 11 or December 12.

b. Johnson Controls: Dennis Simmons asked for authorization to enter into a Project Development Agreement with Johnson Controls to upgrade the town's infrastructure. The matter has been approved by the Budget Committee. Pam Dunning moved to authorize the Town Manager to enter into the Project Development Agreement with Johnson controls. **Vote 5-0-0.**

10. New Business

a. Trails in Wiscasset Committee Formulation Request: It was the consensus that the committee would be an ad hoc committee with members appointed by the selectboard; would not have to keep agendas and minutes; but should advise the selectboard of its actions. **Pam Dunning moved that the Board of Selectmen sanction the ad hoc Trails in Wiscasset Committee and appoint Tom Eichler, Nicky Sontag, Sarah Loud, Emily Bell-Hoerth, Joan Barnes, David Pope and Dan Sortwell as members. Vote 5-0-0.**

b. Half Day December 21st: Dennis Simmons said that normally the town employees would work a half day on Christmas Eve: however, because Christmas Eve falls on Sunday this year, he asked the board's approval to grant the employees a half day off on December 21. **Pam Dunning moved to approve the half day on December 21st. Vote 5-0-0.**

c. Winter Parking Amendment: Simmons said the winter parking ban currently extends from November 15 to April 15 which is thought by some to be overkill. It was suggested that the ordinance be amended to ban overnight parking as needed for snow removal. The ban would be announced on the town website, the town sign and by text messages. **Pam Dunning moved to amend the Wiscasset Parking Ban as recommended. Vote 5-0-0.**

d. LCRPC Contract: Simmons said he met with MaryEllen Barnes and Emily Rabbe to discuss a new contract outlining the responsibilities of Lincoln County Regional Planning Commission and how they would be distributed among the various parties. **Pam Dunning moved to approve the contract renewal with LCRPC from 12/15/2023 to 6/30/2024 as amended. Vote 5-0-0.**

e. Personal Property Tax Discharges: **Pam Dunning moved to discharge Tax Collector Sue Anderson from collecting the personal property taxes as listed and to authorize Treasurer Dennis Simmons to remove those taxes from the municipal books: Account #272-277 – Bath Road LLC (Tina Fitzsimmons) for \$171.90; Account #72 – Element Financial Corp. for \$364.16; Account #371 – Beelicious for \$452.09; Account #79 – David Laemmie (Carriage Motors) for \$233.51; Account # 227 – Lighthouse Lobster Shack for \$436.99; Account # 370 – Mobile Mini for \$25.46; Account #299 Northern Leasing for \$74.60; Account # 299 – Northern Leasing for \$74.60; Account #382 – NLS Equipment Fin. LLC for \$48.16; Account # 246 – George & Samantha Humphrey for \$96.40; Account #30 – Pal Harris & Melanie Burns for \$172.32; Account #324 – Bunin-Stephenson Catherine for \$4818.92. Vote 5-0-0.**

11. Assessors Business: none

12 Town Manager's Report

In addition to explanations of some of the above agenda items, Simmons provided details in the agreement with Johnson Controls; and an explanation of the authorization to discharge tax collectors from the obligation to collect personal property taxes that are too small or too burdensome to collect. He reported that no bids for Old Ferry Road were submitted. Contractors who procured bid packages will be contacted to see why they declined to bid.

Wiscasset Ordinance Article I, Section 2.7 requires that the Budget Committee and the Selectboard meet at least once between the Annual Town Meeting and December 15 to determine adequacy of the appropriated funds and other revenue for the current year departmental operations. The Budget

Committee will be joining the Selectboard for this purpose and financial data through November 15 will be provided.

Simmons reported that the grant application for expansion of broadband was not successful. He will meet with Evan Goodkowsky to discuss next steps.

Public Works and Transfer Station are now fully staffed.

Midcoast Rail Service lease operator of the 57-mile Rockland Branch rail corridor had hoped to reestablish passenger rail service along the route; however, the RDC cars they were planning to use have developed serious mechanical issues and have been sold. They may be back trying to entice Amtrak to extend its service along the corridor.

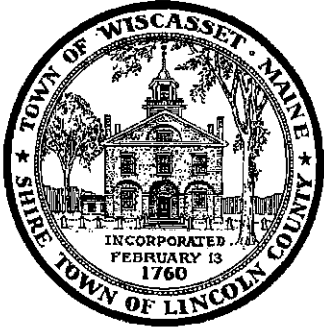
13. Other Board Business

Joint meeting with the Budget Committee to review year-to-date expenses and revenue: Simmons distributed a spreadsheet showing the status of the accounts as of November 30 (67% of the year), red indicating items that were overbudget. He pointed out items that were a one-time expense and would therefore appear to be over budget. He noted that Public Utilities was 30% under budget due to the street light conversion. The budget items that were on target or under budget at this point were listed and briefly discussed.

Regarding the Ferry Road project, Simmons said that if the project did not proceed soon, there was a risk of losing funding. Since no bids were received this time bids were solicited, he asked authorization to bypass the bid process and negotiate with contractors himself. **Pam Dunning moved to authorize the Town Manager to bypass the bid process and negotiate with the contractors. Vote 5-0-0.**

14. Adjournment

Bill Maloney moved to adjourn the meeting at 6:40 p.m. Vote 5-0-0.



Town of Wiscasset

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TOWN OF WISCASSET PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, December 19, 2023 at 6:00pm p.m. at the Municipal Building Hearing Room. The purpose of the hearing is as follows:

- To act on a request for a Liquor License for Corrinna Strum, DBA Back River Bistro (Ren Restaurant Group LLC) located at 65 Gardiner Road, Wiscasset



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

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

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

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

Legal Business Entity Applicant Name (corporation, LLC): Renn Restaurant Group LLC	Business Name (D/B/A): Back River Bistro
Individual or Sole Proprietor Applicant Name(s): Corinna Stem	Physical Location: 65 Gardiner Road Wiscasset, ME 04578
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Mailing address, if different from DBA address: 156 B. Gardiner Rd, Wiscasset, ME 04578	Email Address: backriverbistro@gmail.com
Telephone # Fax #:	Business Telephone # Fax #: (207) 687-8244
Federal Tax Identification Number: 86-1817977	Maine Seller Certificate # or Sales Tax #:
Retail Beverage Alcohol Dealers Permit:	Website address: backriverbistro.com

1. New license or renewal of existing license? New Expected Start date: 11/30/23
- Renewal Expiration Date: 11/30/24

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:

Food: \$250,000 Beer, Wine or Spirits: \$150,000 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:

65 Gardiner Rd, Wiscasset 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

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
Corrinna Stem (Kinnard)	1/21/91	Columbus, OH
Residence address on all the above for previous 5 years		
Name 118 B Corrinna Stem	Address:	156 B Gardiner Rd Wiscasset ME 04578
Name 52 Sherman St Corrinna Stem	Address:	52 Sherman St Apt 2 Portland ME 04102
Name 118 Emery Corrinna Stem	Address:	116 Emery St Portland ME 04101
Name Corrinna Stem	Address:	65 Mulberry St Cincinnati, OH 45202

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: _____

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)

Dining Room and Patio
See original Floor Plan

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: Wiscasset Elementary School
Distance: 0.4 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: 11/30/23

Corinna Stum
Signature of Duly Authorized Person

Signature of Duly Authorized Person

Corinna Stum
Printed Name Duly Authorized Person

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: December 19, 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. 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.

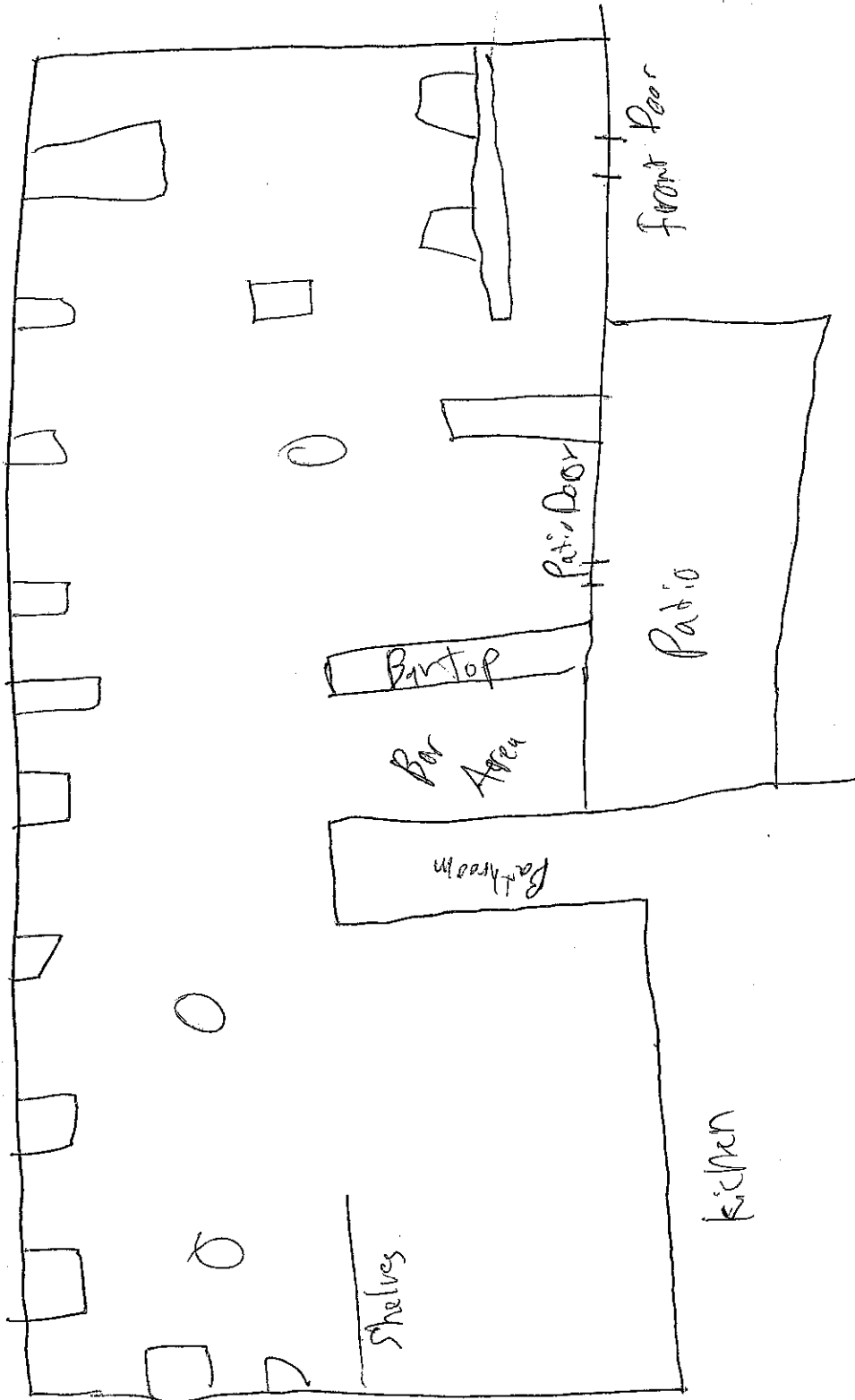
Section V: Fee Schedule

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

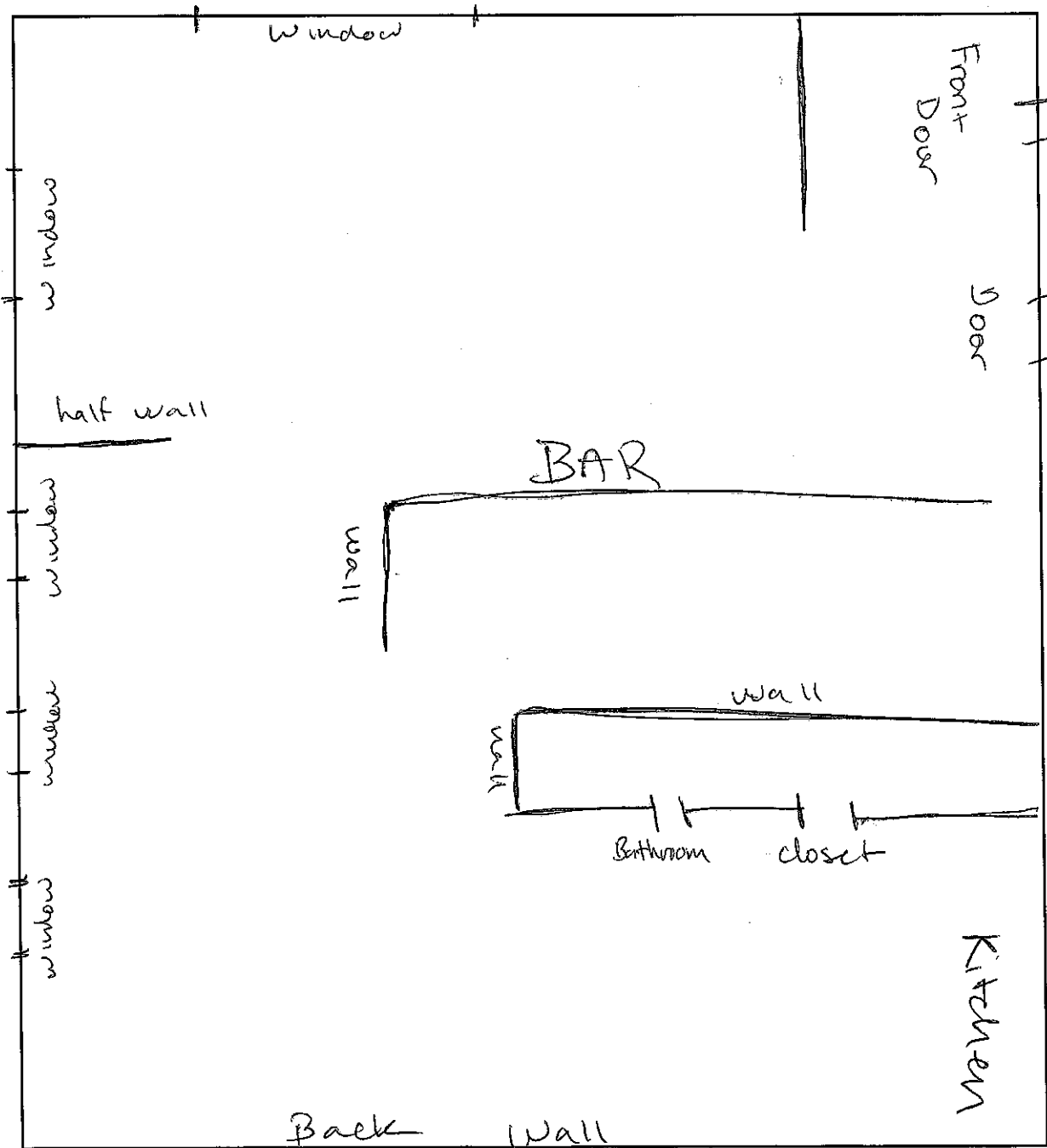
Back River Bistro



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: Renn Restaurant Group LLC
2. Doing Business As, if any: Back River Bistro
3. Date of filing with Secretary of State: 1/11/21 State in which you are formed: Maine
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
Corrinna Stelm	156 B Gardiner Rd Wiscasset	1/21/91	Owner	100
Corrinna Stelm	52 Scherman St Portland, ME 04102	1/21/91	Owner	100
Corrinna Stelm	116 Emery St Portland ME 04101	1/21/91	Owner	100
Corrinna Stelm	65 Mulberry St Cincinnati, OH 45202	1/21/91	Owner	100

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

Signature: Linda Perry

Email: clerk@wiscasset.org

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 Back River Bistro

Code Enforcement Officer:

Comments: Item #8 unanswered. Entire application partly illegable.

Signed: *Bruce Engert* Dated: 11/12/2023
Bruce Engert (Dec 11, 2018 10:37 EST)

Wiscasset Police:

Comments: No Concerns

Signed: *Larry Hasseltine* Dated: 06/12/2023
Larry Hasseltine (Dec 6, 2013 13:18 EST)

Planning Department:

Comments: _____

Signed: _____ Dated: _____

Fire Department:

Comments: No concerns

Signed: *Robert Bickford* Dated: 06/12/2023
Robert Bickford (Dec 6, 2013 17:36 EST)

EMS Department:

Comments: No Concerns

Signed: *Chief Eric Bean* Dated: 06/12/2023
Chief Eric Bean (Dec 6, 2013 12:57 EST)

Waste Water:

Comments: No concerns at this time.

Signed: *Robert T. Lalli* Dated: 08/12/2023
Robert T. Lalli (Dec 8, 2013 07:51 EST)

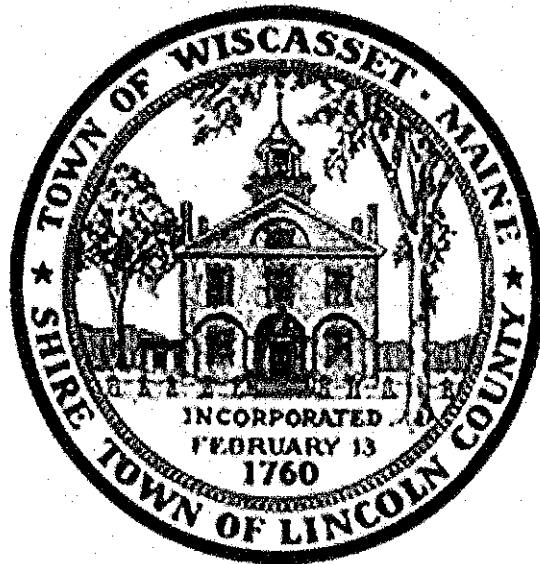
Public Hearing Scheduled: December 19, 2023
Advertisement in local publication: 12/07/2023
Date of public hearing: 19/12/2023 Date public hearing posted: 12/06/2023
License Approved: _____ Dated: _____

Revised 2/1/2021

Recd. 11/30/2023

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Town of Wiscasset
November 2023
Monthly Reports





Town of Wiscasset

AIRPORT REPORT

To: Dennis Simmons, Town Manager
From: Rick Tetrev, Airport Manager
Re: Monthly Report November
Date: 12/13/2023

Fuel Sold

- 100LL Avgas: \$7,880.56 (1,248.920 gallons)
- Jet-A: \$ 138.82 (27.060 gallons)
- Fuel sales of Avgas in November was down by \$4,492.89 from October, which equates in gallons to 1,501.61 less.
- Fuel sales of Jet-A was down by \$2,431.72 equaling 474.02 gallons less.
- The price of Avgas remained the same at \$6.31 per gallon and Jet-A remained the same @ \$5.13 per gallon.

Fuel Purchases

- 100LL: none.
- Jet-A: none.

General Comments and Operations:

- Flight activity for the month of November was 240 operations. At the end of November, we had 3,192 operations for the calendar year. We have one third of December behind with only 38 operations made thus far.
- Budget wise, we have spent 30% of the budget and have collected 13% of revenues. Most of our revenue comes after January with things such as excise taxes and land leases.
- Ramp Fees, which come from aircraft that land here, are not private and collect payment from their passengers. We charge \$75.00 each time they land. Our budget target for this Fiscal Year is \$2,000.00. We have collected \$1,450.00 for the first five months of the Fiscal year.

In August, we had two separate facility inspections of our runway and taxiway to including the approach areas on both ends of the runway. The FAA inspected in August and MDOT inspected in September. Both identified areas of new tree growth that needed clearing for the safety of the aircraft and its passengers. The requirement is that from the centerline of the runway for 250 feet on each side has to be clear of obstructions to include trees. These areas are difficult to clear because of the topography, which includes areas of wetlands. Fortunately, Public Works was able to put us in touch with a company that had the equipment and knowhow to do the job. They used a boom mounted mulching head, which allowed them to take the trees down and mulch them on site. With the reach of the boom, they were able to stay out of the wetland areas and remove the growth without disturbing the environment. In addition to having the job done



Town of Wiscasset

quickly and without issues the price of the work resulted in the cost being half of what was budgeted.

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- November
Date: 12/13/23

Elections

The November 7, 2023, the State of Maine and Town Referendum Election was held at the Wiscasset Community Center in the gymnasium. The polls were open from 8:00 a.m. to 8:00 p.m. 1236 votes were cast.

Voter participation input in the Central Voter Registration System (CVR), all new voter registrations, changes to existing voters and all other mandatory post-election procedures that were required for the November election are being finalized. Preparations for the March 5, 2024, Presidential Primary have begun. We will also start preparing for the June Primaries and the Annual Referendum Town Meeting which will also include the School Budget Referendum. The dates and deadlines for the upcoming June Election will be announced as soon as they are confirmed.

Clerk

Seasonal work that will be taking place in the Town Clerk/Registrar of Voters office include issuing 2024 Dog Licenses, selling Inland Fisheries licenses and permits for the 2024 year and certifying several Citizen Initiative Petitions. Dog license reminders will be mailed in December to remind dog owners of the January 31st deadline. If dogs are not licensed prior to February 1st there will be a late fee of \$25. Excise Tax bills will be mailed in January to anyone who has an aircraft that's housed at the Wiscasset Municipal Airport.

Financials:

	Auto Excise	Boat Excise	Agent Fees	Vital Fees
Monthly Revenues	\$60,495.93	\$84.60*	\$1,443.25	\$230.20
Year to date	\$361,806.03	\$1,041.40	\$8,465.00	\$1500.00
Met yearly revenue projection by:	54.82%	18.27%	45.76%	-----

*Boat excise tax will increase during the spring months due to boat re-registrations

Respectfully submitted,
 Linda E. Perry, Town Clerk



Town of Wiscasset

CODE ENFORCEMENT REPORT

To: Dennis Simmons, Town Manager
From: Bruce Mullins, Code Enforcement Officer
Re: Monthly Report- November
Date: 12/6/23

I issued 12 Building Permits in October 2023. November, 2023

3 New Homes	2 New Homes
2 Mobile Homes	1 Mobile Home
1 Shed	1 Shed
3 Renovations	2 Renovations
1 Addition	1 Solar Array
1 Deck	
1 Rooftop Solar Array	

Plumbing Permits issued totaled 13. 3 SSWW in Oct. & 4 in Nov.

5 Internal Permits in Oct. & 1 in Nov.

Additionally, I dealt with, and/or, are continuing to deal with Code Enforcement issues as follows;

Tree removal on High St. (completed, tree removed)

Construction Debris on Hodge St. (completed, debris removed)

Outside sidewalk tables & chairs Reds Eats & Treats downtown Main St. (completed, permission granted due to a motor vehicle accident rendering their deck unusable)

Rounded Pig LLC, Lowelltown Rd. (ongoing, letter of potential violation/s, sent DEP and DACF are involved)

Junkyard issues at Rt 27 & Dorr Rd. (ongoing, court hearing delayed due to town attorney illness)

Year-round camper exposure at several locations. (ongoing)

Washington St barn relocation (ongoing)

Roof Gutters at 80 Main St. (ongoing, owner will repair once they find someone to repair)

Site review, expansion at Ames Supply, U.S. 1.

Plus several construction & plumbing related inspections and various investigations.

Respectfully submitted,

Bruce Engert, CEO, LPI, BO



Town of Wiscasset

ECONOMIC DEVELOPMENT REPORT

To: Dennis Simmons, Town Manager
From: Aaron Chrostowsky, Economic Development Director
Re: Monthly Report, November 2023
Date: December 11, 2023

I want to thank everyone for their hospitality in welcoming me to Wiscasset. I am truly grateful for this opportunity. I am looking forward to a change in pace and new challenges that come along with this position.

Airport

I attended my first Airport Committee meeting on November 29, 2023. The airport needs a new Courtesy Vehicle. I will check on possible funding opportunities to purchase a new vehicle.

Broadband

I attended my first Broadband Committee meeting on December 7, 2023. The Town did not receive the MCA Connect the Ready Grant. The Town didn't receive the funding because the Authority prioritizes funding the unserved areas; Wiscasset has 66 unserved locations. However, the County plans a more comprehensive approach in the next round. They intend to work with Fidium Fiber and use \$1.4 Million of their ARPA funds allocated towards broadband to bring fiber to bring universal fiber to the following communities: Dresden, Wiscasset, Westport Island, Edgecomb, Boothbay, Boothbay Harbor, Southport, Waldoboro, and Whitefield.

Business Recruitment/ Retention

I have started to develop a comprehensive business directory of all Wiscasset Businesses. Eventually, I would like to use this mail or email information to businesses regarding possible funding opportunities. Also, we will begin to make formal business visits from this list.

I already started making informal business contacts with several businesses in town. Many businesses have expressed hopefulness about hiring for this new position. They brought several concerns to my attention during my visits to the downtown area, such as a need for more public restrooms closer to Main Street, Wawenock Block, and people not stopping in town - just traveling through town. These concerns are all fixable with some short-term and long-term planning and some business organization.

Our office was made aware of the Domestic Trade Grant Program, which supports businesses with efforts to drive sales through sales channel support, trade shows, marketing strategy, technical assistance/ capacity building, and other trade assistance. We advertised this grant program on the Town website and Facebook page and emailed several small businesses and the Chamber. Applications are due Friday, December 15, 2023.

I attended some of the Holiday Marketfest Festivities on December 1, 2023. I am looking forward to next year so that I can participate in planning this event and other Chamber or Creative Alliance events.



Town of Wiscasset

Communication

A goal of my department is to improve town communication with residents. I worked with Kathy to reactivate the Town's Facebook page - Robin and I are working with other town staff to communicate events, items of interest, and other important information to residents.

I am working with Dennis to send an RFP for a new website provider to make our website more user-friendly.

The town issued a press release on hiring an economic development director for the Wiscasset Area Newspaper, Lincoln County Newspaper, and the Wiscasset Area Chamber of Commerce. It was posted on the Town's Facebook and LinkedIn pages.

I will participate in my first Chamber Chat with Pat Cloutier, Executive Manager of the Wiscasset Area Chamber of Commerce at Lincoln County Television Studios. The Chamber Chat will air on Wednesday, December 27, 2023, at 7 AM on LCTV Channel 7.

Business View Magazine has agreed to publish an article about Wiscasset and Wiscasset Municipal Airport. Industry executives read this magazine. This will be an excellent opportunity for Wiscasset to display itself to the world. They recently did an article about Biddeford (see attached).

Comprehensive Plan Committee

I will meet with the Comprehensive Plan Committee on Wednesday, December 13, 2023. We will discuss chapter rewrites and develop a survey on the meeting agenda. I am looking forward to working with this group.

Economic Development Committee

I drafted an Economic Development Committee Directive for the Selectboard to consider approving. This document would charge the committee with several key policy goals. (see attached) Once the directive is approved, we can begin advertising for members of the Committee and start reviewing applications.

GIS Mapping

I am working with Dennis on getting pricing on converting our tax and zoning maps to GIS. GIS Maps will be helpful for multiple parties, both staff and residents. They will have property tax parcel data, highways, natural resources, sewer & water, and zoning information. These maps will be accessible on the Town website.

Rockland, Knox County

<https://next.axisgis.com/RocklandME/>

Westport Island, Lincoln County

https://next.axisgis.com/Westport_IslandME/

Belfast, Waldo County



Town of Wiscasset

<https://belfastme.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=44.439414%2C-69.043113&zoom=12>

Topsham, Sagadahoc County

<https://frontierspatial.com/topsham/#layerselector>

Brunswick, Cumberland County

<https://experience.arcgis.com/experience/d25390b67f374b7986ccabb1554ecfca>

Mason Station

On December 5, Dennis and I met with Mason Station Redevelopment Group to review their plans, discuss their survey results, and discuss the possible disposition of Town property. They would like to engage further with the community about their plans. We agreed to help promote their survey and assist them with organizing public meetings about their project. We made them aware that there were other interested parties. There might be opportunities for several interested parties to work together on the project. We are in the process of notifying other parties. Stay tuned for more information.

Old Ferry Road Property

Dennis and I agreed that before making decisions on that property, a site assessment must be conducted, and public engagement must be to assist the future Economic Development Committee in making recommendations on the property. I am developing a budget for the cost of a site assessment for the property and writing an RFP for the site assessment. Stay tuned.

Off-Shore Wind

I contacted the Governor's Energy Office. They have no immediate deadlines for selecting an Off-Shore Wind Farm interconnection site for the Research Array and Commercial Wind Farms. See attached memo.

Rail

I contacted George Betke for an update on the Mid Coast Rail service. They sold their older self-propelled diesel rail car due to an electrical/ mechanical malfunction. They are looking for substitute equipment, possibly an EV train; it would be the first to be used as a commuter train in the nation. Also, he has a business that has expressed interest in the town's Mason Point property, which needs deep-water and rail access. The White House just announced that more than \$27 million will be spent to improve the Amtrak Downeaster line. That includes \$500,000 for added frequencies, reduced travel times, improved reliability, a new infill station at West Falmouth, and an extension of the line to Rockland.

Tax Increment Financing

After reviewing the Town's current TIFs and 2008 Comprehensive Plan goals regarding TIFs I recommend that the Town have a TIF policy. I will be working on one in the future for your review.

Town Properties

I have developed an inventory of all Town-owned properties. These properties are divided into several key categories: Mason Station, Town, School, and Misc. The next step is to develop a plan for these underutilized properties.



Town of Wiscasset

Training and Memberships

I signed up for several memberships, including the American Planning Association, the Economic Development Council of Maine, the Maine Community Development Association, and the Wiscasset Area Chamber of Commerce. I am unsure how many of these I will renew next year, but I want to see what resources are available to me through these various organizations. Also, I am requesting to maintain membership in the Maine Town & City Management Association as an Associate to maintain access to their list-serve and other resources.

I attended MaineDOT Local Project Administration training on November 1st, 2023, and passed their quiz. I am now a certified local project administrator; my certification expires in December 2027. If a local agency takes on a federally funded project, a full-time employee with decision-making authority and MaineDOT certification must manage the project. This will help with MaineDOT Municipal Partnership Initiative and Small Harbor Improvement Program (SHIP) grant programs.

I will attend training on February 8, 2024, to obtain DEP Certification in Erosion and Control Practices. Maine law does require that any “contractor” working in the municipal Shoreland Zone must ensure an individual certified in Erosion and Sedimentation Control Practices (ESC) by Maine DEP is present on the site during all phases of soil disturbance and is responsible for the installation and maintenance of any Best Management Practices (BMPs).

Waterfront

I attended my first Waterfront Committee on November 14, 2023. They have an ambitious proposal for the waterfront. The Waterfront Committee will attend a future Selectboard meeting to discuss the next steps. Stay tuned for more soon!

In Conclusion

I believe the future is bright for Wiscasset. Wiscasset has much to offer anybody wishing to relocate to the Midcoast region. Wiscasset is the county seat of Lincoln County and the idyllic center of the Mid Coast region. Wiscasset has rolling hills, salt marshes, working business districts, and quiet residential neighborhoods between its open spaces. Wiscasset has easy-to-highways, a municipally owned general aviation airport, a deep-water port, and rail access to get yourself or your goods to market. With Wiscasset's legacy, the energy industry has strategically placed it as a possible location for an off-shore interconnection site and possibly future energy development. The Downtown is on the National Register of Historic Places. It is consistently mentioned in newspapers and magazines as one of the region's most beautiful and historic places. Wiscasset provides excellent public services to the community and the region, including a full-time ALS-supported ambulance service, a transfer station and recycling center, and a large community center with an indoor swimming pool, gym, fitness center, and senior center. The town has a history of regularly investing in public infrastructure (sewers, airports, highways, waterfront, etc.). Businesses are starting to recognize excellent quality of life. Wiscasset offers through a privately funded conversion of an old elementary school into senior housing, a



Town of Wiscasset

new pharmacy, several new restaurants, and a new car dealership. And the possible redevelopment of Mason Station. There is a lot to be optimistic about!!!

If you have any questions or concerns, please don't hesitate to contact me at (207) 882-8200 Ext. 8 or economicdeveloper@wiscasset.org.

Re: Off-Shore Wind Farm Update

They have no immediate deadlines for selecting an Off-Shore Wind Farm interconnection site for the Research Array and Commercial Wind Farms.

The Governor's Energy Office still needs to decide internally if they want to become involved in the site selection process with developers. Currently, site selection for the interconnection point for Off-Shore Wind Farms is up to private developers for both the Research Array and Commercial Wind Farms. Their office will likely continue to act as a conduit of public information between developers, regulators, and communities.

Process and Timeline for Development

Off-Shore Lease Information

Bureau of Ocean Energy Management (BOEM), the federal agency responsible for managing the Off-Shore Wind Farms, plans to auction off leases for Commercial Off-Shore Wind Farms in the Gulf of Maine at the end of next year. Once a developer is selected, it will take 6-9 months for BOEM and the developer to execute the lease.

The Research Array lease with BOEM is with the State of Maine, and they didn't have to go through the auction process like the commercial wind farms. BOEM still hasn't approved the State of Maine's Off-Shore Wind Research Array lease application. They anticipate lease approval by BOEM in 2024. The state has selected a developer/ contractor, Pine Tree Off-Shore Wind/ Diamond, LLC., for the Research Array.

We should likely begin hearing from developers expressing interest in Wiscasset as a possible interconnection point by the end of next year.

Off-take Agreement or Purchase Sale Agreement

Before the developer selects a point of interconnection, it is incumbent on them to negotiate an "Off-take Agreement or Purchase Sale Agreement" with a prominent institutional investor like a college/university or a power company like CMP to sell their power to them. They do this to ensure project sustainability before spending too much time and money on a project. Maine DPUC is negotiating the Off-Take Agreement" for Pine Tree/ Diamond.

ISO-NE Agreement

Once the developer selects an interconnection site, they must apply for an interconnection agreement from ISO-NE, which is a lengthy review process. This could take up to 3 to 4 years at a minimum of 18 months.

Lease Site Assessment



Town of Wiscasset

BOEM will require a Site Assessment of the lease area. This process can last up to 3 to 5 years; during this time, preliminary plans are drawn and reviewed. The BOEM lease site assessment process for the Research Array will begin in 2024.

Once developers select an interconnection point, they must go through other regulatory review processes besides the BOEM Site Assessment.

Regulatory Review

The ISO-NE interconnection agreement, BOEM Site Assessment (Environmental Review), and other federal, state, and local regulatory reviews can happen simultaneously. There will likely be some staggering, such as federal permit reviews happening first, then the state, then local. BOEM will coordinate all the required federal permits with the following agencies: NOAA, USFW, and Army Corp of Engineers. Likely state permits are Maine DEP – Site Development, NRPA, and Maine DACF Submerged Lands. Locally, the Planning Board – Site Plan and Selectboard Host Town Agreement would need the following approval.

Construction

Construction will not likely begin on the Research Array until 2027 and 2029.

Final Thoughts

It would be incumbent on each community to prepare for the ramifications of possibly being selected by a private developer as a host community.

Suppose a host community has concerns about being a host community. In that case, they should consider consulting with their Town Attorney or a land-use attorney as soon as possible to investigate ways to protect the town from potential interconnection sites in their community. Review language in their comprehensive plan and ordinances allowing for a host town agreement.

If a community would like to be a host community, they should be investigating ways to make our community attractive to Off-Shore Wind Farm Developers. Developers are looking at the issues for points of interconnection: the market for electricity sales, how much it will cost them to upgrade the electrical grid to carry the new Off-Shore Energy, local interest, and environmental hurdles.

The next step for Wiscasset is to create an Economic Development Committee that will gauge public interest in being a point of interconnection. Determine if the community supports interconnection points. Do they have concerns about the interconnection point? Are they neutral? We should consider meeting with Pine Tree Off-Shore Wind/ Diamond, LLC., Maine Yankee, and CMP representatives if the community is interested in such an interconnection point. If the community is concerned, we should consider contacting our Town Attorney to assist us in looking at the Zoning Ordinance to address possible deficiencies in our site plan review process that addresses the following areas: shoreline zoning and electrical infrastructure. In either case, we should consider discussing with the Town Attorney to determine if we have the authority to negotiate a host town agreement.

BIDDEFORD, MAINE

A resurgent community



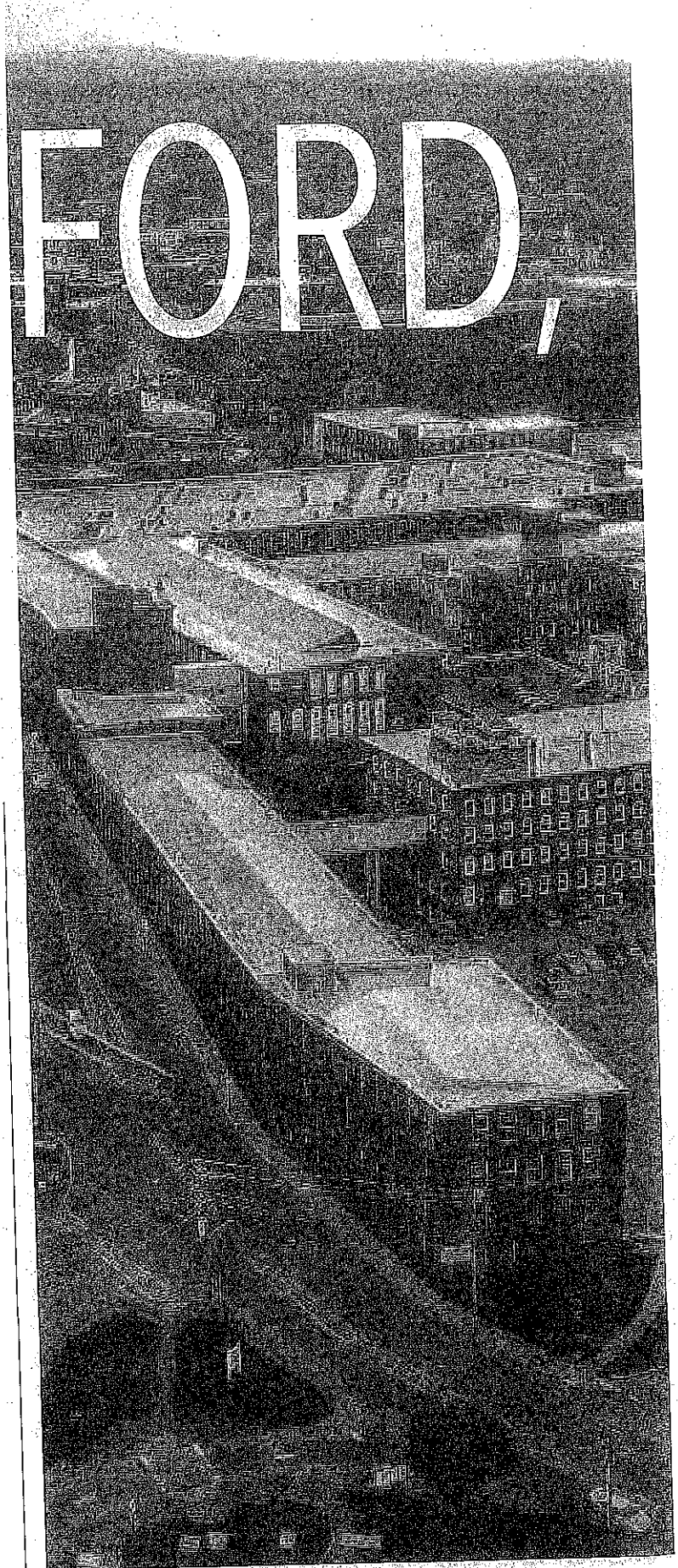
WWW.BIDDEFORDMAINE.ORG

BIDDEFORD, MAINE

A resurgent
community

Biddeford, a city on the Saco River in present-day York County, Maine, was first settled by physician, Richard Vines, in the winter of 1616-17, making it the site of one of the earliest European settlements in the United States, predating the Mayflower landing in Plymouth, Massachusetts, (located 100 miles to the south) by approximately four years. Biddeford was first incorporated as the Town of Saco in 1653, with lumber and fish becoming the community's chief exports. The town was reorganized in 1718 as Biddeford, after Bideford, a town in Devon, England, from which some settlers had emigrated. In 1762, the land northeast of the river was set off as Pepperellborough, which was renamed Saco in 1805.

By the middle of the 18th century, the developing twin mill towns of Saco and Biddeford had granite quarries and brickyards, in addition to lumber and grain mills. Major textile manufacturing facilities were constructed along





the riverbanks, including the Laconia Company in 1845, and the Pepperell Company in 1850. The mills attracted waves of immigrants, including the Irish, Albanians, and French-Canadians from the province of Quebec, and Biddeford was incorporated as a city in 1855. At one time, the textile mills in Biddeford employed as many as 12,000 people, but as happened elsewhere, the industry entered a long period of decline. As of 2009, the last remaining textile company in the city, WestPoint Home, closed.

In that same year, the city administration in Biddeford created a task force to discuss the future of the Maine Energy Recovery Co. (MERC), a waste-to-energy plant that was built in the mid 1980s in order to deal with the growing landfills in Biddeford, Saco, and other surrounding towns. According to Mathew Eddy, Biddeford's Planning & Development Director, the plant never operated the way in which it was intended and was repeatedly fined for ash and toxic emissions. "It ended up creating quite a bit of smell; it ended up burning a lot more than they had planned on; and it became a detractor to anybody looking at redeveloping the mills," he reports. After years of contentious discussions between MERC's owners and the city, Biddeford finally purchased the plant in 2012 for \$6.65 million and tore it down.

The removal of the MERC facility helped spur a wave of redevelopment of several of the defunct mills into the city's new Mill District, bounded by

AT A GLANCE

BIDDEFORD, MAINE

- WHAT:** A city of 22,000
- WHERE:** On the Saco River in York County
- WEBSITE:** www.biddefordmaine.org

BIDDEFORD, MAINE

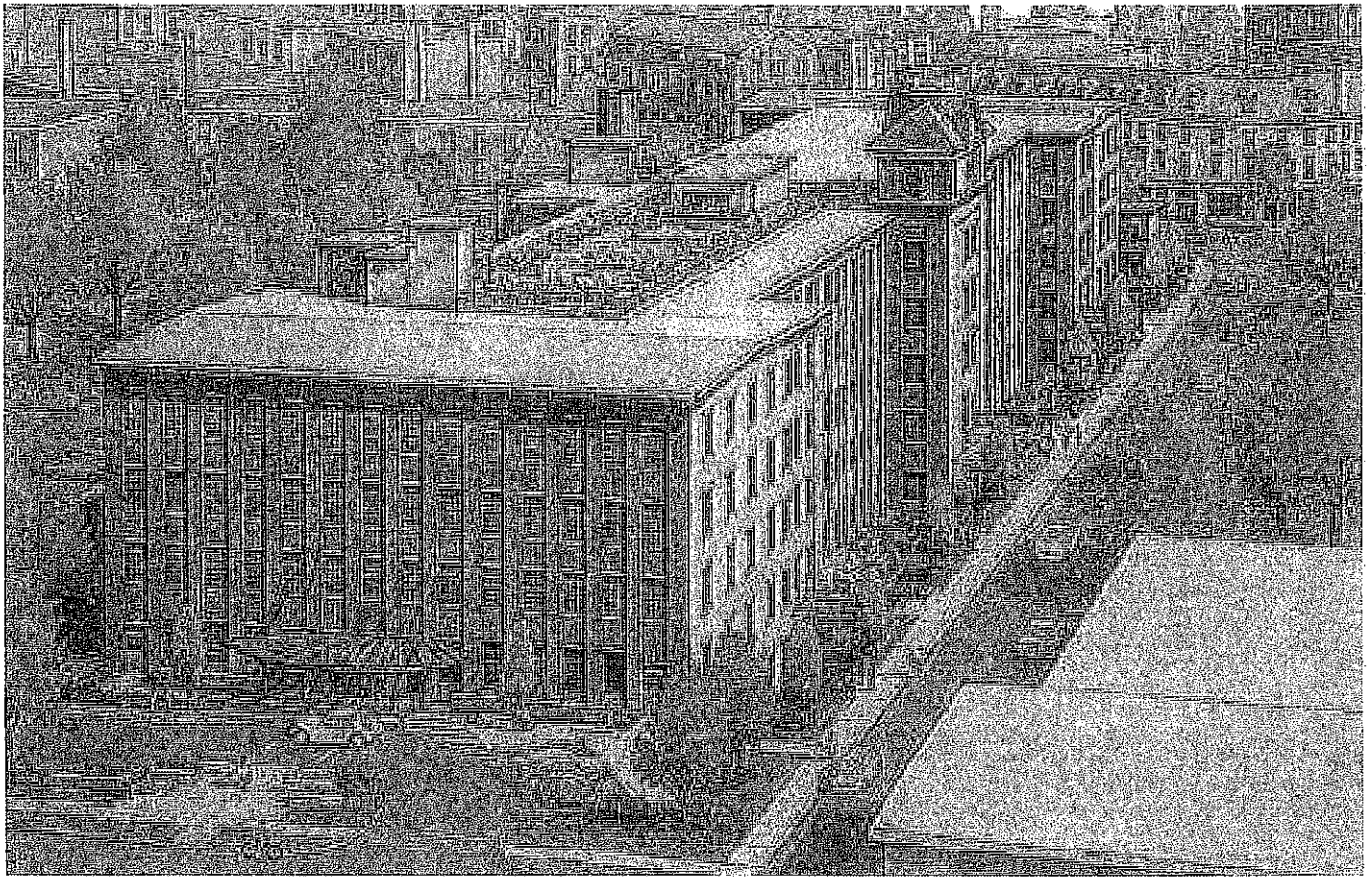
Main Street, Lincoln Street, and the Saco River. Today, the District includes about two million square feet of mill space that is the process of being repurposed into an "urban village" comprised of residential, commercial, and industrial uses, thousands of parking spaces, as well as a brand new RiverWalk along the banks of the Saco River.

"We have a number of owners, all of whom are working on projects," Eddy continues. "And the fellow that deserves most of the credit is Doug Sanford; he owned two mill complexes – the North Dam Mill Complex and the Pepperell Mill Complex. Doug has developed both of those complexes into a combination of residential and business uses. He has about 700,000 square feet to go; some of it is the best space along the river." The North Dam Mill is a three-building complex that once was an electric blanket factory, and, today, houses more than 150 residential and commercial tenants from woodworkers to bookbinders. The Pepperell Mill

Campus is a vibrant community where hundreds of businesses and people work and live side by side on 17 acres.

"Then, there's a project called Riverdam Mill, which is one of the real pristine sites on Saco Falls," Eddy adds. "It's under construction, right now. There's a distillery, a brewery, there's going to be a restaurant on the river, and 70 market-rate apartment units. It's a joint development project between the community and the owners. We put together a Tax Increment Financing proposal to support them in the first ten years; we obtained brownfield money to do the demolition of a corner of the building that was deemed unsafe; and we have worked with them to get through the permitting process." As part of the 330,000-sq.-ft. Riverdam Mill project, the city has retained permanent easements to the land between the building and the river wall to expand the RiverWalk, which will open up public access to the river and provide necessary pedestrian connections through the downtown.





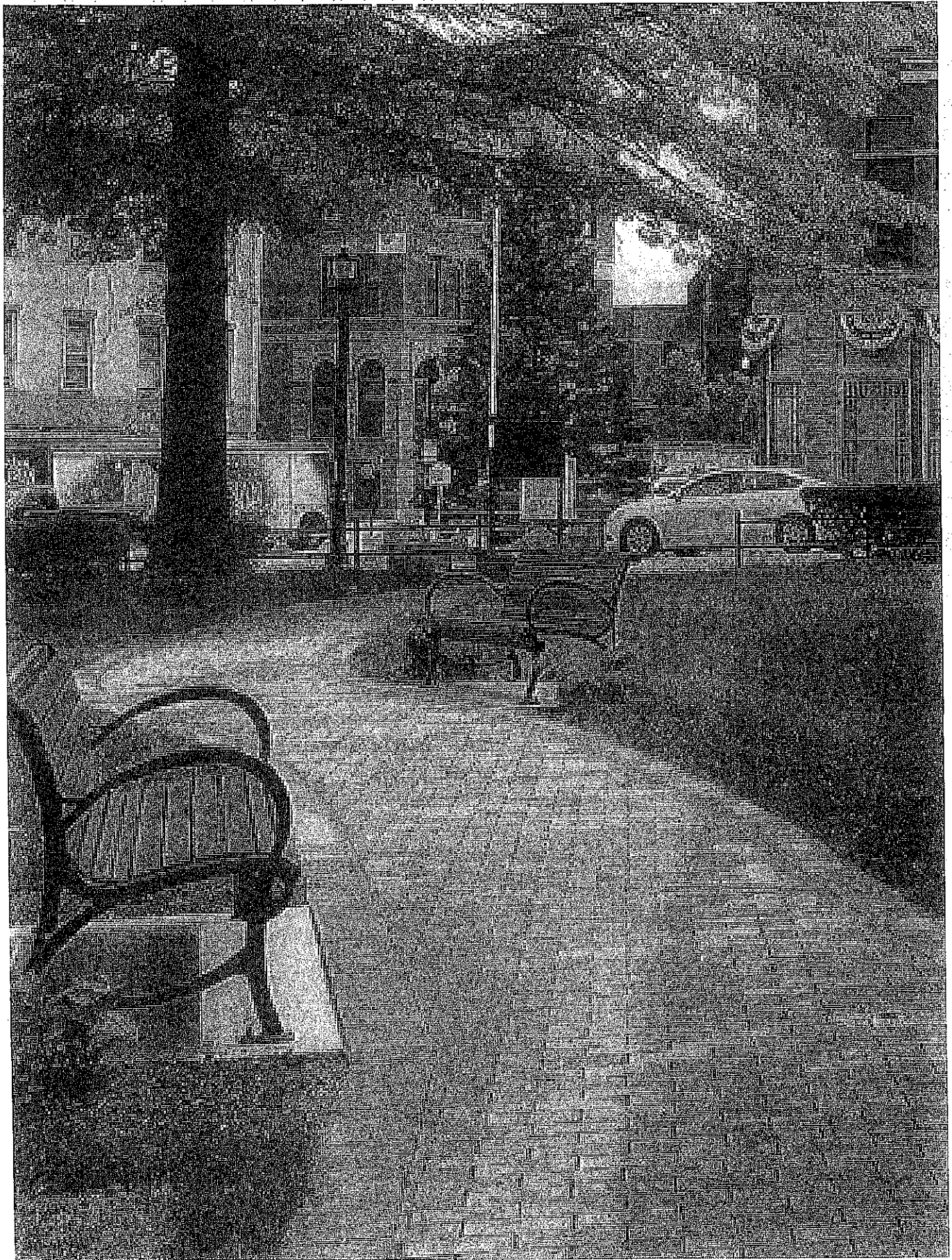
“The next building is called Lincoln Mill,” says Eddy. “It’s one of the larger single structures in the Mill District. That’s being rehabbed into 148 market-rate units, with a 33-unit hotel, a restaurant, some commercial space, and an exercise center. It’s all under development, right now. It was another public/private development. The city took a million dollars worth of TIF dollars and redeveloped Lincoln St. – sidewalks, lighting, we put the power underground, and developed some really interesting pedestrian-oriented safety features. Lincoln Mill also includes a seven-year TIF to help get it going. They should have 140 units on the market within a year or a year-and-a-half.”

Finally, there is the redevelopment of the former MERC site at 3 Lincoln St. “We’ve entered into an agreement with the development team of Jim Brady and Brian Eng,” Eddy reports. “Brady is a significant developer, particularly in the hospitality industry. Once we approve the conceptual plan, it will be six months to approve

the site engineering, and then, six months to get approvals. So, we expect them to begin to come onboard in 2022.” The developers seek to incorporate a mixture of residential, retail, office, hospitality, education, and services, while the city is building a parking garage in between the two commercial clusters. The parking garage project, due to be built by early 2021, will be the city’s first. “Every one of these Mill District opportunities is a public/private partnership in one way or another,” Eddy explains. “We are very business-friendly and ready to move quickly with any developer.”

Meanwhile, Eddy adds that the city has also been busy with other projects. “We redeveloped all of Main St. – all new sidewalks, all new infrastructure, all new lighting. And we have the RiverWalk that we’re putting in place along the Saco River that abuts against a lot of the Mill District buildings. It’s special in that a lot of the old-timers in the community have never seen Saco Falls, even if they lived and worked in the

BIDDEFORD, MAINE



mills. So, opening the Falls up to the community is a pure discovery. When we get done with the Riverwalk, it will be a world-class experience.”

All of these redevelopment projects have opened up the residential housing market, and Eddy says that Biddeford, once shunned because of the smelly air surrounding the MERC plant, has become a very popular place for the millennial generation. “We are a very young community,” he remarks. “We’re the youngest city in the State of Maine – in our downtown district, we’re about 29 years old; in our community, about 34, which is very unusual. The people are coming here because it has an urban flair that they really like. So, we have focused on developing businesses and working with the mill owners and mill developers on identifying residential units and businesses that are attractive to Millennials. Our population is about 21,000, and we’re growing at about a one-percent rate, but I think we’re going to see a little bit more in the next census, because

we’ve added about 350 units. Altogether (with two new projects proposed), we’re going to have about 600 units of new housing – some of it subsidized, some of it market-rate. So, we expect to continue to grow and develop in a very defined urban manner. We’re a small city with an urban scale.”

So, Biddeford is on the march to attract both new businesses, as well as the young workers who will work in them, while concomitantly occupying homes in the city’s older neighborhoods, as well as the new apartments carved out of the former mill buildings. “When I look at Biddeford, I see a community that was skipped over because of the waste-to-energy plant,” Eddy notes. “Now, we’re seen as a reasonable alternative for companies from Portland and Boston.” The city is also witnessing the retreat of many absentee landlords who bought up much of the city’s old housing stock on the cheap in the 1970s and ‘80s, and are now dumping their properties as the city’s new

UNE AND BIDDEFORD

GROWING TOGETHER

In 1939 the school that would grow into UNE was created to educate the children of Biddeford’s millworkers. Today that same seaside campus is part of Maine’s largest private university – the state’s #1 provider of health professionals, with an expanding global impact that extends to Morocco and beyond. But our roots here are stronger than ever and we’re proud to be part of today’s renaissance in our jewel of a hometown.



UNIVERSITY OF
NEW ENGLAND

INNOVATION FOR ALL. ALWAYS.

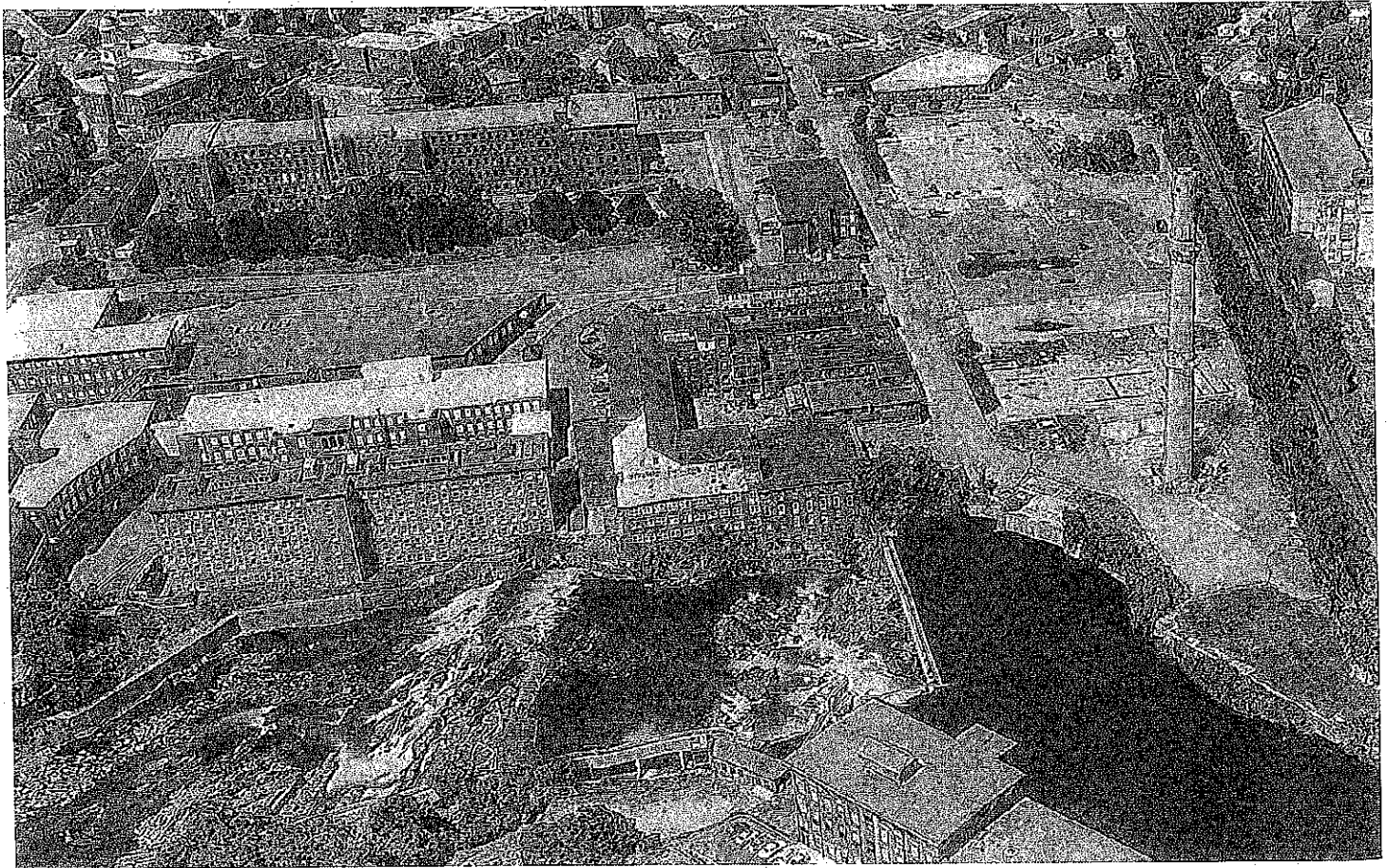
www.une.edu

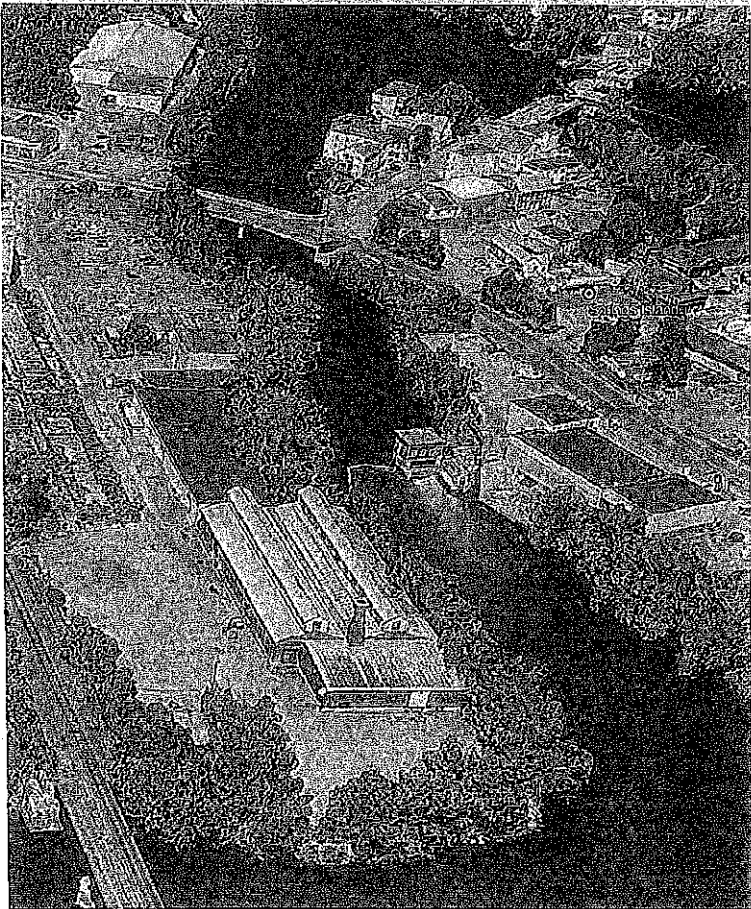
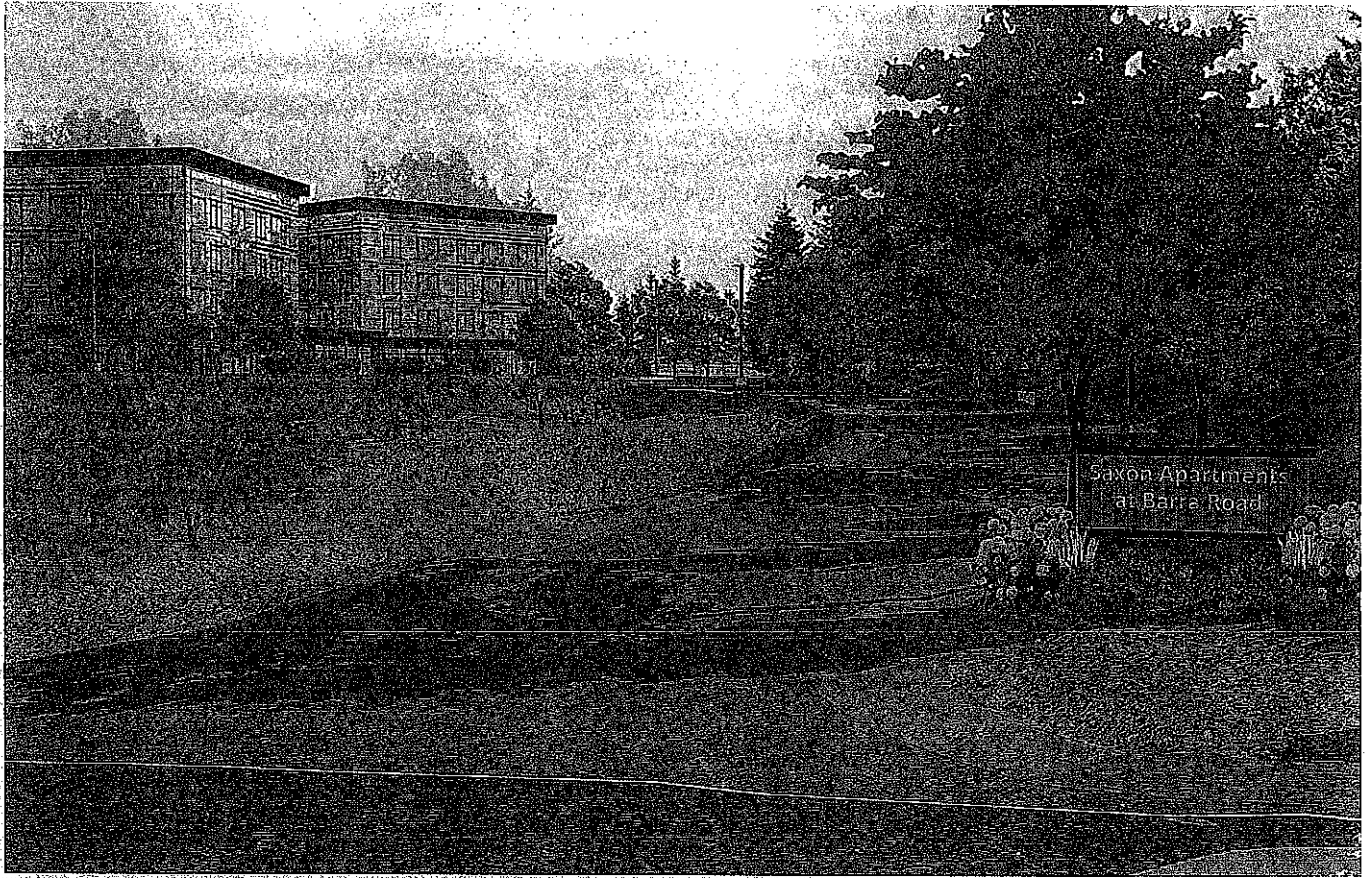
BIDDEFORD, MAINE

inspection program is forcing them either to upgrade their buildings or sell them. "So the market is beginning to take off, almost to the point of being too fast," Eddy admits. "At the same time we're investing in the downtown Mill District, we're racing to try to preserve as much affordable housing in our upper residential neighborhoods as we can before we lose it. It's an interesting dance."

"The perception of the community, both internally and externally, has begun to change," Eddy says, in conclusion. "We were known as the smelly city on the coast. And that's no longer the case. We are on the Saco River and the Atlantic Ocean. We have the Biddeford Pool (six miles southeast of downtown) that represents one of the most beautiful beaches in southern Maine and the Saco River is probably the most protected river because it is a major water supply source for us and a backup for the Boston system. So, we have this really unique balance of natural resources and in the middle

of all this we have this Mill District that once used the river as a source of power. While some buildings have been torn down, the core remains and it creates beautiful campus potential. So, we're unique. And our location puts us right on the Downeaster Train Line to Boston; we're close to the Portland Airport; and we have the Maine Turnpike skirting the middle edge of the community, providing easy truck and car access for all our businesses. So, you can live, work, play and get all your services here without leaving."

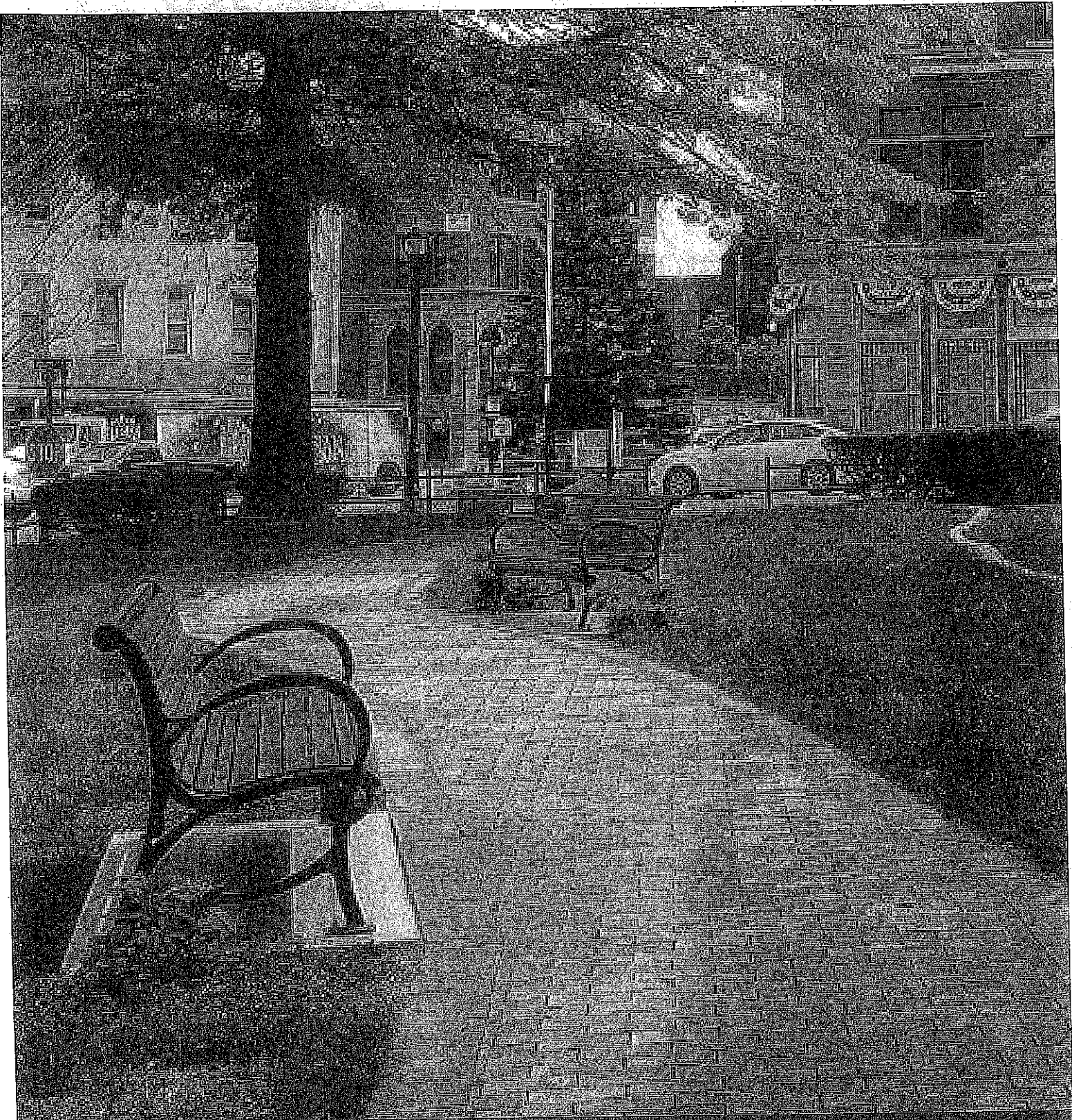




PREFERRED VENDOR

- **University of New England**
www.une.edu

WWW.BIDDEFORDMAINE.ORG



WWW.BUSINESSVIEWMAGAZINE.COM

AS FEATURED IN **BUSINESS**
VIEW
magazine



Town of Wiscasset

EMS REPORT

To: Dennis Simmons, Town Manager
From: Erin Bean, EMS Director
Re: Monthly Report- November
Date: 12/6/23

IMAGETREND® Runs by-Wiscasset EMS- November 2023

Scene Incident City Name (eScene.17)	Number of Runs	Percent of Total Runs
Wiscasset	37	62.71%
Dresden	10	16.95%
Westport Island	5	8.47%
Alna	3	5.08%
Bath	1	1.69%
Boothbay	1	1.69%
Boothbay Harbor	1	1.69%
Woolwich	1	1.69%
	Total: 59	Total: 100.00%

November, we had 59 calls for service this is down by about 10 calls. We had several critical calls. I cannot thank my crews enough for their dedication and the pride that they take in their patient care.

Jason Downing is settling in nicely and he is doing a fantastic job and has transitioned into the position of Deputy very well and I am very glad that we have him as part of the team.

Jason and I traveled to New Jersey and drove the brand-new truck back this month. We worked very diligently at getting the new truck in service. The "Monday crew" Meriel Longley and Mike Doherty along with Jason did an amazing job getting everything placed in its new homes. The most exciting part of all this is that we now have matching trucks!!

May everyone have a safe Holiday season!

Chief Bean



Town of Wiscasset





Town of Wiscasset

FIRE DEPARTMENT REPORT

To: Dennis Simmons, Town Manager
From: Robert Bickford, Fire Chief
Re: Monthly Report-November
Date: 12/8/23

Operations:

The fire department responded to 12 calls for service during the month of November. This is below the average for the past few years but the same as last year's calls for service for the same time period. Of the 12 calls, 10 were in Wiscasset. We responded to Boothbay and Dresden each one time.

The calls for November break down as follows: 6 motor vehicle accidents, 1 structure fire response to Dresden – cancelled enroute; 2 fire alarms; 1 station coverage – Boothbay; 1 smoke investigation; 1 propane call.

On November 17, the Wiscasset Fire Department proudly took delivery of our new tanker. With the overwhelming support of the voters and citizens, we were fortunate enough to be able to purchase a new Pierce / Freightliner 2,100 gallon tanker that will serve our community for many years to come. We look forward to getting the new tanker in service as soon as our members have completed orientation and driver training. Look for it on the road soon. Thank you again.



Training:

Training this month included preparing our equipment and facilities for the colder winter months. We took our brush truck out of service and closed the training building at the



Town of Wiscasset

training site. The rest of the month was spent training on the new tanker with orientation training by the dealer on November 28 and 29.

Staffing:

Our staffing levels increased by 2 members this month. Braden Peaslee and Chance Blagdon were voted on for a 6 month probation. Braden comes from the Junior Firefighters program and has recently completed his Basic Firefighter Academy. Chance is a recent high school graduate and is the grandson of former Assistant Fire Chief John Blagdon. We look forward to working with both of them for many years to come.

Events:

On November 1, all hose and ground ladders were inspected and tested by our contractor, Failsafe, Inc. This equipment needs to be inspected and tested annually. A task that used to take the department a month of training nights is completed by the contractor in about 4 hours, giving the department 3 extra valuable training nights.

We were also pleased to be able to help the Parks and Rec Department decorate the town's Christmas tree on the common.

Financials:

At 42% of the way through the fiscal year, our budget stands at approximately 28% expended. Some expenses for this month include the cost of hose and ladder testing and the price increase of the new tanker chassis that was passed on to the apparatus manufacturer (Pierce) from the chassis manufacturer (Freightliner). An increase was expected and was negotiated in the contract to be capped at \$10,000. The increase exceeded that amount and was absorbed by the apparatus manufacturer.

We hope everyone had a very Happy Thanksgiving and wish you all a very safe and Merry Christmas and Happy New Year!!

Respectfully submitted,

Rob Bickford, Chief



Town of Wiscasset

WISCASSET POLICE DEPARTMENT

To: Dennis Simmons, Town Manager
From: Lawrence Hesselstine, Wiscasset Police Chief
RE: Monthly Report-November
Date: 12/6/23

The Wiscasset Police Department responded to 454 calls for service in the month of November.

Officers performed 185 motor vehicle stops and responded to 14 motor vehicle accidents.

There were 18 arrests in the month of November for the following:

- Criminal Mischief
- Disorderly Conduct
- Domestic Violence Criminal Threatening
- Attaching False Plates
- Failing to Stop for an Officer
- Violating Condition of Release
- OUI (alcohol) x2
- Unlawful Possession of Scheduled Drug

Officer Jonathan Barnes was recognized for his five years of service. The department along with Dennis, Town Manager and Erin, EMS director were able to take a few moments to celebrate this accomplishment with the department and I honored him with a 5 year pin, US Military Vet pin and a Service Award.

The Department was awarded \$21,452.27 plus matching funds from the Maine Bureau of Highway Safety for traffic enforcement. Officers will perform 4-hour overtime shifts for Speed, Impaired and Distracted Driving enforcement. Officers have already begun to perform these details and will be participating in upcoming high visibility enforcement during the holiday season.

Additionally, our department was awarded the COPS Hiring grant in the amount of \$125,000.00. Due to requirements for acceptance and the hiring climate we are unable to accept. However, it is important to note that we were selected for this highly competitive grant. I would like to thank Callie for all her hard work and dedication in seeking out, writing, and maintaining these grants. Our newest officer, Logan Hilton, is continuing his field training and the department has been informed that Officer Farrell and Officer Hilton have been selected for the Maine Criminal Justice Academy's 45th BLETP Orientation on December 18th. If accepted, they will be attending the Academy in January 2024.



Town of Wiscasset

Police Report

The Department would also like to thank the selectboard and Town Manager for their continued support. We appreciate the acceptance of our recent grants that allow us to perform additional traffic details keeping our roads safe and allowing our department to staff as needed during times of major events.

Larry Hesselstine

Submitted 12/6/2023

9-1-1 CHECK	2
Administrative	2
ALARM BURGLAR	11
ANIMAL COMPLAINT	4
ASSIST CITIZEN	10
ASSIST OTHER AGENCY	4
ATTEMPT TO LOCATE	5
BURGLARY	1
CIVIL COMPLAINT	2
COMMUNITY POLICING	4
Concealed Weapons Permit	5
DEATH INVESTIGATION	1
DISABLED MV	4
DOMESTIC DISTURBANCE	4
DRUG INVESTIGATION	7
ERRATIC OPERATIONS	28
ESCORT/TRANSPORT	2
FIRE OTHER	1
FOUND/LOST PROPERTY	1
HARASSMENT	1
HARBOR MASTER	11
Littering	1
LOUD NOISE	1
MARINE PATROL	1
MEDICAL ALARM	1
MEDICAL EMERGENCY	12
MENTAL HEALTH (PD's ONLY)	2
MOTOR VEHICLE ACCIDENT	14
MOTOR VEHICLE STOP	185



Town of Wiscasset

Police Report

PEDESTRIAN CHECK	3
POLICE INFORMATION	8
PROPERTY CHECK	60
School Resource Officer	22
SEARCH WARRANT	1
SERVICE	1
Sex Offender Registration	1
SPECIAL DETAIL	3
SUSPICIOUS ACTIVITY	13
THEFT / FORGERY / FRAUD	6
TRAFFIC CONTROL	2
TRAFFIC HAZARD	1
UNWANTED SUBJECT	1
WELFARE CHECK	5
	454



Town of Wiscasset

PUBLIC WORKS/TRANSFER STATION DEPARTMENTS

To: Dennis Simmons, Town Manager
From: Theodore Snowdon, Public Works Director
Re: Monthly Report November
Date: 12/6/23

Operations:

The month of November, for the Transfer/Public Works, this month has been all about winter operations in both departments, I am pleased to announce our new truck driver for the Transfer Station Jason Morris is now completed all training and is on the road. things have been running as normal, for the most part. In addition to our day-to-day duties, we have managed to:

- Down Town leave clean up.
- Replaced and repaired culverts on Willow Lane.
- Winterized water front and fire training building.
- Continuing grading road sides,
- Catch basin repair.
- Pulled out Harbor Master boat winterized and stored.
- Prepared all town vehicles for winter.
- Completed all safety requirement for both departments.
- 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.

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.



Town of Wiscasset

Expense Summary Reports November

Public Works: 39.27%

Transfer Station: 31.46%

Transfer Revenue: 37.82%

Municipal Building: 31.99%

Waterfront: 28.45%

Cemetery: 28.85%

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

PARKS AND RECREATION DEPARTMENT

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

November, 2023!!

We started off the early winter season with a great month of November.

Our best start to a fiscal year (revenue wise compared to the past 8 years) and another one of our busiest months (programs, events, etc.) of the year.

Starting off the month with the continuation and ending of our fall youth sports programs (soccer & football (playoffs & Championship). In collaboration with the American Legion Auxilliary we were able to hold a Craft Fair here at the WCC early in the month, raising money for our Cooper Diperrri Scholarship Fund. We then turned our focus on to the decorating of the downtown with Christmas lights, trees, wreaths and garland. We had great volunteer help from the Appearance of the Town Committee, Creative Alliance (WCA), members of the Chamber (WACC) and the Friends of Wiscasset. "THANK YOU!"

Special "THANK YOU" to Ames True Value & Supply for their help with the Christmas Lights (purchase and donation).

Special "THANK YOU" for the anonymous donation of \$25,000 to be used for multiple capital items at the WCC/WPRD!

Our 2023-24 fiscal year (first 5 month's (\$235,344 (Town Office, 36.2%) is a little over \$31,000 ahead of last year (\$203,685, Town Office), which was also a record year, staying on track for our anticipated revenue projections. When looking back over the past 3 years, we have increased our revenues brought into the WCC/WPRD in the first 5 months of the fiscal year by almost \$52,000 (2021, \$183,484 (Town)). Expense wise we are also holding our own at \$421,885 (36.32%). While the current budget year is 5 months in or 41.66%, we are showing that we are about 5% below in both revenue and expenses. While we have been advertising for certain positions, we still haven't been able to fill them with qualified people.

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 clean-ups of the grounds have continued throughout the month of November and will still be going on into the first part of December.

Our numbers (membership, participation and registration, expenses and revenue) continue to grow, showing that people are finding out about us and want to be a part of and support the Wiscasset Community Center / Parks and Recreation Department!

Program Updates

November 2023 Monthly Report



Town of Wiscasset

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! As our fall sports finish up, our winter sports are just getting started with clinics, practices and games being scheduled.

Swimming lessons – 76 registrations
Karate – 19 registrations
ASA – 61 registrations
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 – **105 registrations**
Adult League Basketball – **38 registrations – Draft on Dec. 14th**
Cornhole – averages around 28 players weekly

We held two different ASA Day Camps (No School Days), one on Friday, November 10th & Wednesday, November 22nd. Both of these camps were held in house, no trips!

We held our Youth Basketball Clinics on Saturday, November 18th
In collaboration with the Class of 2027, we held a Cornhole Tournament here at the WCC with addition raffle items, raising a fair amount of funds for their class!
Our swim team is practicing, getting ready for the new season!
We are the Home Pool for the High School Swim Teams from Wiscasset/Boothbay, Hyde and Lincoln Academy.
There are a few other things (Holiday Marketfest, Tree Lighting, Light Parade, etc.) that have already happened but will be reported on in our next report, after we have had our final meetings on these events.

Building and Grounds Updates

The grass growing has finally come to an end for this year! Can't wait for April! Just kidding!
Sorry, let's get through the winter month's first!!
SNOW & more SNOW, bring it on!! Looking forward to it!

Soccer goals and nets taken down and put away for the season, fields dragged so things will clean up easy in the spring!

Basketballs and storage bins have been purchased to help build our programs and also protect our investments.

A portion of our new tables and chairs have been purchased, using part of the \$25,000 donation. The Christmas lights and the decorating of the Wiscasset downtown for the holidays started on Saturday, November 11th and continued through the week of November 13th. We had a great showing of volunteers who helped get the downtown in the holiday spirit also mentioned.



Town of Wiscasset

Replacement of outlets in the downtown area has really come to the front this year, six different outlets so far!

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 November;

The **Craft Fair** (partnership with American 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.

We held our first Middle School Dance of the season, Friday, November 17th. We had great attendance and look forward to hosting more after the new year.

Our monthly ARC Blood Drive was held on Friday, November 10th, 10:30 am – 3:30 pm, call 1-800-733-2767 or visit RedCrossBlood.org to schedule an appointment. Our next scheduled drive is scheduled for Friday, December 8th.

Upcoming WCC, Partnerships & Community Events

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

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

(Past) 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

Sunday, December 24th – CHRISTMAS EVE, WCC CLOSED

Monday, December 25th – CHRISTMAS, WCC CLOSED

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

Sunday, December 31st – NEW YEARS EVE, WCC CLOSED

Monday, January 1st – NEW YEARS DAY, WCC CLOSED

Father /Daughter Dance – (TBD)

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

Winter Tune-Up Tournaments – March (TBD)

Annual Easter Egg Hunt – March 30th



Town of Wiscasset

Financial update:

As mentioned above, we are trending in the right direction both revenue and expense wise. As mentioned last month we received an anonymous donation of \$25,000 (not included in revenue), we were able to have the Town Selectmen accept the donation in November. We are currently working on purchasing some of the designated expenses associated with this donation. Our numbers are continuing to prove themselves, making the department more visible to not only Wiscasset residents but also our neighboring towns and communities. We are working on becoming the Midcoast hub for the community's recreational needs.

We have brought in 36.2 % of our anticipated revenue within the first five months of the new fiscal year, while expending 36.32% 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 these monthly reports, that either happens on a daily, weekly or monthly basis.

We currently see anywhere from 100 to over 250 people daily using our facility. These numbers are conservative considering that we have activities, meetings and programs held that patrons don't have to check in through our card system (preregistered participants, cribbage, cornhole, swim lessons and teams, dinners, meetings etc.). Our membership are the only card holders who have to swipe in and out when using the facility. We are open as a facility to members and non-members alike throughout the Midcoast Area and the US (Silver Sneakers & Renew Active Members), allowing participation in all of our programs, building a greater community!

The WCC / WPRD is a business/department that provides a great service to the community of Wiscasset and beyond! This department continues to have great success, much of which is due to the great dedication of the WCC Staff (most of which are part-time, currently only 3 full-time), the outside partnerships with organizations (WACC, WSC, WCA, PIE and others), our Community Partners and all of the volunteers associated with youth sports, community events, programming and activities throughout the WCC/ WPRD and the Midcoast Area. We look forward to the future, building community amongst the Towns in the Midcoast Area!

"THANK YOU, THANK YOU, THANK YOU!"

Have a very Merry Christmas and Happy New Year! Happy Holidays!

Duane Goud



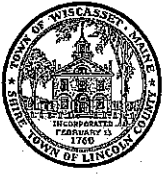
Town of Wiscasset

HARBORMASTER REPORT

To: Dennis Simmons, Town Manager
From: Lawrence Hesseltine, Harbormaster
Re: Monthly Report- November
Date: 12/06/23

- AM/PM Harbor Checks and Patrols
- Callie attended Online Mooring Training on November 9th and is working on adding the annual boat launch permits to the online mooring service.
- Callie and I both attended 8 hours of training hosted by the Maine Harbor Master's Association at Scarborough Police Department.
- The Harbor Boat was removed from the harbor for the winter months.
- There is an unauthorized boat, 34', on a town mooring. The boat doesn't run and was anchored on Edgecomb side of the river. The boat dragged the anchor during a storm and ended up on the Wiscasset Side. I spoke with the owner, Ben Day, around Nov. 8th and advised him to remove the boat and that it would be costing him \$34 a day. We discussed long term rental of the mooring for the winter months, but he failed to commit. He has failed to remove the boat or pay the fees. It's been on the mooring since November 5th, bring his fees to \$1,054 as of 12/5/23.
- The Virginia and Peter Blachly are both on the rec float and have paid their dock fee's of \$3,280.00.

Larry Hesseltine
Submitted 12/6/2023



Town of Wiscasset

SHELLFISH WARDEN REPORT

To: Dennis Simmons, Town Manager
From: Jonathan Barnes, Shellfish Warden
Re: Monthly Report-November
Date: 12/06/23

To: Chief Hesseltine

Officer: Farrell, Hunter
Date: November 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: 3

Warning Issued: 0

Summons Issued and to Whom: 0

Narrative:

Only encountered diggers at the Ferry Landing. None were digging clams



Town of Wiscasset

WASTE WATER TREATMENT PLANT

To: Dennis Simmons, Town Manager
From: Robert Lalli, Waste Water Treatment Plant Superintendent
Re: Monthly Report-November
Date: 12/13/23

PLANT OPERATIONS DISCHARGE PERMIT TESTING RESULTS:

Average Plant Flow **0.227 MGD**
Licensed flow per day **0.620 MGD**
Percent of average flow per day to license limit **37 %**
Total Rainfall per month **2.83 inches**

BOD EFFLUENT LAB RESULTS (mg/l)

For monthly average **3.6 mg/L**
Weekly average **4 mg/L**
Daily max. **4 mg/L**
All within license limits **YES**
BOD Effluent Removal % **98.4 %**
Required% **85 %**

TSS EFFLUENT LAB RESULTS (mg/L)

Monthly average **4.8 mg/L**
Weekly average **6 mg/L**
Daily max. **6 mg/L**
all within license limits **YES**
TSS Effluent % Removal **97.5%**
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) **2 cfu/100m**
Geometric Mean (13) **1.17 cfu/100 ml**
Enterococci (April 15 – Oct. 31) Instant Daily
max(8) **Starts 4/15/2024**
Geometric Mean (54) **Starts 4/15/2024**

TOTAL RESIDUAL CHLORINE RESULTS (mg/l)

Instant daily max (0.3 mg/L) **0.08 mg/l**
Monthly Avg. max (0.1 mg/L) **0.14 mg/l**



Town of Wiscasset

BUDGET: With 41.7% of the fiscal year gone, the Sewer Department has spent 35 % of its budget. With 41.7 of the fiscal year gone, sewer billing revenues have brought in 44.9% of the amount needed to meet this fiscal year's operating budget.

PUMP STATION NEWS: Olver Associates, Engineers continued studies for upgrades at pump station #3 (341 Bath Rd.) and #4 (181 Gardiner Rd.), which included flow monitoring of backwash cycles at the Community Center pool (11/14/23 and 12/4/23) and flow testing for an on-site pump station at Two Bridges Regional Jail (12/4/23).

Bid package data and requirements for moving controls up to ground level at pump station #13 (151 Bradford Rd.), #14 (585 Birch Point Rd.), and #16 (543 Bath Rd.) will be forthcoming from Olver.

GENERATOR NEWS: The four new backup power generators at pump stations #7 (67 Birch Point Rd.), #8 (117 Birch Point Rd.), #10 (192 Federal St.), and #16 (543 Bath Rd.) had their fuel tanks filled on 11/27/23.

A Cummins factory technician and Kevin Sprague of Machinery Service Company hooked the new generators up on 12/11/ 23 and 12/12/23, ran each unit under load, and ran performance diagnostics tests. The generators performed well and are actively on-line now. The Town of Wiscasset Sewer Department will officially take ownership of the generators in the next week or so! Great news that's been 10 months in the making! We now have 8 pump stations (out of 18 total) covered by automatic generators, and another 3 that the portables will supply backup power for.

Note that on 11/16/23 the Sewer Department put the four backup power generators at pump stations #1, #2, #3, and #4 (installed in October 2022) on to the annual service contract we have with Cummins Service Company. Cummins performs annual diagnostics & check-ups on the generator at the sewer plant.

Machinery Service Company installed two new protective safety bollards on the driveway side of the generator at pump station #3.

TRUCK TROUBLE: Our dump truck, used to haul sludge, had a check engine light come on, followed by balky performance. Scott at Public Works was able to determine that the problem was in the DEF (diesel emissions fluid) monitoring system. The truck was taken to the Allegiance Truck dealer in Auburn on 11/3/23, where the truck had a computer update to correct the problem. It runs fine now. Many thanks to Ted Snowden and Scott!

PLANT FORKLIFT: The Wiscasset Sewer Department's Clark forklift received servicing by a W. D. Matthews repair technician (Matthews performs annual maintenance check-ups on it) and he found several things which required repair. On 11/21/23, the technician made those repairs which included repacking and sealing the leaking hydraulic cylinders, replacing the broken driver's seat, and fixing the broken horn.

SAFETY TRAINING: On 11/22/23 plant employees received annually required training for Hazard Communication/Global Harmonization Safety.



Town of Wiscasset

PUMP STATION CLEANING: Vortex Company sent a large vac truck and crew to Wiscasset to clean grease & debris from pump station wet wells. They were in Town on 11/6/23 and 11/7/23 and successfully cleaned out 12 of our 18 pump stations. Rd.). We have this done annually to remove floating debris and prevent grease buildup on the walls of the wet wells which produces undesirable effects on the sewer system's performance and can set off nuisance/faulty alarms.

This concludes the November 2023 Wiscasset Sewer Department Monthly Report.

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

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

80

Account	Budget Net	Curr Mnth Net	YTD Net	Pending Activity	Unexpended Balance	Percent Spent
100 - ADMINISTRATI	240,582.00	16,980.93	90,162.79	0.00	150,419.21	37.48
101 - AIRPORT	114,500.00	4,997.62	34,188.61	0.00	80,311.39	29.86
102 - ANIMAL CONTR	16,726.00	843.27	9,468.90	0.00	7,257.10	56.61
103 - ASSESSING	7,850.00	0.00	5,255.28	0.00	2,594.72	66.95
104 - BRDS & COMM	4,863.00	173.85	533.75	0.00	4,329.25	10.98
105 - CELEBRATIONS	20,225.00	1,017.47	8,842.40	0.00	11,382.60	43.72
106 - CLERK	107,938.00	7,541.98	47,762.36	0.00	60,175.64	44.25
107 - CEO	43,630.00	3,063.72	14,416.66	0.00	29,213.34	33.04
108 - COMMUN ORG	76,026.00	75,426.00	76,026.00	0.00	0.00	100.00
109 - CONTINGENCY	81,788.61	0.00	43,994.08	0.00	37,794.53	53.79
110 - CONTRACTS	294,473.98	28,224.29	67,876.56	0.00	226,597.42	23.05
111 - COUNTY TAX	749,103.00	0.00	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	3,109.97	4,934.79	0.00	17,256.21	22.24
114 - EMS	900,091.00	65,212.34	304,672.03	0.00	595,418.97	33.85
115 - FD FIRE DEPT	170,698.00	12,333.65	38,740.63	0.00	131,957.37	22.70
116 - FINANCE	284,961.00	20,460.44	122,922.55	0.00	162,038.45	43.14
117 - GA	28,762.00	3,366.40	9,947.54	0.00	18,814.46	34.59
118 - MUN BULIDING	109,148.00	3,374.81	34,911.03	0.00	74,236.97	31.99
119 - MUN INSURANC	106,300.00	0.00	45,202.42	0.00	61,097.58	42.52
120 - OVERLAY	540,235.64	4,840.93	23,602.85	0.00	516,632.79	4.37
121 - PARKS & REC	1,161,421.00	53,220.62	396,412.85	0.00	765,008.15	34.13
122 - PLANNING	196,454.86	22,563.09	23,067.72	0.00	173,387.14	11.74
123 - POLICE	723,813.00	51,646.70	274,659.28	0.00	449,153.72	37.95
124 - PD SRO	66,170.00	5,416.10	18,685.56	0.00	47,484.44	28.24
125 - PUBLIC UT	352,024.00	414.66	103,710.87	0.00	248,313.13	29.46
126 - PUBLIC WORKS	766,484.00	70,949.64	300,989.94	0.00	465,494.06	39.27
127 - SELECTMEN	27,829.00	1,288.85	6,546.50	0.00	21,282.50	23.52
128 - SCHOOL TOWN	6,410,209.00	534,184.08	2,670,920.40	0.00	3,739,288.60	41.67
129 - SR CENTER	15,210.42	1,193.02	6,134.43	0.00	9,075.99	40.33
130 - SHELLFISH	4,640.00	291.56	1,516.55	0.00	3,123.45	32.68
131 - TIF	242,509.70	0.00	242,509.70	0.00	0.00	100.00
132 - TRANSFER ST	826,725.00	49,939.77	260,081.20	0.00	566,643.80	31.46
133 - WATERFRONT	93,777.99	3,219.96	22,742.90	0.00	71,035.09	24.25
134 - COMP PLAN	17,423.36	0.00	0.00	0.00	17,423.36	0.00
Final Totals	15,056,651.56	1,045,295.72	6,171,475.25	0.00	8,885,176.31	40.99

Revenue Summary Report

Fund: 1

July to November

Account	Budget Net	----- Y T D -----		Uncollected Balance	Percent Collected	
		Debits	Credits			Net
101 - AIRPORT	93,914.00	0.00	13,444.88	13,444.88	80,469.12	14.32
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	4,172.34	4,172.34	7,827.66	34.77
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	5,402.08	5,402.08	2,797.92	65.88
07 - Ramp Fees	2,000.00	0.00	2,550.80	2,550.80	-550.80	127.54
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	61,732.81	61,732.81	-36,932.81	248.92
01 - Building Permits	20,000.00	0.00	52,334.01	52,334.01	-32,334.01	261.67
02 - Plumbing Permits	4,500.00	0.00	8,525.00	8,525.00	-4,025.00	189.44
03 - Junkyard Permits	300.00	0.00	0.00	0.00	300.00	0.00
05 - Planning Board Fees	0.00	0.00	773.80	773.80	-773.80	----
07 - Blasting permits	0.00	0.00	100.00	100.00	-100.00	----
114 - EMS/AMBULANCE	463,889.00	104,186.51	299,486.28	195,299.77	268,589.23	42.10
01 - Calls for Service	345,950.00	0.00	274,660.15	274,660.15	71,289.85	79.39
03 - Contractual Write-offs	0.00	104,036.51	0.00	-104,036.51	104,036.51	----
04 - Bad Debt W/O & Collections	0.00	150.00	3,405.31	3,255.31	-3,255.31	----
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	232,584.83	231,473.83	418,526.17	35.61
01 - Memberships	176,500.00	122.00	73,843.81	73,721.81	102,778.19	41.77
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	10,559.00	10,559.00	29,441.00	26.40
06 - Athletics (Youth & Adult)	30,000.00	0.00	26,608.97	26,608.97	3,391.03	88.70
07 - Aquatics	75,000.00	195.00	29,442.00	29,247.00	45,753.00	39.00
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	1,027.00	1,027.00	3,973.00	20.54
11 - Afterschool/Vac Camps/Early Re	65,000.00	144.00	23,409.50	23,265.50	41,734.50	35.79
12 - Summer Camp	95,000.00	600.00	41,612.25	41,012.25	53,987.75	43.17
13 - Concessions	8,000.00	0.00	3,312.25	3,312.25	4,687.75	41.40
14 - Programs	40,000.00	50.00	14,872.83	14,822.83	25,177.17	37.06
15 - CACFP	14,000.00	0.00	6,446.22	6,446.22	7,553.78	46.04
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	542.00	542.00	1,958.00	21.68
01 - Reports	1,000.00	0.00	240.00	240.00	760.00	24.00
02 - Parking Fees	1,000.00	0.00	20.00	20.00	980.00	2.00
03 - Weapon Permits	500.00	0.00	282.00	282.00	218.00	56.40
129 - SENIOR CENTER	6,500.00	0.00	4,684.00	4,684.00	1,816.00	72.06
01 - Meals	6,500.00	0.00	4,249.00	4,249.00	2,251.00	65.37

Revenue Summary Report
Fund: 1
July to November

Account	Budget	----- Y T D -----		Uncollected	Percent	
	Net	Debits	Credits			Net
129 - SENIOR CENTER CONT'D						
02 - Memberships	0.00	0.00	435.00	435.00	-435.00	----
130 - SHELLFISH CONSERVATION	2,650.00	0.00	210.00	210.00	2,440.00	7.92
01 - Licenses	2,650.00	0.00	210.00	210.00	2,440.00	7.92
132 - TRANSFER STATION	361,884.00	100.00	136,980.63	136,880.63	225,003.37	37.82
01 - User Fees	95,000.00	100.00	61,426.91	61,326.91	33,673.09	64.55
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	18,711.00	18,711.00	16,289.00	53.46
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	9,615.53	9,554.51	13,895.49	40.74
01 - Watercraft Excise	5,700.00	0.00	1,041.40	1,041.40	4,658.60	18.27
02 - Mooring Fees	6,000.00	0.00	3,212.00	3,212.00	2,788.00	53.53
03 - Docking	4,000.00	61.00	2,841.00	2,780.00	1,220.00	69.50
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	2,391.11	2,391.11	-2,391.11	----
190 - STATE REVENUES	1,109,030.60	1,085.00	704,456.92	703,371.92	405,658.68	63.42
01 - Revenue Sharing	650,000.00	0.00	411,725.41	411,725.41	238,274.59	63.34
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	2,853.40	1,768.40	7,231.60	19.65
11 - GA additional funds	0.00	0.00	2,216.22	2,216.22	-2,216.22	----
191 - TAXES	11,624,812.26	1.00	11,351,023.89	11,351,022.89	273,789.37	97.64
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	24,404.60	24,404.60	-24,404.60	----
03 - Auto Excise	560,000.00	0.00	295,211.81	295,211.81	264,788.19	52.72
04 - Rapid Renewal Auto Excise	100,000.00	1.00	66,595.22	66,594.22	33,405.78	66.59
192 - CHARGES FOR SERVICES	60,700.00	30.05	20,147.02	20,116.97	40,583.03	33.14
01 - Tax Interest	34,200.00	18.95	6,147.28	6,128.33	28,071.67	17.92
02 - Lien Fees	8,000.00	11.10	3,640.74	3,629.64	4,370.36	45.37
03 - Agent Fees	18,500.00	0.00	8,465.00	8,465.00	10,035.00	45.76
04 - Copies/Fax	0.00	0.00	79.00	79.00	-79.00	----
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	1,500.00	1,500.00	-1,500.00	----
193 - OTHER REVENUES	632,421.22	1,632.60	193,822.94	192,190.34	440,230.88	30.39
01 - CATV Franchise Fees	52,000.00	0.00	24,667.32	24,667.32	27,332.68	47.44
03 - Bank Interest Income	17,500.00	0.00	165,722.08	165,722.08	-148,222.08	946.98
05 - Miscellaneous Income	0.00	0.01	3,433.54	3,433.53	-3,433.53	----
13 - SRO GRANT	60,000.00	0.00	0.00	0.00	60,000.00	0.00

Revenue Summary Report

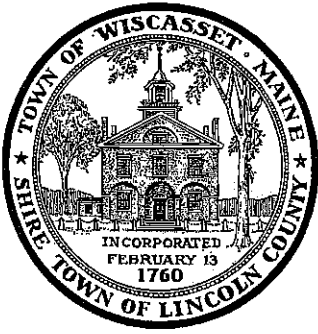
Fund: 1
July to November

Account	Budget Net	----- Y T D -----			Uncollected Balance	Percent Collected
		Debits	Credits	Net		
193 - OTHER REVENUES CONT'D						
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	----
99 - Use of Fund Balance	356,465.22	0.00	0.00	0.00	356,465.22	0.00
Final Totals	15,056,651.08	108,207.18	13,028,781.73	12,920,574.55	2,136,076.53	85.81

HM Payson Monthly Statement of Wiscasset Accounts

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Account Name	Market Value as of 09/30/2023	Market Value as of 10/31/2023	Market Value as of 11/30/2023	Change in Market Value
Montsweag Dam Reserve Fund	\$ 222,068.43	\$ 218,557.82	\$ 229,916.04	\$ 11,358.22
Cemetery Trust Fund	\$ 2,310,939.20	\$ 2,274,406.27	\$ 2,392,604.78	\$ 118,198.51
General John French Scholarship	\$ 82,737.26	\$ 81,429.29	\$ 85,661.09	\$ 4,231.80
Jackson Cemetery Fund	\$ 41,240.35	\$ 40,588.39	\$ 42,697.73	\$ 2,109.34
Larabee Band Fund	\$ 964,220.77	\$ 948,977.69	\$ 998,295.07	\$ 49,317.38
Haggatt Scholarship Fund	\$ 18,417.21	\$ 18,126.06	\$ 19,068.05	\$ 941.99
Mary Bailey Fund	\$ 607,887.16	\$ 598,277.26	\$ 629,369.10	\$ 31,091.84
Seth Wingren Fund	\$ 38,197.89	\$ 37,594.03	\$ 39,547.75	\$ 1,953.72
Wiscasset Community Center Endowment Fund	\$ 4,327.61	\$ 4,259.20	\$ 4,480.55	\$ 221.35
Cooper-DiPerri Scholarship Fund	\$ 43,055.75	\$ 42,375.10	\$ 44,577.29	\$ 2,202.19
Recreation Scholarship	\$ 1,118.28	\$ 1,100.61	\$ 1,157.80	\$ 57.19
Town of Wiscasset Endowment Fund Total	\$ 4,334,209.91	\$ 4,265,691.72	\$ 4,487,375.25	\$ 221,683.53
Town of Wiscasset Capital Reserve	\$ 595,649.79	\$ 585,910.49	\$ 617,526.71	\$ 31,616.22
Town of Wiscasset Construction Reserve	\$ 1,908,851.01	\$ 1,877,639.95	\$ 1,978,958.98	\$ 101,319.03
Town of Wiscasset Equipment Reserve	\$ 3,504,335.33	\$ 3,447,036.96	\$ 3,633,041.97	\$ 186,005.01
Town of Wiscasset Furnace Replacement Reserve	\$ 497,592.35	\$ 489,456.36	\$ 515,867.84	\$ 26,411.48
Town of Wiscasset Major Repairs Reserve	\$ 670,296.70	\$ 659,336.88	\$ 694,915.25	\$ 35,578.37
Town of Wiscasset Recreation Building Reserve	\$ 2,621,939.19	\$ 2,579,068.63	\$ 2,718,237.34	\$ 139,168.71
Town of Wiscasset Retirement Health Insurance Reserve	\$ 149,856.48	\$ 147,406.22	\$ 155,360.38	\$ 7,954.16
Town of Wiscasset Roof Repair Reserve	\$ 456,932.88	\$ 449,461.71	\$ 473,715.04	\$ 24,253.33
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 86,756.24	\$ 85,337.72	\$ 89,942.61	\$ 4,604.89
Town of Wiscasset Highway Department Capital Reserve	\$ 3,216.59	\$ 3,164.00	\$ 3,334.73	\$ 170.73
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 4,288.81	\$ 4,218.68	\$ 4,446.33	\$ 227.65
Town of Wiscasset Reserve Funds Total	\$ 10,499,715.37	\$ 10,328,037.60	\$ 10,885,347.18	\$ 557,309.58



Town of Wiscasset

Selectboard Economic Development Committee Directive

COMMITTEE ORGANIZATION

Type of Committee: The Economic Development Committee is an advisory committee that recommends short-term and long-term economic and community development goals, policies, and strategies for the town to build a stronger, more resilient community to the Selectboard.

Number of Members: Minimum five (5) and Maximum nine (9).

Residency Requirement: Full-time residents Wiscasset residents only.

Qualifications of Members: Anybody interested in working with the Selectboard to build a stronger, more resilient community. The committee will consist of residents with a background in building and construction, business marketing and sales, civic engagement, communications, finance/ banking, real estate development and sales, and small business/ management.

Appointment Process: Selectboard will accept letters of interest from residents specifying their experience and desire to serve on the Economic Development Committee. The Selectboard will advertise for interested persons, review letters of interest, and make formal appointments at a duly warned regularly scheduled meeting.

Committee Organizational Structure: The Committee shall annually elect a chair, a vice-chair, and a secretary (or clerk) at their first regularly scheduled meeting on or after every July 1 (the beginning of the fiscal year).

Committee Handbook: The Committee is subject to the Rules and Procedures outlined in the Town of Wiscasset's Committee Handbook. The Committee outlines such topics as conflict of interest, standards of conduct, training, meeting requirements, committee communications, budgets/ purchasing, annual town report, and much more.

COMMITTEE DIRECTIVE

The Economic Development Committee shall have the responsibility and authority to:

Establish a working relationship with neighboring committees in other municipalities, including the Lincoln County Regional Planning Commission and Midcoast Council of Governments, as part of daily and regional development efforts.

To work with town staff and other town committees as directed by the Selectboard on projects and issues of economic and community development, economic and community planning, and business regulation.

To support responsible commercial and residential development through improved infrastructure and incentive programs.

Make recommendations for the designation of tax financing districts and other tools to enhance economic development activity within the Town.

Make recommendations to assist with new business development and attract and retain existing businesses.

Assist town staff with evaluating new or expansion/ retention of existing businesses that create well-paying, year-round employment opportunities.

Assisted town staff in reviewing and evaluating development proposals and agreements.

To encourage communication between the Town and businesses located in the Town regarding economic and community development issues and to promote a business-friendly environment.

Regularly review and comment on Town Ordinances, Policies and Procedures, and business practices to ensure they are business-friendly.

To serve as the Town's Community Development Advisory Committee as required for receiving CDBG funding. The Committee oversees and guides the CDBG project through its planning and implementation stages.

Consider developing a Town Economic Development Plan. The Plan will examine the short-term and long-term economic and community development needs of the Town and recommend an economic development focus for the community. This plan will engage stakeholders and citizens in developing goals, priorities, and strategies. *As part of the development of the Town's Economic Development Plan, consider engaging the Community Heart & Soul community program, which is a resident-driven process that engages the entire population of a town in identifying what they love most about their community, what future they want for it, and how to achieve it.*

The airport is a crucial asset for business attraction. Assist the Airport Committee with the following:

- to ensure that the airport is financially sustainable through increased promotion of the facility; and
- Increase utilization of the airport.

Assist the Broadband Committee in completing their goal of providing universal fiber to all homes in Wiscasset.

Assist in updating and implementing the Town's Comprehensive Plan and short-term and long-range economic and community development planning goals, policies, and strategies.

The waterfront plays a vital economic role in the town and the region. Assist the Waterfront Committee with the following:

- Consider redevelopment of the waterfront.
- Consider conducting a market analysis and deciding whether to market Wiscasset as an ideal location as a port of call for companies that operate small cruise ships in the New England/ Canada range.
- Consider conducting an analysis and deciding whether to encourage a privately owned and operated marina, possibly on the Main Street Pier.
- Encourage inter-modal transportation links – cruise, tour/ ferry boat dock, and passenger rail station.
- Consider reconstructing and redeveloping the Old Ferry Road Boat launch.

Study the Off-Shore Wind Farm interconnection site selection issue, determine the community's interest, and make recommendations to the Selectboard based on the Committee's findings.

Develop a complete inventory of all town-owned properties, including land and buildings. Evaluate each property for value to the community and develop a comprehensive plan for disposition or use.

The Old Ferry Road Property is a tremendous asset to the Town, with almost 300 acres of undeveloped land adjacent to the Back River with public sewer, water, and rail access. Before any decisions, study, or development, a site assessment of the property must be conducted. Then, the Committee may study and develop a plan for the future use of the Old Ferry Road property. The plan will include public engagement, feasibility, alternative analysis, and a proposed future land-use plan with a conceptual design.

Mason Station property and Birch Point properties the town owns are tremendous opportunities for the town to redevelop. Study and develop a plan for the future use of the Mason Station and Birch Point properties. The plan will include public engagement, feasibility, alternatives analysis, and a proposed future land-use plan with a conceptual design.

Our historic downtown plays a pivotal role in the town's overall ambiance and is an economic driver for the region.

- Consider becoming a Certified Local Government Program. The CLG program is designed to promote preservation planning and cultural resource protection efforts at the local level that are consistent with state and federal standards and guidelines.
- Consider becoming a Maine Downtown Center community to assist small businesses in downtown marketing and promotion activities, advocacy, and event coordination. Maine Downtown Center creates high-quality places and builds stronger communities through preservation-based economic development.
- Consider working with Town staff, the local business community, and residents to make the downtown more pedestrian-friendly
- Consider conducting a traffic and parking study.
- Consider studying if more public restrooms are needed and where.

Route 1 (Bath Road) is a significant transportation asset for the community and region.

- Read and evaluate the 2013 Bath Road Master Plan and recommend to the Selectboard whether further assessment or implementation is needed. Consider making Bath Road more conducive to commercial development.
- Consider exploring ways to help ease traffic congestion
- Consider monitoring and advocating for improvement to Route 1 in the town's best interest.

Rail access is another crucial asset for business development and attraction.

- Consider expanding rail freight service to Wiscasset. Explore developing a freight station south of town and close to the Airport.
- Work closely with Amtrak, MaineDOT, Midcoast Rail Service, and Northern New England Passenger Rail Authority to advocate for the expansion of Downeaster from Brunswick to Rockland with a stop in Wiscasset. Study the requirements for having a station in Wiscasset, determine the location, and consider transit-oriented development zoning.

Keep farming enterprises in the town's ongoing discussions of economic development. Consider aiding Wiscasset Farms in marketing by promoting them on the town's website and inviting them to sell their farm products at town events.

Make a special effort to consider including recreational facilities in future development plans; Read and evaluate the 2010 Wiscasset Bike and Pedestrian Plan and recommend to the Selectboard whether further assessment or implementation is needed.

Work closely with the Wiscasset Area Chamber of Commerce and Wiscasset Creative Alliance with the development of a positive image/ brand of Wiscasset and dissemination of information promoting the area as an ideal place to work, play, and live location.