



**Town of Damariscotta, Maine
February 15, 2023**

**Select Board Meeting
(Immediately Following Special Town Meeting)**

Join Virtually

Meeting: <https://us02web.zoom.us/j/87878201039>

Meeting ID: 878 7820 1039 Passcode: Dama22

AGENDA

- I. Pledge of Allegiance**
- II. Call Select Board Meeting to Order**
- III. Minutes**
 1. February 1, 2023 Select Board Minutes
- IV. Financial Reports**
 1. Payroll Warrants #
 2. Accounts Payable Warrants #
- V. Citizen Comments and General Correspondence**
- VI. Town Manager Items**
 1. Capital Project Updates
 2. Legislative Updates
- VII. Official Action Items**
 1. Acceptance of Donation(s)
 2. Fire Dept Vehicle Purchase
 3. Reserve Fund Allocation – Engine 1 Repairs
 4. Surplus Equipment
 5. Maine Service Center Coalition Appointments
 6. Planning Services Contract(s)
 7. Waiver of Foreclosure
 8. Police Chief Employment Contract
- VIII. Executive Session**

Pursuant to 1 M.R.S.A. § 405(6)(A) to discuss a personnel matter
- IX. Select Board’s Discussion Items**
- X. Adjournment**



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AGENDA

I. Pledge of Allegiance

II. Call Select Board Meeting to Order

III. Minutes

1. February 1, 2023 Select Board Minutes

On Motion (_____ / _____) to approve the February 1st minutes (as presented / as amended).

Vote ___ / ___ / ___

IV. Financial Reports

1. Payroll Warrants #

On Motion (_____ / _____) to approve Payroll Warrant # ____.

Vote ___ / ___ / ___

2. Accounts Payable Warrants #

On Motion (_____ / _____) to approve Accounts Payable Warrant # ____.

Vote ___ / ___ / ___

V. Citizen Comments and General Correspondence

VI. Town Manager Items

1. Capital Project Updates
2. Legislative Updates

VII. Official Action Items

1. Acceptance of Donation(s)

See TM Report for notes on this.

On Motion (_____ / _____) to accept the donations from the Massasoit Engine Company and to allocate said donations to the Fire Truck Reserve.

Vote ___ / ___ / ___

2. Fire Department Vehicle Purchase

See TM Report for notes on these items.

On Motion (_____ / _____) to waive the town's bid policy and authorize the Town Manager or Fire Chief to purchase a vehicle on behalf of the Town.

Vote ___ / ___ / ___

On Motion (_____ / _____) to appropriate up to \$ _____ from the Fire Truck Reserve for the purpose of purchasing, equipping, and putting into service a Fire Truck that replaces the current Car 1 vehicle.

Vote ___ / ___ / ___

3. Reserve Fund Allocation – Fire Engine Repairs

On Motion (_____ / _____) to waive the bid policy in the interest of completing these repairs in an expeditious manner and to appropriate up to \$12,500 for major repairs as presented by Reliance Equipment.

Vote ___ / ___ / ___

4. Surplus Equipment

See TM Report for notes on these items.

On Motion (_____ / _____) to authorize the Fire Chief to solicit sealed bids for the Dodge Durango once Car 1 is replaced and in service.

Vote ___ / ___ / ___

On Motion (_____ / _____) to allow the officers to purchase their old service weapons at a value not less than the quoted trade-in value.

Vote ___ / ___ / ___

5. Maine Service Center Coalition Appointments

On Motion (_____ / _____) to appoint Andrew Dorr as our representative to the MSCC and _____ as the alternate.

Vote ___ / ___ / ___

6. Planning Services Contract(s)

On Motion (_____ / _____) to authorize the Town Manager to enter into planning service contracts to allow for the town's planning services to be met through the end of the Fiscal Year.

Vote ___ / ___ / ___

7. Waiver of Foreclosure

On Motion (_____ / _____) to waive foreclosure of the tax lien mortgage recorded in the Lincoln County Registry of Deeds in Book 5760, Page 95.

Vote ___ / ___ / ___

On Motion (_____ / _____) to waive foreclosure of the tax lien mortgage recorded in the Lincoln County Registry of Deeds in Book 5760, Page 100.

Vote ___ / ___ / ___

8. Police Chief Employment Contract

On Motion (_____ / _____) to enter into Executive Session Pursuant to 1 M.R.S.A. § 405(6)(A) to discuss a personnel matter.

On Motion (_____ / _____) to adjourn Executive Session.

On Motion (_____ / _____) to approve the Police Chief's Employment Contract.

Vote ___ / ___ / ___

VIII. Executive Session

Pursuant to 1 M.R.S.A. § 405(6)(A) to discuss a personnel matter

IX. Select Board's Discussion Items

X. Adjournment

**MINUTES
SELECT BOARD MEETING
DAMARISCOTTA TOWN HALL**

**February 1, 2023 5:30 p.m.
Live and Via Zoom**

Members: Daryl Fraser, Chairperson; Louis Abbotoni, Tom Anderson, Andrea Keushguerian, and Josh Pinkham

Members Absent:

Staff Present: Andrew Dorr, Town Manager; Lynda Letteney, recording secretary

Others Present: Danielle Simmons; and Geoff Keochakian, LCTV

I. Pledge of Allegiance: Chairperson Fraser led the Pledge of Allegiance at 5:35 p.m.

II. Call to Order

The Select Board's meeting was called to order at 5:36 p.m. **by Chairperson Fraser**

III. Minutes

On motion (Anderson/Keushguerian) to approve the minutes of January 18, 2023 as presented

Vote: 5-0-0

IV. Financial Reports

A. On motion (Pinkham/Abbotoni) to approve Payroll Warrant #36 **Vote: 5-0-0**

B. On motion (Pinkham/Anderson) to approve Accounts Payable Warrant #37 **Vote: 5-0-0**

V. Presentations: None

VI. Citizens Comments and General Correspondence - None

VII. Town Manager's Items

A. Miles Street - Change orders are being included in one package by the contractor.

B. Parking Lot - Andy met with the engineers on 1/31/23. Draft updates with cost estimates came in at \$3.98M we have \$3 M. By waiting on the living park we can shave \$311K off. By not burying the electric and waiting on the living park we can get down to \$2.8M. Revised plans will be submitted next week.

C. Hodgdon Street – The CBDG grant will go out to bid by the end of February.

D. DOT – Regarding Business Rt. 1 sidewalk (Hannaford to Great Salt Bay School). This is nearing completion. Public Comment should be ready by end of February. Andy has a meeting 2/2/23. Design approval is the next. The Town signed off in 2022 that the TIF money would fund this. The TIF has underperformed. One option is to get a loan against the TIF over 20 years. Another is to modify the TIF to include more businesses. Tom Anderson suggested working with Isobelle (before she leaves) and Amanda (Town lawyer) for draft of the new TIF.

E. Church Street – On hold right now.

F. Egypt Road – Culverts need to be toughed up after 2 recent rain storms

G. Keene Woods – This also had some culvert issues. Last week's storms washed snow to the ditch line. Church Street is an example of shoulders washing out. Hagar responded quickly. CMP replaced a pole for LCI but left old one lying in the ditch. Other spots need monitoring; maintaining ditches is a priority.

H. Town Planner resignation – Isabelle Oechsle submitted her resignation giving 4 weeks' notice. In the interim Sara (Newcastle) and Andy will be looking for a long term replacement. Major projects needing oversight in the meantime are the Site Plan Review and the Comprehensive Plan

VIII. Official Action Items

1. Liquor License Renewal – Anne's Book Bistro

On motion (Anderson/Abbotoni) to approve the renewal of Anne's Book Bistro's liquor license

Vote: 5-0-0

2. Liquor License Renewal – Penalty Box II

On motion (Anderson/Keushguerian) to approve the renewal of Penalty Box II's liquor license.

Vote: 5-0-0

3. Entertainment/Special Amusement Permit Renewal – Penalty Box II

On motion (Pinkham/Keushguerian) to approve the Entertainment/Special Amusement Permit renewal for the Penalty Box II.

Vote: 5-0-0

4. Pole Relocation Application – Lincolnville Telephone Co./Tidewater Telecom, Inc.

Request is for relocation at Vine and Main Streets 20ft. west of where it is now to accommodate the new construction at the Historical Society/ Information Booth location.

On motion (Fraser/ Pinkham) to approve the relocation of the telephone pole at Vine and Main Streets

Vote: 5-0-0

5. Marine Law Enforcement Services (Shellfish Warden) LCSO

The contract remains the same with the exception of date changes.

On motion (Anderson/Abbotoni) to approve the Marine Law Enforcement Services contract with Lincoln County Sheriff's Office.

Vote: 5-0-0

6. Authorize Special Town Meeting Warrant

Articles #2-3-4 are non-substantive changes to ordinances correcting errors, clarifying errors and/or discrepancies. Article #5 is the transfer of sewer lines in the parking lot to the Great Salt Bay Sewer District along with an easements to allow the Sewer District access for maintenance and repair of said lines.

On motion (Fraser/Pinkham) to authorize the Special Town Meeting Warrant for February 18, 2023 at 5:30 p.m.

Vote: 5-0-0

7. Authorization of Bond Funds for Miles St. Project

In addition to the \$200K from the Paving Reserve, Andy anticipates an additional \$50K-\$60K for the rehab/reconstruction of the section of Miles St. between Schooner and Bristol Roads. Based on last audited balances there is an estimated \$427,406 in the Paving Reserve. If the Board authorizes the \$200K there would be approximately \$227,406 remaining in that fund. The Bond proceeds have been in the bank accumulating interest, but has not yet been calculated. The Egypt Rd./Belvedere Rd. project is estimated at \$1.4M which would leave \$855K for other projects. If the Board authorizes up to \$60K for Miles St. it would still provide a balance of \$795K for the Church St. project. The monies have previously been identified and we need to get the contract finalized. We do not have hard numbers yet, but \$200K from capital reserves from 2021 and 2022 plus other sources and \$60K from the bond funds should cover it. **Josh Pinkham** commented that the bond funds were not earmarked for this, so he would like to see the \$60K as a "loan" from the bond fund to be paid back as the TIF monies increase.

He feels it needs to be paid back to fund balance for the projects for which it initially earmarked.
Consider this a short-term loan intended to be paid back to the Church St. project.

On motion (Anderson/Abbotoni) to authorize \$200,000 to be spent from Paving Reserve for the Miles Street project as previously proposed in the Capital Improvement plans of 2021 and 2022.

Vote: 5-0-0

On motion (Anderson/Abbotoni) to authorize an additional sum, not to exceed \$60,000 from the bond proceeds that were approved for road and sidewalk improvement projects, including engineering, design and any other related costs. The sum used will be replaced in the Church Street project when funds become available.

Vote: 5-0-0

IX. Select Board's Discussion Items

Tom Anderson – Comprehensive Plan Committee has a lot of dedicated people. Do they know about Isobelle's resignation?

Lou Abbotoni – Has the charity fund been utilized? Any unusual requests? Cheryl has received 1 request from the oil fund and 1 request was referred to the Philbrook Fund.

Andrea Keushguerian - would like to see time set aside to start discussion on Air B&B's in the Village. She feels owners should be required to be living in the rental housing as well. An ordinance like Portland's which requires owners to live in the residence would be appropriate. How do we get more work force housing? **Tom Anderson** said he has talked with the Planner about housing and developers.

Andy said regulating B7B's may not meet work force housing vs. short term rentals. A committee to start looking into this might be good. Tom said the Comprehensive Plan Committee has this subcommittee. **Andrea** said she would talk with the Comprehensive Plan committee. **Andy** added that the Town has land for development. The Town also has control over it. He suggests talking with Isobelle before she leaves. He also said at the State level there are 23 bills, several of which deal with workforce housing.

Josh Pinkham – all good

Daryl Fraser – nothing to add

X. Adjournment

On motion (Abbotoni/Anderson) to adjourn the Select Board's meeting at 6:25 p.m.

Respectfully submitted,

Lynda L. Letteney
Recording Secretary

We, the undersigned, do hereby approve as written, or with corrections as noted, the minutes of the above-designated Select Board meeting on February 1, 2023

Daryl Fraser, Chairperson

Select Board Minutes 2/1/23 (cont'd):

Louis Abbotoni

Tom Anderson

Andrea Keushguerian

Joshua Pinkham

Town of Damariscotta, Select Board meeting minutes of 2/1/23, signed this date: _____



Town of Damariscotta
21 School Street
Damariscotta, Maine 04543
(P) 207-563-5168 (F) 207-563-6862

Andrew Dorr
Town Manager

Town Manager's Report

February 13, 2023

1. Capital Projects

Egypt Rd/Belvedere Rd

Work is anticipated to resume once the ground dries out. To date, we have spent \$140,295.79.

Hodgdon St

Draft plans and bid specs are expected by the end of this week and will be sent to CBDG program staff for review. Once approved, the project will be advertised for bid.

Miles St

The work to the causeway and the culvert replacement will begin towards the end of the month. The contractor is currently working on the updated costs given we are looking to pursue Phase 2 as part of this effort.

Downtown Parking Lot

The PER for the revised scope of work has been submitted to EDA and we will continue to work with our contact while we seek approval to proceed.

2. 131st Legislature - Bill status/updates. Included in your packet is a list of bills that Maine Municipal Association is focusing on. There are over 2,300 bills that have been submitted which is more than any legislature has received in the first session. The list provided and tracked by MMA is most relevant to municipal needs, but you should consider reviewing all bills for relevancy to Damariscotta specifically.

Agenda Items

The Fire Department is considering **replacing Car 1**, the Fire Chief's vehicle. Since the Lincoln County Sheriff's office will not be getting their new vehicles as soon as expected (a planned purchase option similar to the way the current vehicle was purchased), the department is looking to purchase a vehicle they feel will meet their needs for the next decade. If approved by Massasoit Engine Company early

this week, there is an anticipated donation from the Company to the Town for the purchase of this vehicle. The board would need to accept the donation, approve the expenditure from the reserve funds, and authorize the Town Manager or Fire Chief to proceed on behalf of the town with the purchase of the vehicle.

Your consideration to waive the bid policy will allow the department to take advantage of the current vehicle purchase that has been presented to the Fire Chief. The department's search among other dealers finds that this option is the cheapest option available today for the new truck.

There are various **surplus requests**,

1. Car 1, if approved to be replaced, will need the boards approval to advertise for a sealed bid when it is suitable for the fire department. If approved at the meeting, the Fire Chief can begin to follow up on the process and advertise when best suited.
2. Retired service weapons - the police department will be receiving their new service weapons soon and it has been asked for the board to consider allowing the officer's to purchase their old service weapons at the same price as the trade-in value.

Planning Services - with Isabelle's resignation, we will need to fill the planning services. I see this happening through two contracts,

1. MCOG is willing and able to meet our need for site plan review, public/applicant needs related to planning, assisting the PB, and other various projects subject to the Town Manager's approval.
2. IOV Consulting (Isabelle) has presented a proposal to continue working on the Comprehensive Plan as well as continuing the ordinance updates she has begun and is intimately aware of.

I am asking for the board's approval for me to sign the planning contract(s) to continue to meet the town's planning needs as an interim solution. I estimate that we will have \$17,000 to allocate to the contracted service between February and June 30th.

This offers a solution for the town to continue to provide the services required and keep the comp plan moving forward while I continue to work with the Newcastle Town Manager to find a long-term solution, assuming the board wants to continue with the partnership. The shared position is one that I feel is a great opportunity to continue working collaboratively and in common, where applicable.

Waiver of Foreclosure - There are numerous properties on the automatic foreclosure list, some of which have unique circumstances that may lead the board to waive the foreclosure. We are recommending the board consider waiving two of

the accounts as they are currently located on rented land (mobile home park) and will therefore transfer the burden to the town. The remaining properties on the list are more traditional or are co-owned by the principal lot owner. This waiver does not waive our right to collect on the lien amount, but rather establishes that the town will waive its rights to foreclose on the lien that is about to mature. Any past balances are owed to the town at the time of transfer of ownership or if the town chooses to foreclose on a future lien.

Mid-Coast Managers – Legislative Update
1/27/2023

2023-2024 MMA Legislative Platform

LD ##, *An Act To Require That School Budget Referenda Be Held on the Same Day as Primary Elections.* **Sponsored by Rep. Amy Arta of New Gloucester.** Beginning January 1, 2024, this bill allows municipalities in a regional school unit to limit the time in which a regional school unit budget meeting or referendum may be held to 45 days prior to the date of the statewide primary or referendum election in June or to the second Tuesday in June if a statewide primary or referendum election is not held in that year.

LD 88, *An Act To Provide Qualifying Municipalities a Percentage of Adult Use Cannabis Sales and Excise Tax Revenue.* **Sponsored by Rep. Sean Paulhus of Bath.** This bill allocates 12% of the gross sales and excise tax revenue generated by adult use cannabis establishments to the municipalities where the revenue was generated.

LD ##, *An Act To Create The Public Safety Health and Wellness Fund To Benefit Public Safety Workers and Volunteers.* **Sponsored by Rep. Lynn Copeland of Saco.** This bill establishes a statewide reimbursement program, funded with a portion of adult use cannabis sales and excise tax revenue, to provide public safety employees, including volunteer first responders, access to a health and wellness program focused on mitigating both the physical and mental health effects caused by the routine exposure to traumatic events experienced by public safety professionals in the course of their duties. Public employers providing access to specialized screening and health services as an additional employee benefit are eligible for reimbursement for related costs.

LD ##, *An Act To Reimburse Municipal Training Costs for Emergency Medical and Public Safety Dispatchers.* **Sponsored by Rep. Michel Lajoie of Lewiston.** This bill directs the Emergency Services Communications Bureau to create a reimbursement schedule for the cost of training emergency dispatch service employees when they are hired by another governmental entity as an emergency service or public safety dispatcher within five years of hire by an original unit of government that expended funds for the purposes of meeting training requirements.

LD ##, *An Act To Allow the Maine Criminal Justice Academy to Develop a Non-residential Basic Law Enforcement Training Program.* **Sponsored by Rep. Laurel Libby of Auburn.** This bill directs the Board of the Maine Criminal Justice Academy to review and develop an alternate non-residential program to support efforts to recruit and train law enforcement officers.

LD ##, *An Act to Amend the Effective Date of the Housing Bill.* **Sponsored by Rep. Allison Hepler of Woolwich.** This bill amends the effective date of PL 2022, c. 672 (also known as Speaker Fecteau's housing bill) to July 1, 2025 to provide municipalities an opportunity to comply with ordinance adoption provisions.

LD ##, *An Act To Increase Available Workforce and Affordable Housing in Maine.* **Sponsored by Rep. Raegan LaRochelle of Augusta.** This bill authorizes municipalities to use tax increment financing revenue to purchase, rehabilitate, or establish affordable and workforce housing in any area of a municipality where housing is allowed. The bill also creates a Pine Tree

Housing Zone program providing developers of affordable or workforce housing built within a tax increment financing district a sales tax exemption for purchasing goods and services associated with the project.

LD ##, *An Act to Facilitate the Deployment of Broadband*. **Sponsored by Sen. Nicole Grohoski of Hancock County**. This bill authorizes the Public Utilities Commission (PUC) to adopt rules establishing a mechanism or process by which joint use rates are required to be reduced or capped and attachment timeframes are regulated by the commission to encourage municipal broadband projects. The bill also requires the PUC, in consultation with the Maine Connectivity Authority, to study the methods of promoting municipal broadband expansion through a limited-period reduction in utility pole attachment rates for broadband providers that agree to deliver new-high-speed internet service at affordable rates, and to study the average wait times for joint use pole owners to approve new attachments when the attaching entity is a municipality and ways in which to decrease or standardize wait times for attachments.

LD ##, *An Act To Increase Reimbursement Under the General Assistance Program*. **Sponsored by Sen. Marianne Moore of Washington County**. On and after July 1, 2023, this bill increases from 70% to 90% the amount of state reimbursement under the General Assistance program.

LD ##, *An Act To Amend the General Assistance Program Laws*. **Sponsored by Rep. Michele Meyer of Eliot**. This bill amends the General Assistance (GA) program statutes in the following ways: (1) requires GA administrators to complete a basic training course within 120 days of election or appointment; (2) requires municipalities to accept GA applications during regular business hours; (3) amends the municipality of responsibility statutes to require the provision of assistance from 30 days to six months when a municipality assists an applicant in relocating to another community, and from six months to 12 months when an applicant is residing in a group home, shelter, rehabilitation center, nursing home, hospital or in a hotel, motel or other temporary housing; (4) on and after July 1, 2023, increases from 70% to 90% the amount of state reimbursement under the GA program; (5) provides state reimbursement for additional program costs; and (6) requires the Department of Health and Human Services to provide the services necessary to support municipalities.

LD ##, *An Act To Create an Enhanced Senior Resident Homestead Exemption*. **Sponsored by Rep. Maureen Terry of Gorham**. This bill replaces the Property Tax Stabilization for Senior Citizens Program enacted by the 130th Maine State Legislature with a tiered homestead exemption program for qualifying Maine seniors. As proposed, qualifying seniors: (1) earning less than 80% of the regional median family income are provided an additional \$25,000 homestead exemption; and (2) earning between 80% and 100% of the regional median family income receive an additional \$15,000 exemption.

LD ##, *An Act To Amend the Tree Growth Tax Law*. **Sponsored by Rep. Ann Matlack of St. George**. This bill amends the Tree Growth Tax law by: (1) increasing the acreage eligibility requirement from 10 to 25 acres of forested land; (2) authorizing municipal assessors and the State Tax Assessor to retain copies of required forest management plans; and (3) with assistance from the Director of the Bureau of Forestry within the Department of Agriculture, Conservation and Forestry, enabling assessors to determine whether a submitted forest management plan meets the requirements of the law.

Sampling of Other Bills of Municipal Interest

FY 2024 – FY 2025 General Fund Budget

LD 258 *An Act Making Unified Appropriations and Allocations for the Expenditures of State Government, General Fund...for the Fiscal Years Ending June 30, 2024 and June 30, 2025* (Emergency) (Governor's Bill) (Sponsored by Rep. Sachs of Freeport) This is Governor Mills' FY 24 – FY 25 biennial General Fund budget proposal. Of municipal interest, the bill:

- **K-12 Education (Part C).** For FY 2024, calculates the total cost of K-12 education as \$2.54 billion, appropriates \$1.40 billion (55%) as the state's share, and sets the minimum mil rate expectation at 7.29.
- **GA Maximum for Temporary Housing (Part VV).** Limits General Assistance hotel or motel housing aid to the federal per diem reimbursement rate, which is currently \$98 for lodging, and to no more than 30 days, except that municipalities may extend temporary housing assistance if individuals are receiving services that will lead to attainment of permanent housing.
- **Highway Fund Transfers (Part RRR).** In FY 24 and FY 25, transfers \$100 in unappropriated General Fund surpluses to the Highway fund, of which \$80 million is used for highway and bridge capital improvements and \$20 million for investment in multimodal programs.
- **Homestead Exemption (A-28).** Increases state reimbursement to municipalities under the homestead exemption program to 76% for the April 1, 2023 property tax year and to 79% for the 2024 property tax year. Total reimbursement in FY 24 is \$103.5 million and \$108.5 million in FY 25.
- **Property Tax Stabilization Reimbursement (A-38).** Appropriates \$15 million in FY 24 and \$31 million in FY 25 to reimburse municipalities for 100% of the property tax revenue lost due to the senior property tax stabilization program.
- **Property Tax Stabilization Mandate Reimbursement (A-38).** Appropriates \$500,000 in FY 24 and \$550,000 million in FY 25 to reimburse municipalities for the cost related to implementing the senior property tax stabilization program.
- **Revenue Sharing (A-638 & A-641).** Honors the commitment to distribute 5% of state sales and income tax revenue to municipalities via the revenue sharing program, which in FY 24 is \$252 million and \$259 million in FY 25.

Property Tax Policy, General

LD 101 *An Act to Return to the Former Owner Any Excess Funds Remaining After the Sale of Foreclosed Property* (Sponsored by Rep. Perkins of Dover-Foxcroft) This bill requires municipalities to provide notice of the availability of the excess funds associated the disposal or retention of foreclosed property. If within 180 days of the foreclosure the municipality sells the property, the excess is calculated by subtracting from the revenue generated by the sale: (1) all taxes and interest owed on the property and the amount of taxes and interest that would have been assessed had the property not been acquired by the municipality; (2) the cost of the lien and foreclosure process; (3) the cost of maintaining and disposing of the property; (4) unpaid sewer, water or other charges and fees imposed by the municipality or a quasi-governmental authority; and (5) cost of mailing notices regarding the property. If the property is not sold within 180 days, the excess is calculated by subtracting from the fair market value of the property the expenses listed above. Within 30 days of the sale of the property or 180 days after the foreclosure, the municipality must notify via certified mail the owner, including an itemized statement showing the revenues owed, as well as instructions on how to redeem the funds, which must be kept in a segregated escrow account. If the former owner fails to claim the excess funds in person within 90 days after receipt of the notice, the municipality is allowed to retain the excess funds. If the former owner or the former owner's representative notifies the municipality within 90 days after receipt of the notice, the municipality must negotiate with the former owner over the return of the excess funds. If the former owner is dissatisfied with the municipality's offer, the former owner may seek binding arbitration for resolution of the matter.

LD 191 *An Act to Amend the Laws Regarding Certain Business Equipment Tax Benefits* (Sponsored by Sen. Stewart of Aroostook Cty.) This bill excludes from eligibility for the business equipment tax exemption and the business equipment tax reimbursement a person that, based on third-party certifications, bans, boycotts, or otherwise restricts or prevents the sale or distribution of any product that is legally produced, harvested, or grown in Maine.

LD 286 *An Act to Authorize the Use of Tax Increment Financing Funds for Constructing or Renovating Municipal Offices and Other Municipal Buildings* (Sponsored by Rep. Carlow of Buxton) This bill allows tax increment financing (TIF) district revenue to be used for the construction or renovation of municipal offices or other municipal buildings when the legislative body of the municipality determines that conditions exist that impair the proper functioning of government or hinder economic vitality. The bill provides that the costs may not exceed the lesser of 10% of the assessed value of the district or \$3 million during a 20-year period in a TIF district.

Property Tax Policy, Senior Stabilization Act

LD 37 *An Act to Amend the Laws Governing Property Tax Stabilization for Senior Citizens to Eliminate the Requirement for an Annual Application* (Sponsored by Sen. Pouliot of Kennebec Cty.) This bill amends the laws governing property tax stabilization for senior citizens to eliminate the requirement for annual application and instead provides that a new application is required when an individual establishes a new homestead in the state.

[LD 89](#) *An Act to Clarify Eligibility for Property Tax Stabilization for Individuals 65 Years of Age or Older* (Sponsored by Rep. Moriarty of Cumberland) For property tax years beginning on or after April 1, 2024, this bill expands eligibility for the property tax stabilization program to the surviving spouse of an eligible individual provided as they were married for at least 10 years before the eligible individual's death.

[LD 130](#) *An Act to Eliminate Senior Citizen Property Tax Stabilization and Expand the Homestead Property Tax Exemption* (Sponsored by Sen. Bennett of Oxford Cty.) As of April 1, 2024, this bill repeals the property tax stabilization program and extends a \$75,000 homestead to a permanent resident of Maine who is 65 year of age or older and who has resided in the homestead for at least 10 years.

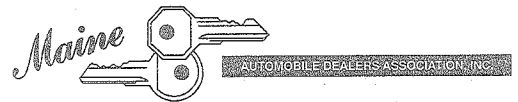
Election Policy

[LD 26](#) *An Act to Provide Postage Prepaid Return Envelopes to Voters Who Send Absentee Ballots by Mail* (Sponsored by Sen. Carney of Cumberland Cty.) This bill requires the Secretary of State to furnish each municipality with prepaid return envelopes for voters sending absentee ballots by mail.

[LD 34](#) *An Act to Require a Person to Show Photographic Identification for the Purpose of Voting* (Sponsored by Sen. Pouliot of Kennebec Cty.) This bill requires a resident who elects to vote at the polling place to provide photograph identification prior to being issued a ballot. Acceptable forms of identification including a current and valid driver's license or nondriver identification card issued in this State, a United States passport, a military identification, or a permit to carry a concealed handgun issued in this Maine, if that permit includes a photograph. Identification issued by a Maine college or university may not be accepted for voter identification. The bill also allows a person who does not possess photographic identification to request a free voter card from the Secretary of State.

QUIRK FORD OF AUGUSTA
 7 WATER ST
 HALLOWELL ME 04347
 PHONE: (207)430-1600 FAX: (207)991-5519

DEAL# 913533
 CUST# 2110350



PURCHASER: TOWN OF DAMARISCOTTA
 PURCHASER(S):
 ADDRESS: 21 SCHOOL STREET
 CITY DAMARISCOTTA STATE: ME ZIP: 04543
 Email: TELEPHONE (H): (207)563-1909
 TELEPHONE (B):
 TELEPHONE (C): (207)380-6880

DATE	02/16/2023	
STOCK #	AF12708	APPROX DEL DATE 02/16/2023
SALES PERSON LIONEL C CHICOINE JR		

I hereby agree to purchase from you under the terms and conditions specified below and on the reverse side hereof, the following:

<input checked="" type="checkbox"/> NEW	YEAR 2022	MAKE FORD TRUCK	MODEL F-150 SERIES	TYPE F150
<input type="checkbox"/> DEMO	VIN NO.	MILEAGE		COLOR
<input type="checkbox"/> USED	1FTFW1P81NKE89966	9		AGATE BLK MET

PURCHASER(S) DISCLOSURE

USED CAR TRADE-IN: #1
 MAKE MODEL YEAR
 MILEAGE TYPE COLOR
 VIN NO.
 PRINCIPAL USE OF VEHICLE
 MECHANICAL DEFECTS KNOWN:
 TYPE OF DAMAGE IF ANY KNOWN, INCLUDING ANY THAT WAS REPAIRED
 HAS THE AIRBAG BEEN DEACTIVATED? YES NO
 BALANCE OWED TO:
 ADDRESS

USED VEHICLE ALLOWANCE	\$	N/A
PAY OFF OWED ON VEHICLE	\$	N/A
OTHER LICENSE/ENCUMBRANCES	\$	N/A
NET ALLOWANCE	\$	N/A

USED CAR TRADE-IN: #2
 MAKE MODEL YEAR
 MILEAGE TYPE COLOR
 VIN NO.
 PRINCIPAL USE OF VEHICLE
 MECHANICAL DEFECTS KNOWN:
 TYPE OF DAMAGE IF ANY KNOWN, INCLUDING ANY THAT WAS REPAIRED
 HAS THE AIRBAG BEEN DEACTIVATED? YES NO
 BALANCE OWED TO:
 ADDRESS

USED VEHICLE ALLOWANCE	\$	N/A
PAY OFF OWED ON VEHICLE	\$	N/A
OTHER LICENSE/ENCUMBRANCES	\$	N/A
NET ALLOWANCE	\$	N/A

The vehicle has been inspected in accordance with Title 29-A, Section 1751 of Maine law, and is in the condition and meets the standards required by the statute and the rules and regulation promulgated thereunder.

Unsafe Motor Vehicle

RETAIL PRICE	\$	36136.00
Taxable Accessories & Products:		N/A
		N/A
		N/A
		N/A
		N/A
		N/A
		N/A
		N/A
ADMINISTRATIVE/DOCUMENT FEES		N/A
TOTAL PRICE	\$	36136.00
LESS: Trade-in Allowance		N/A
NET TRADE DIFF. (Taxable Amount)		36136.00
	SUB TOTAL	\$ 36136.00
STATE SALES TAX	\$	N/A
STATE TITLE FEE	\$	N/A
STATE ARBITRATION FEE	\$	1.00
STATE INSPECTION FEE	\$	N/A
STATE TEMPORARY PLATE FEE	\$	N/A
	\$	N/A
BALANCE DUE ON TRADE	\$	N/A
	TOTAL	36137.00
		N/A
DEPOSIT <input type="checkbox"/> Cash <input type="checkbox"/> Check	\$	N/A
FACTORY INCENTIVES		N/A
		N/A
		N/A
AMOUNT DUE UPON DELIVERY:		36137.00

Purchaser(s) hereby certifies and guarantees that the above information regarding the used car trade-in is true and complete, has disclosed any and all liens on the vehicle, and further states that title to the vehicle trade-in is NOT a salvage, rebuilt or not actual mileage title.

Purchaser (s) Signature

DEALER'S DISCLOSURE (USED VEHICLE OR DEMONSTRATOR SALE)

36137.00

ON REQUEST:
 PREVIOUS OWNER'S NAME
 STREET ADDRESS
 CITY, STATE, ZIP
 PRINCIPAL USE OF VEHICLE N/A

USED CAR WARRANTY
 DEALER HEREBY DOES _____
 DEALER HEREBY DOES NOT _____
 DISCLAIM ALL IMPLIED WARRANTIES OF MERCHANTABILITY



QUIRK AUTO GROUP

LEO CHICOINE | 207-430-1621

TOWN OF DAMARISCOTTA FIRE

Prepared For: JOHN

2073806880

Vehicle: [Fleet] 2022 Ford F-150 Police Responder (W1P) XL 4WD SuperCrew 5.5' Box



THANK YOU FOR THE OPPORTUNITY TO QUOTE YOU ON YOUR NEXT PURCHASE. IF YOU
HAVE ANY QUESTION,
PLEASE GIVE ME A CALL.



QUIRK AUTO GROUP

LEO CHICOINE | 207-430-1621

Vehicle: [Fleet] 2022 Ford F-150 Police Responder (W1P) XL 4WD SuperCrew 5.5' Box (✔ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
W1P	2022 Ford F-150 Police Responder XL 4WD SuperCrew 5.5' Box	\$45,130.00

COLORS

CODE	DESCRIPTION
UM	Agate Black Metallic

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
998	Engine: 3.5L V6 EcoBoost -inc: 120-MPH top speed (STD)	0.00 lbs	0.00 lbs	\$0.00

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
44G	Transmission: Electronic 10-Speed Automatic -inc: selectable drive modes: normal/tow-haul/snow-wet/EcoSelect/sport and SelectShift automatic w/progressive range select (STD)	0.00 lbs	0.00 lbs	\$0.00

OPTION PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
150A	Equipment Group 150A Base	0.00 lbs	0.00 lbs	\$0.00

PRIMARY PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
UM	Agate Black Metallic	0.00 lbs	0.00 lbs	\$0.00

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
PB	Black, Cloth 40/Blank/40 Front-Seats -inc: reduced bolsters, 8-way power driver/manual passenger, center-section deleted, (Restraint control module cover provided) and vinyl rear bench	0.00 lbs	0.00 lbs	\$0.00

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Data Version: 18663. Data Updated: Feb 8, 2023 6:40:00 PM PST.



QUIRK AUTO GROUP

LEO CHICOINE | 207-430-1621

Vehicle: [Fleet] 2022 Ford F-150 Police Responder (W1P) XL 4WD SuperCrew 5.5' Box (✔ Complete)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
425	50 State Emissions	0.00 lbs	0.00 lbs	\$0.00
47P	Police Engine Idle Feature -inc: This feature allows you to leave the engine running and prevents your vehicle from unauthorized use when outside of your vehicle, Allows the key to be removed from ignition while vehicle remains idling	0.00 lbs	0.00 lbs	\$260.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
153	Front License Plate Bracket -inc: Standard in states where required by law, optional to all others	0.00 lbs	0.00 lbs	\$0.00
57Q	Rear Window Defroster	0.00 lbs	0.00 lbs	\$220.00
595	Fog Lamps	-4.00 lbs	1.00 lbs	\$140.00
62B	Keyed Alike - 1284x -inc: Note: These are inner-milled keys, unique to F-150 Police Responder and not compatible w/Police Interceptor Utility	0.00 lbs	0.00 lbs	\$50.00
924	Rear Window Fixed Privacy Glass	0.00 lbs	0.00 lbs	\$100.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
67P	Remote Keyless-Entry Key Fob w/o Key Pad -inc: Less PATS, 4-key fobs, Note: Available w/Keyed Alike, However, key fobs are not fobbed alike when ordered w/Keyed Alike, perimeter anti-theft alarm	0.00 lbs	0.00 lbs	\$340.00
Options Total		-4.00 lbs	1.00 lbs	\$1,110.00

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QUIRK AUTO GROUP

LEO CHICOINE | 207-430-1621

Vehicle: [Fleet] 2022 Ford F-150 Police Responder (W1P) XL 4WD SuperCrew 5.5' Box (✔ Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$45,130.00
Total Options	\$1,110.00
Vehicle Subtotal	\$46,240.00
Destination Charge	\$1,795.00
Grand Total	\$48,035.00

\$36,137⁰⁰

Leo

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QUIRK AUTO GROUP

LEO CHICOINE | 207-430-1621

Vehicle: [Fleet] 2022 Ford F-150 Police Responder (W1P) XL 4WD SuperCrew 5.5' Box (✔ Complete)

Technical Specifications

Dimensions

Interior Dimensions

Passenger Capacity	5	Front Head Room	40.8 in
Front Leg Room	43.9 in	Front Shoulder Room	66.7 in
Front Hip Room	62.5 in	Second Head Room	40.4 in
Second Leg Room	43.6 in	Second Shoulder Room	66 in
Second Hip Room	62.6 in		

Exterior Dimensions

Wheelbase	145 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	231.7 in
Width, Max w/o mirrors	79.9 in	Height, Overall	77.2 in
Overhang, Front	37.6 in	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	N/A
Cab to End of Frame	N/A	Ground to Top of Load Floor	34.9 in
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	9.4 in	Ground Clearance, Rear	9.4 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	67.1 in	Cargo Box Width @ Top, Rear	65.2 in
Cargo Box Width @ Floor	65.2 in	Cargo Box Width @ Wheelhousings	50.6 in
Cargo Box (Area) Height	21.4 in	Tailgate Width	60.3 in
Cargo Volume	52.8 ft ³	Ext'd Cab Cargo Volume	N/A

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To: Damariscotta Fire Department

Re: E-1 Chain Case Overhaul

Date: February 6, 2023

ESTIMATE

This estimate is for the chain-case overhaul/repairs as requested by the Damariscotta Fire Department.

Upon arrival to the shop a visual inspection was performed on the chain-case due to difficult shifting experienced by the department. While observing the shifting arm on the outside of the chain case and shifting in and out of pump gear we found the chain case does not make a complete shift in either direction. In order to get the shift to complete the driveshaft must be moved back and forth, even then it does not always fully shift. At this time, we removed the manual pump shift over ride cable to ensure this was not causing any binding – Issue persisted without the over-ride cable installed.

This Waterous chain-case has never had internal repairs made to it according to the records at Waterous. Since the manufacture of this unit several design changes have been made to the shifting mechanism. It is clear that internal components are worn and preventing a smooth shift however, it cannot be determined which parts are at fault without removing from the truck and disassembling the unit. This estimate will be based on the repair and replacement of all components effected by design changes at Waterous and will be performed as follows:

- Disconnection of the drive-line from the pump chain-case – Inspection of universal joints for serviceability
- Removal/disconnection of all electrical, pneumatic, and hydraulic connections from the chain-case.
- Removal of the pump chain case from the apparatus.
- Complete teardown/ disassembly of the pump chain-case – Inspection of drive sprocket, driven sprocket, drive chain, and drive shafts
 - Installation of the Waterous recommended updated drive shaft. Designed with tapered splines to allow the shifting collar to make a smooth shift into and out of pump gear without creating a “buck toothed” condition preventing proper shift and causing accelerated wear of the collar.
 - Replacement of the chain-case shift collar
 - Installation of the updated chain-case shift fork. The original shifting fork for this chain case had shifting shoes that were attached to it with rivets. These rivets have a tendency to come loose over time allowing one or both shift shoes to fall out of the fork. When this happens the shift collar is no longer pulled evenly and causes improper shifts to take place (this is what we suspect has happened to E-1) When a shifting shoe falls out of the fork it can either fall to the bottom of the chain case or in some cases get caught in the chain and cause catastrophic chain case failure.
 - Installation of the Waterous recommended updated drive sprocket. Like the drive shaft, this updated sprocket is designed with tapered splines to allow for smooth shifts in and out of pump gear.
 - Upon assembly the drive chain deflection will be measured and the chain will be replaced if necessary
 - Chain-case components will be pressed together and re-assembled to include new bearings, seals, gaskets, and shims
- Pump chain-case will be re-installed on the apparatus and all previously removed drivelines, electrical, pneumatic, and hydraulic connections will be re-connected

RELIANCE

COMPLETE FIRE APPARATUS REPAIR

R. B. MANWELL, INC.

EQUIPMENT

- Per NFPA specifications an NFPA Pump Performance Test & NFPA Dry Vacuum Test will be performed upon completion of the repairs
- Complete written report of all repairs performed and deficiencies found and/or corrected

**Note* - Prior to installation the chain case is checked for fitment and functionality per manufacturers terms*

**Note* - This estimate is for all repairs to be performed at our Vassalboro, Maine location*

**Note* - Due to fluctuations in parts pricing this estimate is valid for 60 days*

**Note* - This estimate does not include shipping on parts from the manufacturer (determined at the time of shipping), additional ball valve kits and/or rebuilds, or diesel fuel*

ESTIMATED COST OF REPAIRS (PARTS & LABOR)

(Includes Pump Chain Case as Outlined Above)

Parts: \$5,100.00

Labor: \$5,600.00

\$10,000.00 – \$11,000.00

Please call us anytime with any questions you may have. We appreciate this opportunity to work with your department and town on the repair of your apparatus.

Best Regards,

Walton Murray, Shop Supervisor
Reliance Equipment

All workmanship by Reliance Equipment is hereby warranted one hundred percent (100%).

Parts are warranted per manufacturer's terms if a warranty exists.

- Ron Manwell, President
Reliance Equipment

The Sole Focus Of Our Business Is Readiness & Safety Of Pumpers And Aerials
1500 Riverside Drive, Vassalboro, ME 04989 – (207) 626-0075

MAINE SERVICE CENTER COALITION

**2023 Resolution for Membership and
Appointment of Voting Delegate Representative and Alternate**

BE IT RESOLVED that the DAMARISCOTTA SELECT BOARD
(City/Town Council or Board of Selectmen)

hereby authorizes membership in the Maine Service Center Coalition and designates:

ANDREW DORR Town MANAGER
(name) (position in municipality)

to be the appointed REPRESENTATIVE for the Maine Service Centers Coalition and is therefore authorized to vote at the Maine Service Centers Coalition business meetings.

BE IT FURTHER RESOLVED that the designated ALTERNATE is:

_____ ,
(name) (position in municipality)

Dated

Attested To By:

Please return this Resolution as soon as possible to:

Maine Service Centers Coalition
c/o Melissa White, Affiliate Services Manager
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
E-mail: mwhite@memun.org

MAINE SERVICE CENTERS COALITION

VOTING DELEGATES - 2023

Membership Information Sheet

MSCC REPRESENTATIVE	MSCC ALTERNATE
NAME: ANDREW DORR	NAME:
TITLE: TOWN MANAGER	TITLE:
MUNICIPALITY: DAMARISCOTTA	MUNICIPALITY:
MAILING ADDRESS: 21 SCHOOL ST	MAILING ADDRESS:
CITY/ST/ZIP: DAMARISCOTTA, ME 04543	CITY/ST/ZIP:
TOWN OFFICE PHONE: 563-5168	TOWN OFFICE PHONE:
WORK PHONE: 631-0393	WORK PHONE:
HOME PHONE:	HOME PHONE:
FAX PHONE:	FAX PHONE:
E-MAIL ADDRESS: adorr@damariscottame.com	E-MAIL ADDRESS:

RETURN TO:

Maine Service Centers Coalition
c/o Melissa White, Affiliate Services Manager
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
E-mail: mwhite@memun.org

§944. Foreclosure for equitable relief, procedure

A tax lien mortgage filed in accordance with sections 942 and 943 may be foreclosed by an action for equitable relief in the following manner.

1. Waiver of foreclosure. The municipal treasurer, when so authorized by the inhabitants of the municipality, or in the case of a city by the legislative body thereof, may waive the foreclosure of a tax lien mortgage by recording a waiver of foreclosure in the registry of deeds in which the tax lien certificate is recorded before the right of redemption therefrom shall have expired.

The tax lien mortgage, after the recording of such waiver, shall then continue to be in full force and effect.

2. Form. The waiver of foreclosure must be substantially in the following form:

The foreclosure of the tax lien mortgage on real estate for a tax assessed against NAME to the Town/City of TOWN/CITY and recorded in the COUNTY Registry of Deeds in Book ##, Page #, is hereby waived by a vote of the municipality’s legislative body on DATE, 20 , pursuant to 36 M.R.S.A. §944.

Dated this _____ day of _____, 2023.

By: _____

Treasurer OF _____

ACKNOWLEDGEMENT

STATE OF MAINE

_____ ss.

Date: _____

Then personally appeared the above named, NAME, Treasurer and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary public/Attorney at Law

Printed name,

The form required by this subsection must be dated, signed by the treasurer or bear the treasurer's facsimile signature and notarized.

A charge to the municipality of 50¢ for the waiver of foreclosure and the charges of the registry of deeds for the recording of the waiver in accordance with the fees set forth in Title 33, section 751, subsection 1 must be included in the amount secured by the tax lien mortgage.

[PL 2011, c. 104, §2 (AMD).]

3. Foreclosure of tax lien mortgage. If said tax lien mortgage together with interest and costs shall not be paid within 6 months after the date of recording the waiver of foreclosure thereof, the tax lien mortgage may be foreclosed in an action for equitable relief.

4. Right of redemption. In such action the court shall provide a period for the exercise of the right of redemption from the tax lien mortgage which shall expire in not less than 90 days from the decree of the court and in no event before the expiration of 18 months from the date of filing of the tax lien certificate in the registry of deeds as provided in section 942.

SECTION HISTORY

PL 1981, c. 557, §4 (AMD). PL 1987, c. 736, §57 (AMD). PL 2011, c. 104, §2 (AMD).

Waiver of Foreclosure

The foreclosure of the tax lien mortgage on real estate for a tax assessed against John Bryant to the Town of Damariscotta and recorded in the Lincoln County Registry of Deeds in Book 5760, Page 95, is hereby waived by a vote of the municipality’s legislative body on February 15, 2023, pursuant to 36 M.R.S.A. §944.

Dated this _____ day of _____, 2023.

By: _____
Cheryl M. Pinkham,
Treasurer, Town of Damariscotta

ACKNOWLEDGEMENT

STATE OF MAINE

Lincoln County, ss.

Date: _____

Then personally appeared the above named, Cheryl M. Pinkham, Treasurer and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary public/Attorney at Law

Rebecca J. Bartolotta,

Waiver of Foreclosure

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Corey Cookson to the Town of Damariscotta and recorded in the Lincoln County Registry of Deeds in Book 5760, Page 100, is hereby waived by a vote of the municipality’s legislative body on February 15, 2023, pursuant to 36 M.R.S.A. §944.

Dated this _____ day of _____, 2023.

By: _____
Cheryl M. Pinkham,
Treasurer, Town of Damariscotta

ACKNOWLEDGEMENT

STATE OF MAINE

Lincoln County, ss.

Date: _____

Then personally appeared the above named, Cheryl M. Pinkham, Treasurer and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary public/Attorney at Law

Rebecca J. Bartolotta,