



**Agenda
Public Hearings and
Board of Selectmen's Meeting
Town of Damariscotta, Maine
March 17, 2021; 5:30 PM
Meeting to be held remotely via Zoom**

Link to join Zoom Meeting:

<https://us02web.zoom.us/j/89608220403>

Meeting ID: 896 0822 0403

Passcode: BOS (Zoom tips: Type passcode in all caps; Do not cut and paste the password)

I. Pledge of Allegiance

II. Public Hearings

1. Historic Preservation Ordinance
2. Charter Amendment re Historic Preservation Review Commission
3. Solar Energy Systems Ordinance

III. Call to Order

IV. Action on Public Hearing Items

1. Historic Preservation Ordinance
2. Charter Amendment re Historic Preservation Review Commission
3. Solar Energy Systems Ordinance

V. Minutes

1. March 3 and March 10 Meetings

VI. Financial Reports

1. Payroll Warrant
2. Accounts Payable Warrants

VII. Presentations

1. Possible Dates for Fireworks Display- Chris Roberts

VIII. Citizen Comments and General Correspondence

1. Request from the Public Safety and Accessibility Collaborative

IX. Town Manager Items

1. Electric Vehicle Charging Station
2. Quarterly Investment Report from HM Payson

X. Official Action Items

1. Payment In Lieu of Taxes from Midcoast Friends Meeting
2. Vine Street Drainage Project Bids

XI. Selectmen's Discussion Items

XII. Executive Session re: Consultation with Town Legal Counsel re: Dispute with Contractor (Hagar Enterprises) regarding compliance with Winter Roads Maintenance Agreement per 1 M.R.S.A. § 405 (6) (E)

XIII. Adjournment

Town Manager Notes for March 17, 2021

Board of Selectmen's Meeting

Public Hearings/Board Action on Public Hearing Items – All three of the following items are scheduled for the secret ballot election ballot for the Annual Town Meeting on June 8, 2021.

1. Historic Preservation Ordinance Amendments

The following are the more substantive changes that are being proposed to Historic Preservation Ordinance that was adopted by Damariscotta voters in March, 2020.

-All references to the expansion of the Historic District beyond its current boundaries have been removed from the ordinance.

-There was concern was that some provisions could potentially force a property owner to sell a building that has been severely damaged rather than allow the owner to replace it with a new structure. The proposed changes eliminate any reference to fair market price and reduce what the property owner would need to do to demonstrate a “good faith effort” to sell the building to someone who would restore it. All the property owner would need to do would be to advertise and provide the notices required in §107.12.2.d. A property owner could still conceivably set a very high price for the property, effectively eliminating potential purchasers but, hopefully, this won't be the case. -The 120 day demolition delay requirement was reduced to 90 days.

.-In addition, there is a new section §107.12.2.g that will require the Historic Preservation Review Commission to approve a replacement structure on a lot where a building has been demolished or removed. It includes some standards to ensure that the new structure will be compatible within the historic district.

-The proposed amendments would increase the number of appointees on the Commission from three with one alternate member to five members and no alternates.

-An additional change requested by the Planning Board would require that at least three of the members be Damariscotta residents. The amended ordinance also states that the Board will strive to appoint two members who are owners of property within the district.

2. Charter Amendment re Historic Preservation Review Commission- The attached Charter revision, if approved, would make the Historic Preservation Review Commission a standing commission in the Town Charter.

3. Solar Energy Systems Ordinance

The proposed Solar Energy Systems Ordinance is based on an ordinance recently enacted by Rockport but with various changes that reflect the needs in our community. Solar development is occurring all over the mid-coast and to date, Town staff have had inquiries from two engineering firms interested in developing solar projects in town.

The Town currently allows large solar systems as a municipal utility (at former Town landfill site) or as an accessory use (Coastal Rivers) but not as freestanding projects. Town staff believes that freestanding projects should be allowed but with control over the size, location, etc. of such projects. There are some highly visible locations in the

Town Manager Notes for March 17, 2021

Board of Selectmen's Meeting

community where a large solar project could significantly change the appearance of one or more of the iconic views in Damariscotta and could lead to a lot of consternation and frustration among the public. At the same time, large solar projects produce renewable, non-polluting, reliable power and should be part of our 21st century energy mix.

The proposed ordinance incorporates changes requested by the Land Use Advisory Committee and the Planning Board.

The more significant provisions of the proposed ordinance are:

- Exempts all roof-mounted systems regardless of size
- Exempts systems serving a single family or two-family residence
- Exempts ground-mounted systems between 5,000 sf and 1 acre in panel area, except for buffers and dimensional requirements
- Exempts ground-mounted systems greater than 1 acre in panel area if half of the power generated is used by a principal use on the same parcel, except for buffers and dimensional requirements
- Limits all non-exempt systems to the Commercial 2 and Rural Districts
- Sets a maximum project panel area of 20 acres (roughly 5 MW) (see the attached graphic for an example of a 20-acre project). The 20-acre maximum size is an important limitation and is critical to right-sizing projects for our community
- Systems that exceed 20,000 sf in panel area must be buffered from public roads and residences by plantings, berms, topography
- Systems that exceed 2 acres in panel area must be further buffered such that they are not visible year-round from public roads (to address a site such as discussed above)
- A performance guarantee in the amount of 150% of estimated demolition costs must be posted by the applicant to ensure that when a solar development is no longer technically or financially viable, there will be sufficient funds for its removal and the site reclaimed.

Presentations

Chris Roberts has asked to discuss with the Board the plans for this year's Independence Day Fireworks display.

Citizen Comments and General Correspondence

Request from the Public Safety and Accessibility Collaborative -See attached letter from the co-chairs of the Collaborative.

Town Manager Items

1. **Electric Vehicle Charging Station** – I have been communicating with Revision Energy regarding the installation of a dual EV charging station in the parking spaces near the new restroom. As the Board may recall, the installation of this station is being partially funded by a \$2,500 grant from Efficiency Maine. I am meeting with a representative from

Town Manager Notes for March 17, 2021

Board of Selectmen's Meeting

Revision Energy and the restroom contractor onsite on Monday. I would like to review with the Board the options for charging users for their use of the station. I will have more information on this after Monday's meeting.

2. **Quarterly Investment Report from HM Payson** – A PowerPoint presentation that summarizes the current status of the Town's Capital Reserve/Fixed Fund and Trust Fund portfolios is attached.

Official Action Items

1. **Payment In Lieu of Taxes from Midcoast Friends Meeting** -The Midcoast Friends Meeting has once again sent the Town a check as a payment in lieu of taxes. This year the amount is \$425. The voters at the 2020 Annual Town Meeting gave the Board the authority to accept contributions such as this. The Midcoast Friends Meeting is currently the only one of two property tax exempt organizations that provide the Town with a payment in lieu of taxes.
Recommended action: Accept the \$425 contribution from the Midcoast Friends Meeting as a payment in lieu of taxes to the Town.
- 2, **Vine Street Drainage Project**- Gartley and Dorsky received bids for this project on behalf of the Town on Thursday. The results of the bid process are attached. The Public Works Committee will meet with the engineer on Tuesday to review the bids and develop a recommendation for the Board.

TOWN OF DAMARISCOTTA
HISTORIC PRESERVATION ORDINANCE
CHAPTER 107

(Edits reflect proposed 12-2-20 BOS and 3-1-21 PB changes to the 3-3-20 ordinance now in effect)

§107.1	AUTHORITY	2
§107.2	PURPOSE AND INTENT	2
§107.3	APPLICABILITY	3
§107.4	DEFINITIONS	3
§107.5	HISTORIC PRESERVATION REVIEW COMMISSION	8
§107.6	RESERVED CRITERIA FOR ESTABLISHMENT OF ADDITIONAL HISTORIC DISTRICTS, HISTORIC SITES, INDIVIDUAL HISTORIC PROPERTIES AND HISTORIC LANDMARKS	10
§107.7	RESERVED ESTABLISHMENT OR MODIFICATION OF AN HISTORIC DISTRICT, HISTORIC SITE, INDIVIDUAL HISTORIC PROPERTY OR STRUCTURE AND HISTORIC LANDMARKS	10
§107.8	BOUNDARIES OF THE HISTORIC DISTRICT	11
§107.9	CERTIFICATE OF APPROPRIATENESS	12
§107.10	PROCEDURE FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS	13
§107.11	APPROVAL STANDARDS FOR OBTAINING A CERTIFICATE OF APPROPRIATENESS	14
§107.12	STANDARDS FOR DEMOLITION OR REMOVAL OF A HISTORICALLY SIGNIFICANT BUILDING OR OF A STRUCTURE IN THE EXISTING <u>MAIN STREET OR A FUTURE</u> HISTORIC DISTRICT	17
§107.13	APPROVAL STANDARDS FOR ALTERATION OR REPLACEMENT OF NON-HISTORICALLY SIGNIFICANT PROPERTIES WITHIN <u>THE MAIN AN</u> HISTORIC DISTRICT	18
§107.14	APPEALS	20
§107.15	NATIONAL HISTORIC REGISTRY OF BUILDINGS IN DAMARISCOTTA VILLAGE – MAP	20
§107.16	FLOW CHART OF COA PROCESS	22
§107.17	CONFLICTS WITH OTHER ORDINANCES	23
§107.18	EFFECTIVE DATE	23

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Historic Preservation Ordinance

Chapter 107

§107.1 Authority This ordinance is adopted in accordance with the legislative authority granted to the Town by Maine State Law, Title 30-A M.R.S.A. §3001 [and as adopted by Date of Approval by Town Meeting].

§107.2 Purpose and Intent

(a.) The purpose of this ordinance is to provide a legal framework for the residents of the Town of Damariscotta to protect the historic, architectural and cultural heritage of significant areas, landmarks and sites in Damariscotta, while accepting as appropriate new construction that is compatible. The intent of the ordinance is to safeguard, in the face of intensified growth pressures, the structures and areas that give beauty and pleasure to residents, attract visitors and new residents, give the Town its distinctive character, and educate the community about its past. Once destroyed, historic architecture, areas, sites, and scenic resources cannot be replaced. In particular, a significant number of properties in the National Register Listed Historic District of Damariscotta have a collective historical significance and impact on the overall visual appearance of the town that requires protection under this local ordinance.

(b.) The intent of this ordinance is to ensure that the alteration, enlargement, construction, demolition or replacement of properties are carried out in a manner that is compatible with and maintains the essential character of the properties and the overall character of the ~~Main Street~~Damariseotta Historic District as it exists as of the date of enactment of this ordinance or as it may be revised pursuant to the provisions of this ordinance, and to encourage historic preservation throughout the town. The ~~Main Street~~Damariseotta Historic District established by this ordinance is coterminous with the areas identified by the National Register of Historic Places nomination of 2012, and as shown in the town tax map (see: §107-15 of this ordinance).

(c.) Each property in the ~~Main Street~~ Historic District is recognized as a physical record of its time, place and use. Changes that create a false sense of historical development should not be undertaken. As a result, this Ordinance is designed to *assist* property owners in working with the Town to maintain the architectural integrity of its historic resources. For example, the Ordinance seeks to:

(1.) Protect, preserve and enhance the exterior appearance and architectural features of structures within the ~~Main Street~~ Historic District, ~~or other historic districts, sites, landmarks or individual historic properties as may be designated pursuant to §107-07 of this ordinance.~~

(2.) Encourage consideration of alternatives to the demolition or removal of designated historic properties, sites, landmarks and significant historic structures within the Main Street Historic District or as otherwise designated in this ordinance.

(3.) Preserve, protect and enhance the essential architectural character and appearance of designated districts by protecting relationships of groups of buildings or structures.

(4.) Accept new buildings and structures in the Main Street Historic District ~~designated districts~~ that do not displace historic structures or sites, and that are designed and built in a manner which is compatible with the character and appearance of the district.

(5.) Promote the educational, cultural, economic and general welfare of the people of the Town of Damariscotta.

§107.3 Applicability

(a.) This Ordinance shall initially apply to all properties in the Main Street ~~Damariscotta~~ Historic District. ~~It shall also apply in the future to any additions to the District, or to other historic districts, sites, monuments or resources located in the Town if and when determined by the process provided in this Ordinance, according to the criteria incorporated in this Ordinance. Properties separately added in the future to the National Register listing will not automatically become subject to this ordinance unless incorporated by the process established in this Ordinance.~~

(b.) Standards Incorporated by Reference: The following are adopted by this reference and made a part of this ordinance with the same force and effect as though set out in full herein:

(1.) *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (36 CFR Part 68 in the July 12, 1995 Federal Register), 1995 or most recent edition. See <https://www.nps.gov/tps/standards/rehabilitation.htm>.

(2.) Any and all architectural and archaeological surveys of the town conducted or overseen by architectural historians and archaeologists recognized by the Maine Historic Preservation Commission and on file in the Town Office.

(3.) Pursuant to Title 30-A M.R.S.A. § 3003, a copy of each publication adopted by reference above has been and shall be on file in the office of the Town Clerk for public inspection and use. Where available a link to same shall be provided on the Town website.

§107.4 Definitions

Terms Defined. As used in Ordinance, the following terms shall have the meanings indicated:

ABUTTER: The owner of a property sharing a common boundary with another property or within 100 feet of a given piece of property, whether or not these properties are separated by a public or private way. Owners shall be considered to be persons listed by the Assessor's agent of Damariscotta and/or the ones against whom taxes are assessed.

ALTERATION: A change in the external architectural or landscape features of any structure.

APPROPRIATE: Suitable or fitting for a particular purpose, person, or occasion.

ARCHEAOLOGICAL SITE: A geographic location containing the physical evidence of previous human occupation, including, but not limited to, structures, artifacts, terrain features, graphics (paintings or drawings, etc.) and the evidence of plants or animals.

ARCHITECTURAL FEATURE: Any feature that helps give a structure its distinctive architectural character. Such character defining features include but are not limited to columns, pilasters, cornice boards, brackets, balustrades, quoins, fanlights, corner boards, window and door frames, and transoms. Exterior architectural feature refers to the architectural style and general arrangement of the exterior of a building or structure, including but not limited to: the roof shape and the kind and texture of the building materials; the type and style of all windows, doors, lights, dormers, gable cornices, porches, decorative trim, etc.; the location and treatment of any vehicle access or parking space; the design of any sign, except as expressly permitted by the Town Sign Ordinance; and the arrangement of any fencing.

ARCHITECTURAL SIGNIFICANCE: The embodiment of distinctive characteristics of a type, period or method of construction; represents the work of a master architect or builder; or possesses high artistic values.

BUILDING: Any combination of materials forming a shelter for animals or humans and/or their activities.

CERTIFICATE OF APPROPRIATENESS: A written approval following a prescribed review procedure granted by the Commission upon application of a person with sufficient right, title or interest in property, certifying that the proposed actions by an applicant are found to be acceptable in terms of the design criteria relating to the historic resource as set forth in this Ordinance.

COMMISSION: The Damariscotta Historic Preservation Review Commission (HPRC) established by this Ordinance.

COMPATIBILITY: The relationship between buildings of scale, height, proportion and mass, and their relationship to the viewscape.

CONTRIBUTING PROPERTY OR STRUCTURE: Any property or structure in the existing Historic District built prior to 1970 or replaced therein due to fire prior to 2000, and any property

or structure otherwise built 50 or more years prior to the year of application for inclusion under this ordinance, whose architectural and visual character, whether by location, design, setting, materials, workmanship or association adds to the historic district's sense of time and place and historical development, is capable of yielding important information about an historically significant period, or independently meets the National Registry criteria.

CONSTRUCTED: Built, erected, altered, enlarged, reconstructed, or moved upon, or any other physical operations on the premises which are part of and required for said construction.

DEMOLITION: The permanent removal, dismantling or destruction of all or any portion of an existing designated Historic Resource or structure located within the Main Street Historic District.

~~HISTORIC DISTRICT: A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures or landmarks united by past events or aesthetically by plan or physical development and designated in accordance with the requirements of this ordinance as appropriate for historic preservation. Such historic districts may also comprise an individual historic landmark or historic site separated geographically, but linked by association or history.~~

HISTORIC INTEGRITY: The authenticity of a property's historic identity as evidenced by the survival of physical characteristics (location, design, setting, materials, workmanship and association) that existed during the property's prehistoric or historic period.

HISTORIC LANDMARK OR RESOURCE: Any site feature or structure of particular historic or architectural significance to the Town relating to its heritage, cultural, social, economic or political history, or which is associated with historic personages or important events in local, state or national history which has been ~~or may be~~ designated in accordance with this Ordinance.

~~HISTORIC OVERLAY MAP: A map of the Town of Damariscotta which identifies the location of the Main Street Historic District, a designated historic district, historic site, historic landmark or area of neighborhood significance. This map may be used to overlay other Town maps such as zoning, land use or property tax to demonstrate the designated historic resources locations.~~ [See §107-15.]

HISTORIC SIGNIFICANCE: The embodiment of one or more of the qualities and values noted in this ordinance. Any building classified as noncontributing is not considered to possess "historic significance," although if located within the Main Street Historic District it is otherwise subject to this Ordinance [See: §107-03. Applicability.]

~~HISTORIC SITE: A parcel of land of special significance in the history or prehistory of the Town and its inhabitants, or upon which an historic event has occurred, or an historic site by virtue of usage and which has been designated as such in accordance with this ordinance. The~~

~~term "historic site" shall also include any improved parcel or part of it on which is situated an historic landmark, and any abutting parcel or part of it used as and constituting part of the premises on which the historic landmark is situated as may be designated in this Ordinance.~~

~~INDIVIDUAL HISTORIC PROPERTY: A property that is worthy of preservation because it possesses historic integrity and local, regional, state or national significance. Important properties may include structures, sites and objects significant in American history, archaeology, architecture, engineering or culture, which have been designated as such in accordance with this Ordinance.~~

MAINTENANCE: The keeping of a resource in good repair, e.g., painting, protection from weather and decay, and replacement of deteriorating elements, to preserve its integrity.

MAJOR CHANGE: Additions or alterations to a structure or site, or a large-scale change that affects the character of the structure or related viewscape. In addition, all activities that affect the exterior of the building and require a building permit are also included in this definition.

MINOR CHANGE: Small-scale alterations to a structure or site that do not significantly affect its appearance and are easily reversible. Minor changes may include improvement projects such as lighting, sidewalks, paving and curbing. In no event shall a change be deemed minor when, in the determination of the Code Enforcement Officer, Town Planner or HPRC Historic Review Commission, such change shall alter the historic character of the building or site.

NATIONAL REGISTER OF HISTORIC PLACES: A register assigned by The National Historic Preservation Act of 1966 as amended that recognizes buildings, sites, districts, structures, and objects significant in American history, archaeology, architecture, engineering or culture, and identifies them as worthy of preservation.

NATIONAL REGISTER-ELIGIBLE PROPERTY: An historic property that is eligible for inclusion in the Register because it meets the National Register criteria, which are specified in the Department of the Interior regulations at 36 CFR 60.4

NATIONAL REGISTER-LISTED PROPERTY: An historic property that has been formally listed in the National Register of Historic Places and accepted by the Secretary of the Interior, who is represented for purposes of the decision by the Keeper of the National Register.

NON-CONTRIBUTING PROPERTY: A property that does not meet the definition of a contributing property. A non-contributing property means and includes any building, other structure or site that does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials and workmanship are so altered or deteriorated that their overall integrity has been irretrievably lost. Although changes to a non-contributing property may not have historical significance, they may affect the historic integrity of the viewscape and the district as a whole.

NEIGHBORHOOD SIGNIFICANCE: A contribution to the creation of a physical setting representing a period important to the evolution of the Town. It is understood, in this case, that the physical setting, which is composed of buildings, landscape features and open space, and other architectural features, can transcend the sum of its parts in creating a sense of history. Some examples include: a building that is one of a group of similar buildings constructed and/or designed by an individual important in Damariscotta history; it is a compatible element in a group of buildings of similar or equally important significant architectural styles; its location (i.e., on a corner lot, on a rise of land, on a large parcel of land, as the first building to visually introduce an important group of buildings) makes it an important element in the neighborhood; its size gives it a dominant place in the neighborhood.

OBJECT: A construction that is primarily artistic or utilitarian in nature or is relatively small in scale and simply constructed. Although it may be, by nature and design, movable, an object is associated with a specific setting or environment.

RECONSTRUCTION: The rebuilding of a building or a part of a building. The reconstruction may or may not be a return to the original design of the building.

REHABILITATION: The upgrading of a building, previously in a dilapidated or substandard condition. "Rehabilitation" does not necessarily retain the building's original architectural features.

RESTORATION: The replication or reconstruction of a building's original architectural features. "Restoration" usually describes the technique of preserving historic buildings.

RHYTHM: Characterized by the regular recurrence of strong or weak architectural elements.

SECRETARY OF THE INTERIOR'S STANDARDS: *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (36 CFR Part 68 in the July 12, 1995 Federal Register), 1995 or most recent edition, are the national standards to guide work undertaken on historic properties. Their intent is to assist in the long-term preservation of historic structures and features. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (36 CFR Part 67), 1990 or most recent edition, are used to evaluate rehabilitation projects on certified historic structures for federal tax credits.

SITE: The location of a significant object, structure, or event.

STRUCTURE: A building or anything built for the support, shelter or enclosure of persons, animals, goods, or property of any kind, together with anything constructed or erected with a fixed location on or in the ground. The term includes structures temporarily or permanently located, such as decks, fences, and walls.

VIEWSCAPE: The public setting in which a structure, site or landmark is located. It is the immediate visible neighborhood of the street or public land associated with such a structure, including such things as fences, sidewalks and lights. A viewscape encompasses the public view of a street, neighborhood or public land. Every kind of structure is considered in the context of its viewscape.

VIOLATION: Failure to comply with the plans and conditions listed in a Certificate of Appropriateness as approved by the ~~HPRCHistoric Preservation Review Commission~~, and/or any activity listed in the Certificate of Appropriateness which is carried on without first obtaining a Certificate of Appropriateness which permits the activity to proceed.

VISIBLE FROM THE STREET: Any site or structure that can be seen from any public street or way abutting the subject property.

VISUALLY COMPATIBLE: A mix of styles, sizes, color and other elements that blend together well and conform to the criteria of this Ordinance.

§107.5 Historic Preservation Review Commission (HPRC) This ordinance creates the ~~HPRCHistoric Preservation Review Commission~~ with the following requirements and duties.

(a.) The HPRC will consist of ~~five membersthree Damariscotta community volunteers~~ appointed by the Board of Selectmen (BOS) for staggered three-year terms, ~~and one alternate member. The members shall be residents or the owners of property in Damariscotta with preference given to Damariscotta residents. At least three members shall be Damariscotta residents. The BOS shall strive to appoint two members who are the owners of property within the Main Street Historic District.~~ When initially created, ~~twoone~~ members will be appointed for a three-year term, ~~twoone~~ for a two-year term, and one for a one-year term. Members will be eligible to be reappointed at the end of their terms for an additional three years. ~~The alternate member will be appointed for a one year term, also renewable for a three year term thereafter.~~

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(1.) All members of the ~~HPRCcommission~~ shall have a demonstrated interest, knowledge, or training in historic preservation or closely related fields. Where professionals are available in the community qualifications will conform to the Secretary of the Interior's Historic Preservation Professional Qualifications Standards. Information on the credentials of the commission members must be kept on file and available to the public.

(2.) Each ~~HPRCcommission~~ member is encouraged to attend at least one informational or educational meeting per year, sponsored by the ~~MHPCMaine Historic Preservation Commission (MHPC)~~, pertaining to the work and functions of the ~~HPRClocal review commission~~ or to historic preservation. This orientation and training sessions shall also be designed to provide a working knowledge of the roles and operations of Federal, State and local preservation.

(3.) The BOS will fill any vacancy on the Commission within sixty days.

(b.) Duties of the HPRC.

(1.) The ~~HPRC~~Commission will file an annual report to the MHPC.

(2.) The HPRC will hold at least one public meeting quarterly, or more often as it deems necessary, and a quorum of ~~3~~2 will be required at each meeting for voting purposes. Its duties include the creation of its own bylaws; the review of applications for alterations, relocation, demolition, and other actions affecting historic and prehistoric properties under its jurisdiction; and the review of all new construction affecting designated historic and prehistoric properties and/or districts within its jurisdiction to determine if locally listed prehistoric or historic archaeological sites will be affected.

(3.) During meetings, the HPRC will review applications submitted by the Town Planner or an applicant for proposed modifications to properties within the Main Street Historic District~~historic district~~. The owner of a building within the Main Street Historic District making such an application is required to send certified- mail, return-receipt letters to all abutters of the subject lot giving the time, place and reason for the HPRC meeting. The Town Planner will publish the application hearing notice in a newspaper in general circulation within Damariscotta to give notice of at least seven business days to the public, and post notice of the proposal on the Town web site at least seven business days prior to the meeting at which it will be considered. The ~~HPRC~~Commission is empowered to either approve or deny completed applications submitted for *Certificates of Appropriateness (CoA)* (See: §900-09) once they have reviewed the application contents at the posted meeting and have provided non-applicants the opportunity to comment on the proposed modifications.

(4.) The HPRC shall assist, advise and help to educate the community, residents, property owners and officials of the Town concerning the physical and financial aspects and benefits of preservation, renovation, rehabilitation and the re-use of historic and archaeological sites, structures, buildings and landmarks, and help provide information useful to property owners who wish to maintain historic property.

(5.) The HPRC will serve as an advisor to the Town regarding historical and cultural resources;

(6.) The HPRC will maintain a detailed inventory of property within the existing Main Street Historic District. [See: §107(a.)]; ~~and update and maintain this inventory as additional historic buildings, landmarks and sites that may be established in Damariscotta pursuant to this ordinance.~~

(7.) The HPRC will review all proposed National Register nominations for properties within its jurisdiction. When it considers a National Register nomination and other actions which

are normally evaluated by a professional in a specific discipline and that discipline is not represented on the ~~HPRC commission~~, the ~~HPRC commission~~ shall seek expertise in this area before rendering its decision with the help of the MHPC staff.

(8.) The HPRC will conduct or cause to be conducted a continuing survey of cultural resources in the community according to guidelines established by the MHPC, and make recommendations for the designation of local landmarks and historic districts to the Town Board of Selectmen, and keep records of such decisions, and

(9.) The HPRC will establish and use written guidelines for the preservation of designated local landmarks and historic districts when making decisions on requests for permits for new construction, alterations, demolition, relocation, additions to, or other actions affecting any historic resources as described in this ordinance.

~~§107.6 RESERVED~~Criteria for Establishment of Additional Historic Districts, Historic Sites, Individual Historic Properties or Structures and Historic Landmarks.

~~(a.) One or more of the following characteristics, without limitation as to cultural or chronological period, may serve to qualify an historic district, historic site, individual historic property, historic landmark or archaeological site, as defined in §107-04 of this Ordinance, to be established in accordance with this Ordinance:~~

~~—— (1.) Structures or sites at which events occur or have occurred that contribute to and are identified with or significantly represent or exemplify the broad cultural, political, economic, military, social or sociological history of Damariscotta, Maine or the nation, including sites and buildings at which the public may gain insight or see examples either of particular items or of larger patterns in the North American heritage.~~

~~—— (2.) Structures or sites importantly associated with historic personages.~~

~~—— (3.) Structures or sites importantly associated with historic examples of a great idea or ideal.~~

~~—— (4.) Structures or structural remains and sites embodying examples of architectural types of specimens valuable for study or representation of a period, style, or method of building construction, of community organization and living or of landscaping; or a single notable structure or a single site representing the work of a master builder, designer, engineer, architect or landscape architect.~~

~~—— (5.) Structures contributing to the visual continuity of an historic district.~~

~~—— (6.) Structures or sites listed on or eligible for listing on the National Register of Historic Places and structures or sites listed as or eligible for listing as a National Historic Landmark.~~

§107.7 ~~RESERVED Establishment or Modification of an Historic District, Historic Site, Individual Historic Property or Structure and Historic Landmarks.~~

~~(a.) The existing local Historic Overlay District may be modified, or an additional local historic district or districts, historic buildings, landmarks or sites, may be created or modified through an amendment to this ordinance by the Town Meeting of the Town of Damariscotta in accordance with the following procedures:~~

~~—— (1) Anyone may propose an amendment to create or modify a historic overlay district, or to add historic buildings, landmarks or sites, to the HPRC.~~

~~—— (2.) A request for the creation or modification of an overlay district or designation of historic buildings, landmarks or sites must initially be made in writing to the HPRC and the Town Planner, and must include the following information:~~

~~—— (i.) A map showing the proposed boundaries of the new overlay district, historic buildings, landmarks or sites, or proposed changes to the boundaries of an existing district, historic buildings, landmarks or sites.~~

~~—— (ii.) A listing of the properties included within the new district, historic buildings, landmarks or sites, or proposed revision to an existing district, historic buildings, landmarks or sites, showing the Tax Map and lot number of each parcel and the current owner as recorded on the Town's assessment records.~~

~~—— (iii.) An evaluation of each property as a contributing or noncontributing building or structure using the methodology used in the Damariscotta 2012 Historic Resource Survey (as updated) or other methodology approved by the Maine Historic Preservation Commission. If the amendment proposes to remove properties from an existing overlay district, the classification of those properties in the 1979, 2010 or 2012 surveys or subsequent historical surveys must be provided.~~

~~—— (3.) Upon receipt of a request for an amendment, the HPRC shall conduct research on the proposal and solicit comment from the Maine Historic Preservation Commission.~~

~~—— (4.) Within forty five (45) days of the receipt of a request for an amendment to an overlay district, the HPRC shall hold a public hearing on the request. The Commission shall provide public notice of the hearing by publishing the hearing notice in a newspaper in general circulation within Damariscotta at least fifteen (15) days prior to the hearing, and by posting on the Town web site. The HPRC shall also notify, in writing by certified mail, return receipt all property owners within the boundary of the proposed amendment and within two hundred fifty (250) feet of the area at least fifteen (15) days prior to the hearing. The Board of Selectmen may set a reasonable fee on the proponents of the amendment to cover the cost of such notification.~~

~~— (5) Within forty five (45) days of the public hearing, the HPRC shall make a formal recommendation to the Planning Board and Board of Selectmen with respect to the request. The HPRC's recommendation shall specify the HPRC's findings and conclusions with respect to the request. The HPRC shall take into consideration a request by the owner of property within a proposed new or expanded overlay district to be excluded from the overlay district. The HPRC shall either approve the request or state in writing, and include in the Board's findings and conclusions, why such request was not approved.~~

~~— (6.) A recommendation for the creation or amendment of a Historic District if approved by the Board of Selectmen shall be sent to the next regular or special Town Meeting for decision.~~

§107.8 Boundaries of the Main Street Historic District. The initial boundaries of the Damariscotta Historic Overlay District are presented in §107-15, and are described as follows:

- (a.) Tax Map 6: {south of Main St. & west of Water St. with frontage on the river} Lots 19 to 14; Lot 14-1; Lots 13 to 8;
- (b.) Tax Map 6: {south of Main St. at Bristol Rd. intersection} Lot 136; Lot 120;
- (c.) Tax Map 6 {north of Main St. River to Lincoln Theater} Lots 26 to 27; Lot 29; Lots 31 to 32; Lot 34; Lot 36;
- (d.) Tax Map 6 {north of Main St. from Theater to Church St.} Lots 75 to 84.

§107.09. Certificate of Appropriateness

(a.) The owner/applicant of a property in the Main Street Historic District who proposes to undertake any activity that will change the design, material, scale, color or location of the **exterior** building features of a property in the District (including windows and roofs), or that is not an "exempt activity" under this Ordinance must obtain a *Certificate of Appropriateness (CoA)* from the HPRC *prior* to receiving any building, plumbing, electrical or other permits and approvals required for the work or, if no permits or other approvals are required, *before* commencing the work. This applies to all properties in the Main Street Historic District, ~~and in or to any future historic districts, sites, structures or landmarks,~~ and includes:

- (1.) The alteration of a building or structure.
- (2.) The construction of an addition to a building or structure.
- (3.) The construction or placement of an accessory building on the site such as a garage or shed.
- (4.) The relocation of a building or structure.

(5.) The alteration, placement, construction, or removal of contributing structures or site features of historic significance.

(6.) The demolition or removal of a building or structure.

(7.) The construction or placement of a new principal or accessory building on the site.

(b.) **Exempt activities.** Activities that do not adversely impact the *exterior* of an historic structure are exempt from the requirement of obtaining a Certificate of Appropriateness from the HPRC. A property owner who intends to undertake an activity that they believe is an exempt activity may request a review from the Damariscotta *Town Planner* prior to undertaking the activity. The property owner may provide the Town Planner with either a verbal or written description of the proposed activities. If the Town Planner determines that the proposed activity constitutes an exempt activity, he may so advise the property owner.

(c.) *Examples* of activities **exempt** from requiring a Certificate of Appropriateness include:

(1.) Interior alterations, and activity that is not visible from a public way.

(2.) Installation of temporary buildings or temporary structures.

(3.) Landscaping.

(4.) Installation of walks, driveway or sidewalks; and constructions, demolitions or alterations under orders issued by a building inspector, Code Enforcement Officer, or similar agent for the purposes of public safety.

(5.) Installation of storm windows, storm doors, screen windows, screen doors and window air conditioners.

(6.) Installation of flagpoles, sculpture, mailboxes, window boxes, gutters, downspouts and leaders, house numbers, garden furniture, solar panels, wind powered units, or heat pump inverters and related wall mounted conduits. ~~that are not visible from the street the front of the building faces.~~

(7.) Routine maintenance: normal repair and upkeep of a building or structure that does not change the design, material or scale of exterior building features. Repainting of a building or structure is considered to be routine maintenance unless the color is to be changed, as is the replacement or repair of exterior elements with similar materials, such as roofing with the same type of shingles, replacement of clapboards with similar clapboards, or the replacement of doors or windows with new doors or windows of a similar design and made with similar materials. Repair or replacement with different materials is not considered routine maintenance, except that alternatives to wooden window framing may be exempted as long as they do not detract from the historical appearance of the building.

§107.10 Procedure for obtaining a Certificate of Appropriateness (CoA).

(a.) Step One: The applicant will complete and submit an application for a CoA to the Town Planner. CoA application forms are available at the Town office and on the Town web site.

(b.) Step Two: The applicant will meet with the Town Planner to review the checklist contained in the CoA application form; and the Planner will provide assistance as required to complete the application. Once a completed application is submitted, the Planner shall complete review of the application within 10 business days and forward it to the HPRC.

(c.) Step Three: The HPRC shall begin review of the application at its next scheduled meeting following submission of the completed application. Such meeting shall be posted as a public hearing and abutters shall be notified of the meeting by certified mail, return receipt requested,

by the applicant. It is the intent of this ordinance that the HPRC shall render its decision in a timely manner, and, if necessary, schedule a special meeting, so as to ensure the applicant is not unnecessarily delayed.

(d.) Step Four: The HPRC will review the application, provide an opportunity for public comment, and then vote whether or not to issue a CoA *during the meeting*. Should the HPRC require additional information or clarification, the HPRC may vote to continue review of the application to its next regularly scheduled meeting or special committee meeting. The HPRC will vote on an application only at a posted public meeting, unless the review has been continued as discussed above. Its decision will be recorded in written minutes containing a notice of decision within five business days of the hearing, but the date of the decision for purposes of appeal shall be the date of the hearing at which it was made. A decision on a CoA may only be tabled to the next HPRC meeting if the HPRC deems it necessary to obtain additional material from the Applicant or Town Planner. In such a case another HPRC meeting will be held within seven days, rather than waiting another month for a regular HRC meeting. If the CoA is denied, the HPRC will provide the applicant in writing the reasons for denial within seven days of the decision.

(e.) Step Five: After the HPRC decision the applicant will proceed with or abstain from their project; contact the Town Code Enforcement Officer (CEO) for any additional required permitting; or submit their application to the Planning Board (if needed) for additional approval.

(f.) Parties aggrieved by a decision of the HPRC may appeal such decision pursuant to the provisions of §107-14.

(g.) §107-16 of this Ordinance presents a flow chart outlining the application process for a CoA.

§107.11. Approval Standards for Obtaining a Certificate of Appropriateness (CoA).

(a.) In reviewing and approving applications for a CoA, the HPRC will consider and take into account the *Secretary of the Interior's Standards for the Treatment of Historic Properties, with a focus on the Standards for Rehabilitation* (as may be updated), and their application to activities that are visible from public streets or ways, including the following standards:

(1.) All structures and sites shall be recognized as products of their own time. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

(2.) The historic and/or neighborhood significance of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

(3.) Distinctive materials, features, finishes, and/or construction techniques or examples of craftsmanship that characterize a property will be preserved.

(4.) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old feature in design, color, texture and, wherever possible, materials. Historic accuracy of the replacement of missing features will be documented by photographic, physical and/or other evidence.

(5.) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(6.) Archeological resources as defined in the Archaeological Resources Protection Act of 1979 (Pub.L. 96-95, as amended) (ARPA) will be protected and preserved in place. If such resources must be disturbed, mitigation measures consistent with Federal and Maine State law will be undertaken.

(7.) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.

(b.) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired. *The Secretary of Interior's Standards for Rehabilitation* provide discussion and examples of how these standards may be applied in Damariscotta.

(c.) Additional local standards. The HPRC shall find that the proposed activities meet the following additional local standards based on the type of activities proposed. If more than one type of activity is proposed, the standards for each type of activity must be met for the application to be approved. If the HPRC determines that there are special or unique circumstances associated with the proposed activity, it may, by majority vote with written findings, modify any of the following standards provided that any such modification does not have the effect of nullifying the intent and purpose of this ordinance. In granting a modification to any of these standards, the HPRC may impose conditions as will assure the intent and purpose of this ordinance are met.

(1.) The alteration of a building or structure.

(i.) Porches: Existing porches should be maintained and preserved. Character-defining elements associated with porches, such as columns, pilasters, decorative brackets, railings, and balustrades, should not be substantially altered. It is not appropriate to enclose a porch that is visible from a public way, but screens may be added if they are attached in a manner that does not damage the historic materials and the modification is completely reversible.

(ii.) Roof: If the entire roof is being replaced, the material should be compatible with the visual character of the building. The replacement material may revert back to a historically appropriate material if historic documentation is available.

(iii.) Appendages: Appendages to the structure, such as solar collectors, antennas, heat pump inverters and satellite dishes, should be located to minimize the visual impact on the historic building and should be attached in a manner that does not damage the historic materials and is completely reversible.

(iv.) Windows: The creation of new windows or skylights that result in removal of portions of the historic structure are inappropriate unless the window or skylight is located in a portion of the structure that has been previously modified so that its historic value has been lost. If a new window or skylight is permitted, the design should be compatible with the existing building and the location should minimize the visual impact on the historic building.

(v.) Doors: Replacement doors should utilize the existing opening and should be visually compatible with the remainder of the property.

(vi.) Garage doors: Increasing the size of the opening in the wall to allow the installation of double or triple-width garage doors facing the street is not appropriate.

(vii.) Materials: Wherever practical, existing materials should be maintained. In the case of the change of material, the material ~~should~~^{shall} have a similar visual appearance.

(2.). The construction of an addition to a contributing building or structure.

(i.) The addition should minimize the impact, both physically and visually, on the historic property.

(ii.) The addition should not visually overwhelm or obscure the historic structure.

(iii.) The mass, scale and volume of the addition should be compatible with the historic building.

(iv.) Where feasible, the addition should be attached to the historic property with a connecting link that minimizes the damage or removal of elements of the historic building.

(v.) It is not appropriate to add decks and porches that are visible from a public way. Sunrooms and similar spaces are appropriate only if they meet the other standards of this section.

(3.) The construction or placement of an accessory building, such as a garage or shed, on the site of a contributing building.

(i.) The building should be constructed of materials that are visually compatible with the materials of the historic building but that are appropriate to the current period.

(ii.) The design of the building with respect to massing and scale should be compatible with the massing and scale of the historic building, including features such as rooflines.

(iii.) The location of the accessory building should minimize its visual impact on the historic building and not obscure it and should be consistent with the placement of similar accessory buildings on the sites of other comparable contributing buildings in the district.

(4.) The relocation of a contributing building or structure.

(i.) The new location of the building or structure should be consistent with the established pattern of the immediate neighborhood surrounding the site with respect to its setback from the street, orientation of the front facade of the building to the street and the placement of the building on the lot with respect to side lot lines and adjacent properties.

(ii.) If an accessory building is relocated, the new location should maintain the spatial relationships on the lot if that relationship is an essential element of the historic character of the property.

(5.) The alteration, placement, construction or removal of significant site features on the site of a contributing building or structure.

(i.) Existing fences or walls should be maintained as far as physically possible. New or replacement fences or walls should be located to reflect the established pattern in the neighborhood and on adjacent lots if a pattern exists. This is particularly important with respect to the relationship with the street and sidewalk (if any). Fences should be compatible to other historic fences in the district with respect to design, size, and details.

(ii.) The use of concrete for walls and steps is inappropriate for new or replacement site features. Use of granite blocks for steps is appropriate.

(6.) New parking areas should be located to the side or rear of the principal buildings when feasible.

(7.) New driveway locations should maintain the established pattern in the immediate neighborhood of the site. The area between the front facade of the principal building and the sidewalk or street should not be used for new or expanded driveways or parking areas.

§107.12. Standards for demolition or removal of a Historic Site, Individual Historic Property or Structure and Historic Landmarks, or of a contributing structure in the Main Street Historic District~~existing of a future historic district.~~

(a.) The HPRC shall approve a CoA for the demolition or removal of a principal building located in the Main Street Historic ~~Overlay~~-District ~~(or any historic resource created under this ordinance in the future)~~ **only** if it finds that either of the following conditions exists:

(1.) The building is identified and determined to be a non-contributing or non-historic property by the HPRC after a regularly scheduled public hearing before the HPRC; or

(2.) The property owner has demonstrated to the HPRC at one of its regularly scheduled public hearings that cost-effective repair of the building (i.) is not possible, as documented in writing by a structural engineer, builder, or architect with experience in the renovation of historic properties and (ii.) that the property owner has made a good faith effort to identify and sell the property to a buyer ~~there is no buyer for the property~~ willing to undertake its repair as an historic structure. If the structural integrity of the building is in such disrepair as to be hazardous, the structure may be condemned by the Code Enforcement Officer.

(b.) If a CoA is granted for the demolition or removal of an historic structure, the town planner and the property owner shall photograph the exterior and interior of the structure to preserve this as a record of the structure for the historic records of the town. Such photographs shall be retained in the archives of the town and shared with the historical society and town library.

(c.) If the property owner demonstrates to the Commission's satisfaction that they cannot repair the building, the issuance of the CoA for demolition or removal shall be *delayed for a period of ~~ninetyone hundred and twenty (90+20) days~~* during which period the owner must make a reasonable and good faith attempt to sell the property to someone who will repair the building in accordance with the following process. The time period shall commence when the HPRC is notified *in writing* by the owner that the owner cannot repair the property and a sale offering statement has been provided to the Town Planner, *after the public hearing on this application*.

(d.) Within five (5) days of the determination by the Commission in writing that the owner cannot repair the property, the property owner shall post notices on the premises of the building or structure proposed for demolition in a location clearly visible from the street. The notices shall indicate that the property is proposed to be demolished or moved and that it is available for sale to a buyer who will repair the property. In addition, the notice shall be published by the owner in a newspaper of general local circulation at least two times. The first notice must be published within seven (7) days of the Commission's finding and the second notice must be published not less than forty-five (45) days prior to the end of the ~~ninetyone hundred and twenty (90+20) day~~ period. The owner shall provide the Town Planner with evidence that notices have been posted and published as required.

(e.) The HPRC may also publicize the sale offering statement to ensure national publicity is made available and to increase the likelihood of an outcome that avoids demolition or removal of the historic property.

~~(f.) During the delay period, the owner shall make a bona fide offer to sell such building or structure and the land pertaining thereto, at a price reasonably related to its fair market value, to any person, firm, corporation, government or agency thereof or political subdivision or agency thereof which gives reasonable assurance that it is willing to preserve and restore the building or structure and the land pertaining thereto. Prior to making such offer to sell, the owner shall first file a statement with the Town Planner identifying the property, the offering price and the date the offer to sell shall begin.~~

~~(fg.) At the end of the delay day period, the property owner may request that the HPRC Commission release the CoA, allowing the Code Enforcement Officer to issue a demolition or moving permit. The HPRC shall authorize the release of the CoA only if it finds that the applicable conditions in §107.12.a have been satisfied, property owner made a bona fide and good faith effort to sell the property as an historic property at a reasonable price relative to its fair market value and that there is no buyer that is willing to repair the property.~~

~~(g.) A CoA will be required for replacement of the structure approved for demolition or removal. In considering issuance of a CoA for a replacement structure, the HPRC will consider the following:~~

~~(1.) Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of the immediate neighborhood.~~

~~(2.) The location of new construction should follow the setbacks of historic buildings and avoid blocking their primary elevations.~~

~~(3.) Protecting the historic setting and context of a property, including the degree of open space and building density, must be considered when planning new construction on an historic site.~~

~~(4.) When the new structure is visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.~~

§107.13. Approval standards for alteration or replacement of non-contributing properties within ~~the~~ Main Street Historic District.

(a.) In reviewing and approving applications for a CoA involving a non-historically significant property, the HPRC shall consider the additional local standards appropriate to the proposed

activity as set forth in this ordinance and find that the appropriate standards have been met, with a view to retaining the overall appearance of the entire Main Street Historic District (or other historic resource created under this ordinance).

(b.) Concerning the construction or placement of a new principal building on the site:

(1.) The building should be located on the lot so that the front setback is consistent with the current setback of the principal buildings on adjacent lots and within the immediate neighborhood.

(2.) The general placement of the building on the lot should maintain the pattern of buildings and voids along the street.

(3.) The front entrance of the building should be oriented to the street.

(4.) The height, scale, and massing of the building should be visually compatible with the principal buildings on adjacent lots.

(5.) The design and location of site elements, including driveways, sidewalks, fences, and walls, should be visually compatible with the pattern of the immediate neighborhood especially with respect to scale and location on the lot.

(c.) Concerning the construction or placement of a new accessory building on the site, the accessory building should be located to the side or rear of the principal building and be visually compatible with the principal building and principal buildings on adjacent lots.

(d.) Concerning alterations to a building or structure that substantially alter its front facade or the orientation of the building to the street.

(1.) The alterations should be visually compatible with the age and style of the principal building.

(2.) Alterations that attempt to replicate features from an earlier time period or that make the building look historic are inappropriate.

(e.) Concerning the construction of an addition to a building or structure.

(1.) Additions should be visually compatible with the age and style of the principal building.

(2.) The placement of the addition in relationship to the principal building should be visually compatible with the principal building and principal buildings on adjacent lots.

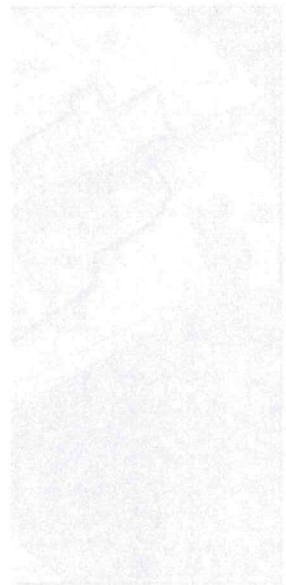
(3.) Additions that attempt to replicate features from an earlier time period or that make the building look historic are inappropriate.

§107.14. Appeals.

(a.) Administrative Appeals of decisions of the HPRC on the issuance or denial of a Certificate of Appropriateness (CoA) must be made within 30 days of the date of the decision being appealed, pursuant to the Town of Damariscotta Board of Appeals (BOA) Ordinance, Section 5.A.1, taking into account the record before the HPRC. The HPRC shall issue its written minutes recording the decision within five business days of taking its decision. Appeals shall be made to the BOA Board of Appeals under the procedures in the town Land Use Ordinance. Appeals may be taken by any applicant or their authorized agent against the HPRC for alleged misinterpretation of the Ordinance or of the Secretary of the Interior's Standards for Rehabilitation. Abutters or aggrieved parties objecting to the grant of a CoA may also bring an appeal on the same terms.

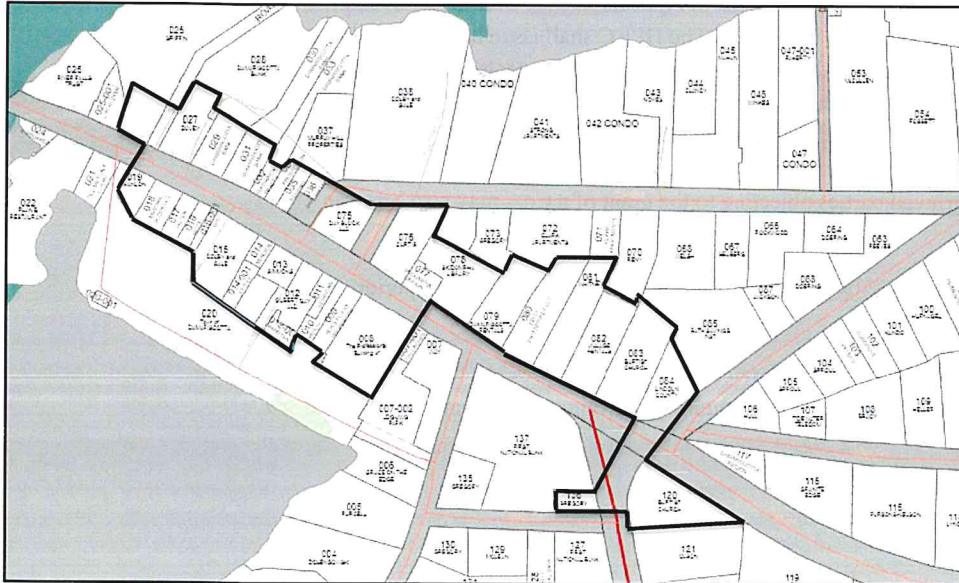
(b.) Appeals from the decisions of the BOA Board of Appeals shall be made to the Superior Court.

§107.15. Main Street Damariscotta Historic District Map. The map presents the existing Historic District and will be updated pursuant to any future expansion by a separate warrant article.



Main Street Historic District

March 3, 2020



§107.16 Flow Chart for COA Process

Property owner wants to repair, upgrade, demolish or otherwise change a property in the Historic District

Property owner meets with Planner to review project

Planner determines project requires a COA

Planner determines project is an exempt activity and COA is not required. Property owner meets with CEO regarding any other required permitting

Property owner prepares an application for a COA with assistance of Planner, if necessary

Planner reviews application and, if complete, forwards it to the HPRC within 10 business days

HPRC begins review of application at next scheduled meeting, which is posted as a public hearing with abutter notification by the applicant

If additional information is required the hearing may be continued to the next regularly scheduled or special HPRC meeting

HPRC votes on the application at a posted public hearing or a continued public hearing or tables the application to a HPRC meeting to be held within seven days

If project is approved with or without modifications, the applicant contacts the CEO regarding any additional required permitting

Parties aggrieved by a decision of the HPRC may appeal pursuant to §107-14

COA = Certificate of Appropriateness
HPRC = Historic Preservation Review Commission
CEO = Code Enforcement Officer

§107.17. Conflicts with Other Ordinances

Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or any other ordinance, regulation or statute, the more restrictive provision shall control.

§107.18. Effective Date

- (a.) The effective date of this ordinance is March 3, 2020
- (b.) A certified copy of this Ordinance shall be filed with the Town Clerk and shall be accessible to any member of the public. Copies shall be available to the public at reasonable cost at the expense of the person making the request and be available for downloading from the Town web site. Notice of the availability of this Ordinance shall be posted on the Town web site.

§107.19. Enforcement.

- (a.) Any violation of this Ordinance shall be deemed to be a nuisance.
- (b.) This ordinance shall be administered and enforced by the Town Planner in coordination with the Code Enforcement Officer (CEO) and the HPRC.
 - (1.) The Town Planner, CEO and HPRC will develop guidelines for enforcement and make them available on the Town web site and in print for the public at no charge.
 - (2.) Any aggrieved person who believes that there has been an error made in the interpretation or application of the provisions of this Ordinance may appeal, within the time limits for such appeals, such determination to the Board of Appeals as an administrative appeal.
- (c.) Fines for violations will be as established by the Board of Selectmen. Any person, including but not limited to a landowner, a landowner's agent or a contractor, who orders or conducts any activity in violation of this Ordinance shall be penalized in accordance with Title 30-A, Maine Revised Statutes Annotated, Subsection 4452.
- (d.) Where the above provisions do not result in an abatement of a violation of this Ordinance, Municipal Officers make seek legal or equitable relief through the Court system, following the steps noted in the Site Plan Review Ordinance § 102-14. C.
- (e.) The invalidity of any section or provision of this Ordinance shall not be held to invalidate any other section or provision of this Ordinance.

Proposed Charter Amendment

Historic Preservation Review Commission

[To be inserted in Section 4.04 B as # 3 and pushing current #3 and #4 down to #4 and #5.]

Historic Preservation Review Commission – The Historic Preservation Review Commission (“HPRC”) shall, among other duties, review applications for alterations, relocation, demolition, and other actions affecting historic and prehistoric properties under its jurisdiction, and review all new construction affecting designated historic and prehistoric properties and/or districts within its jurisdiction to determine if locally listed prehistoric or historic archaeological sites will be affected.

The HPRC shall consist of five (5) members appointed by the Board of Selectmen for staggered three (3) year terms. At least three members shall be Damariscotta residents. In making these appointments, the Board shall also give preference to owners of properties in the designated historic district. Following their initial terms, members will be eligible for reappointment at the end of their terms for additional three (3) year terms.

Chapter 107
SOLAR ENERGY SYSTEMS ORDINANCE
Damariscotta, Maine

Posted by the Planning Board for March 8, 2021 Public Hearing

§107.1 AUTHORITY

This Ordinance is enacted pursuant to the authority given the Town in MRSA Title 30-A, Section 3001.

§107.2 PURPOSE

The purpose of this Ordinance is to regulate the size, location and development standards for certain solar energy systems in Damariscotta.

§107.3 APPLICABILITY

- A. This Ordinance shall apply to proposals to construct ground-mounted solar energy systems that exceed 1 acre in panel area. The following solar energy systems are not subject to this Ordinance except as noted.
1. Solar energy systems serving one single-family or one two-family residence.
 2. Roof-mounted solar energy systems.
 3. Ground-mounted solar energy systems that do not exceed 5,000 sf in panel
 4. Ground-mounted solar energy systems between 5,000 sf and 1 acre in panel area except that such systems shall comply with the dimensional requirements of §107.5 and the buffer requirements of §107.7.A.
 5. Ground-mounted solar energy systems that exceed 1 acre in panel area for which at least 50% of the energy generated is consumed by a principal use on the same parcel of land except that such systems shall comply with the dimensional requirements of §107.5 and the buffer requirements of §107.7.A.
- B. Ground-mounted solar energy systems that exceed 5,000 sf in panel area or result in the stripping, grading, removal or filling of earth materials of more than 20,000 square feet in area in the aggregate are subject to Chapter 102, Site Plan Approval.

§107.4 DEFINITIONS

SOLAR ENERGY SYSTEM - A facility whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

GROUND-MOUNTED SOLAR ENERGY SYSTEM - A solar energy system that is structurally mounted to the ground.

PANEL AREA – The total area of solar panels based on total airspace projected over the ground.

§107.5 DIMENSIONAL REQUIREMENTS

- A. Ground-mounted solar energy systems shall not exceed 20 acres in panel area.
- B. Ground-mounted solar energy systems shall not exceed 25 feet in height at maximum tilt.

- C. Minimum front setback shall be 50 feet, minimum side setback shall be 50 feet and minimum back setback shall be 50 feet.

§107.6 PERMITTED LOCATIONS

Unless exempted by §107.3.A, solar energy systems that exceed 1 acre in panel area are limited to the Rural and Commercial II Districts.

§107.7 Screening, Security, Maintenance and Regulatory Compliance

- A. Ground-mounted solar energy systems that exceed 20,000 sf in panel area shall be buffered from public roads and residences by plantings, berms, and natural topographical features. Ground-mounted solar energy systems that exceed 2 acres in panel area shall be further buffered such that they are not visible year round from public roads. Vegetation control shall be by mechanical means only. Chemical vegetation control is prohibited.
- B. Lots on which Ground Mounted Solar Energy Systems are located shall be protected by a perimeter fence unless the Planning Board determines pursuant to Site Plan Review that such fencing is not necessary to protect the facility or the public. One or more signs shall be affixed to the fencing identifying the owner of the facility and emergency contact information.
- C. For purposes of emergency services, the owner or operator of a ground-mounted solar energy system shall provide a copy of the project summary, electrical schematic, and site plan to the Damariscotta Fire Chief. Upon request, the owner or operator shall cooperate with the Fire Department in developing an Emergency Response Plan. All means of shutting down the system shall be clearly marked on the plan. The owner or operator shall identify a responsible person to the Code Enforcement Officer and the Fire Chief for public inquiries throughout the life of the installation.
- D. The owner or operator of a ground-mounted solar energy system shall maintain the facility in good condition. Maintenance shall include but not be limited to, painting, structural repairs, vegetation control and integrity of security measures. Site access shall be maintained to a level acceptable to the Damariscotta Fire Chief. The owner or operator shall be responsible for the cost of maintaining the access road(s) unless the road(s) is accepted as a public way.
- E. The owner or operator of a ground-mounted solar energy system shall build and maintain it in compliance with all relevant Federal, State and Local Laws, Regulations, and Ordinances.

§107.8 PERFORMANCE GUARANTEE

After a ground-mounted solar energy system that is subject to this Ordinance is approved but before a building permit is issued, the applicant shall submit to the Town of Damariscotta a performance guarantee in the amount of 150% of the applicant's estimated demolition cost of the system, subject to a review of such cost by the Code Enforcement Officer. The applicant may apply to the Code Enforcement Officer for release of the guarantee at such time that it or its assignees remove the system and associated abandoned structures, and such completed removal is found to be satisfactory by the Code Enforcement Officer.

§107.9 DECOMMISSIONING AND REMOVAL

- A. A ground-mounted solar energy system that is subject to this Ordinance and that has reached the end of its useful life, ceases to generate power or has been abandoned shall be removed pursuant to a plan approved by the Damariscotta Planning Board during the application process. The owner or operator shall remove physically the installation no more than 180 days after the date of discontinued operations. The owner or operator shall notify the Code Enforcement Officer by certified mail, return receipt requested, of the proposed date of the discontinued operations and plans for removal.
- B. Decommissioning shall consist of: (1) physical removal of all solar energy systems, structures, equipment, security barriers and transmission lines from the site; (2) disposal of all solid and hazardous

waste in accordance with Local, State and Federal waste disposal regulations; and (3) stabilize or re-vegetation of the site as necessary to minimize erosion. The Code Enforcement Officer may allow the owner or operator to leave landscaping or designated below-grade foundations to minimize erosion and disruptions to vegetation.

C. Absent a notice of a proposed date of decommissioning or written notice of extenuating circumstances, ground-mounted solar energy systems shall be considered abandoned when it fails to generate electricity for more than one year without having first obtained the written consent of the Code Enforcement Officer. Determination of abandonment shall be made by the Code Enforcement Officer.

D. If the owner or operator of a ground-mounted solar energy system fails to remove the installation in accordance with the requirements of this section within 180 days of abandonment or the proposed date of decommissioning, the Town of Damariscotta retains the right to use the performance guarantee and any and all legal or available means necessary to cause an abandoned, hazardous or decommissioned solar energy system to be removed.

§107.10 ENFORCEMENT

The Code Enforcement Officer shall be responsible for administering the provisions of this Ordinance, including interpreting the provisions hereof.

§107.11 SEVERABILITY

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Ordinance.

§107.12 CONFLICTS WITH OTHER ORDINANCES

Whenever a specific provision within this Ordinance conflicts with or is inconsistent with another specific provision within this Ordinance or a specific provision of any other Ordinance, regulation or statute, the more restrictive specific provision shall control.

§107.13 AMENDMENTS

All changes and amendments to this Ordinance must be made at a regular or special Town Meeting of Damariscotta, by a majority of the governing body.

§107.14 ADMINISTRATION

The Planning Board is authorized to review and act on all applications for ground-mounted solar energy systems subject to this Ordinance. In considering applications and plans under this provision, the Board may act to approve, disapprove, or approve with conditions as authorized by these provisions. No municipal permits shall be issued, nor construction work begun on any use or development covered by this Ordinance until the application has been approved by the Board. All work shall be carried out in accord with the documentation submitted and approved by the Board.

§107.15 APPEALS

A. The Board of Appeals shall have jurisdiction to hear and decide appeals brought pursuant to the enforcement of this Ordinance. Any person or persons aggrieved by the action of the CEO, the Planning Board or any other municipal official in their administration of this Ordinance shall have the right of appeal to the Board of Appeals. Such appeal shall be taken pursuant to the procedures set forth in the Board of Appeals Ordinance. The Board of Appeals shall sit in its capacity as an appellate board, utilizing and applying its procedures in the Board of Appeals Ordinance and such other rules and procedures of the Board as they may apply. Any person or persons aggrieved by the decision of the Board of Appeals shall have the right to appeal to Superior Court. The person or persons filing the appeal shall have the burden of proof.

Legislative History

- Enacted [date]; Effective [date]



11 March 2021

Dear Matt:

We are writing to you as Town Manager of Damariscotta on behalf of the **Public Safety and Accessibility Collaborative** or PSAC. As you know, Matt, the PSAC is a stakeholder-driven group of community volunteers, made up of representatives from a number of area organizations such as Coastal Rivers, Tidemark Institute, LCRPC, the “Y” Lincoln Health as well as citizens who care about the development of sidewalks, pathways and bikeways – all intended to support both safety and health of our community. You, as Town Manager, are an important member of the PSAC as our goals of safety and accessibility are designed to work in cooperation with – and serve – the Town of Damariscotta.

We are now engaged in the work of developing a map of walking trails that are contained within the Twin Villages footprint. We believe that bringing a focus to the trails that now exist - as well as other planned trails - will be a valuable tool for community walkers as well as vacationers who come to this area during the summer and fall seasons.

Through this letter we are asking if it is possible for the Town of Damariscotta, to support the design and printing of this map at the level of \$500. We are seeking support from other organizations as well. Recently we received word of a financial commitment from the First National Bank. We intend to make these maps available free of charge to all as a way of encouraging exercise and the pleasure of exploration in this beautiful part of Maine.

The map is now being designed and a subset of the PSAC membership is working with the map designer. If the PSAC can secure the necessary funds to support this project, we hope to have the maps available in late April or May. The anticipated cost for design and printing is estimated to be to be approximately \$2,500 to \$2,800. The PSAC has opened a donations-based account with the “Twin Villages Downtown Alliance” which is recognized as a tax-exempt organization under section 501 (c)(3).

We want to offer a sincere thank you for considering our request. Please contact either one of us if you have questions.

C. Jean Moon, Co-Chair
73 Bristol Road
jmoon@tidewater.net

Anton Lahnston, Co-Chair
35 Schooner Street #409
antonlahnston@aol.com

HMPPayson

Investment Review

MARCH 2021

PREPARED FOR

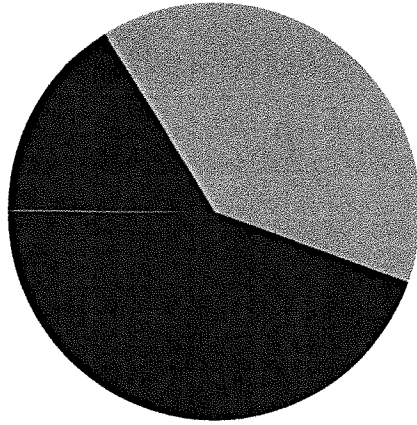
Town of Damariscotta

Daniel M. Lay, Esq.
PORTFOLIO MANAGER

Kent A. Whitaker
RELATIONSHIP MANAGER

Jenny L Robinson
RELATIONSHIP ADMINISTRATOR

Portfolio Summary



Current Value	Current Percent
\$268,213	16.15%
\$651,947	39.26%
\$740,510	44.59%
\$1,660,670	100.00%

Current Allocation

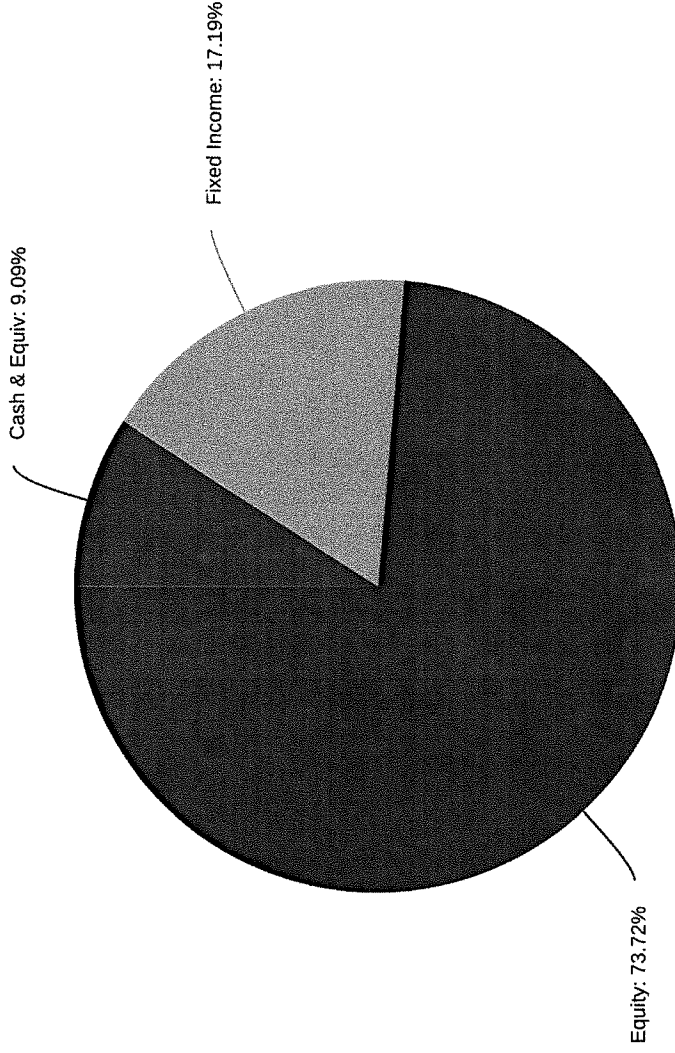
Account Summary

Account Name	Account Type
TOWN OF DAMARISCOTTA	Endowment
TOWN OF DAMARISCOTTA FIXED INCOME ACCOUNT	Endowment
DAMARISCOTTA (TOWN OF)	CSU-Client Service Unit

02/28/2021 Value
\$1,004,557
\$656,113
\$1,660,670

Asset Allocation by Account

TOWN OF DAMARISCOTTA



Asset Class	Current Value	Current Percent
Cash & Equiv	\$91,314	9.09%
Fixed Income	\$172,733	17.19%
Equity	\$740,510	73.72%
Total	\$1,004,557	100.00%

As of February 28, 2021

Individual Account Gross Performance

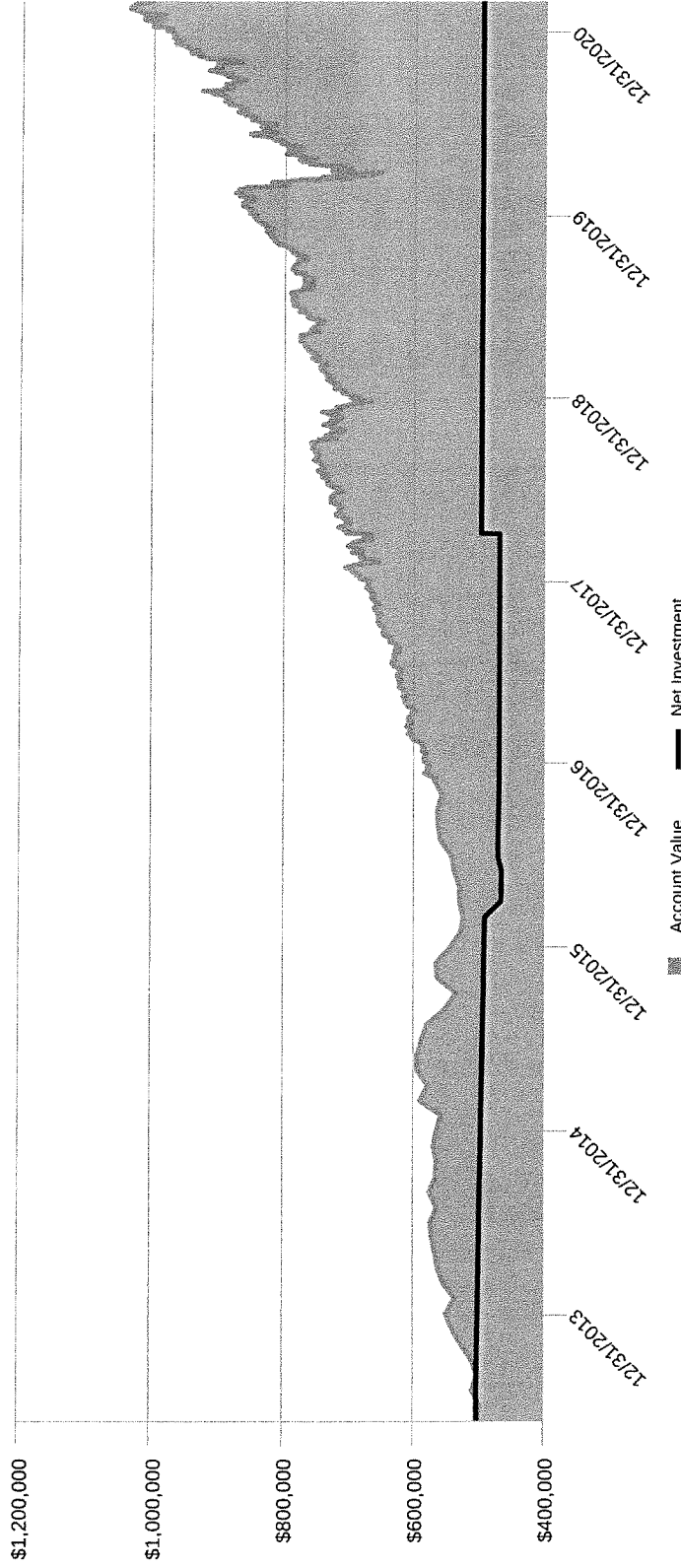
TOWN OF DAMARISCOTTA

Asset Class	Year to Date Gross Return	Previous 3 Years Gross Return	Previous 5 Years Gross Return	Inception to Date (05/31/2013) Gross Return
Cash & Equiv	0.01%	1.62%	1.29%	0.85%
FTSE USBIG 1 Mo. Treasury Bill	0.01%	1.42%	1.09%	0.71%
Fixed Income	(0.25%)	4.08%	3.55%	2.31%
Bloomberg Barclays US Government / Credit 1 - 5Y	(0.33%)	3.83%	2.48%	2.08%
Equity	3.15%	16.01%	18.94%	14.20%
75% S&P 500, 25% ACWI ex-US	1.84%	11.96%	15.46%	11.88%
Total	2.59%	13.09%	14.81%	10.20%
70% (75% S&P 500 25% ACWI exUS) 25% BB US Int Gvt/Crd 5% 3MTB	1.02%	9.95%	11.76%	9.15%

Returns for periods exceeding 12 months are annualized.

Account Value vs. Net Investment

TOWN OF DAMARISCOTTA



Inception to Date (05/31/2013)

Start Value	\$501,121
Net Contribution	(\$5,759)
Investment Gain/Loss	\$509,195
Ending Value	\$1,004,557

Start Value	\$501,121
Net Contribution	(\$5,759)
Investment Gain/Loss	\$509,195
Ending Value	\$1,004,557

TOWN OF DAMARISCOTTA

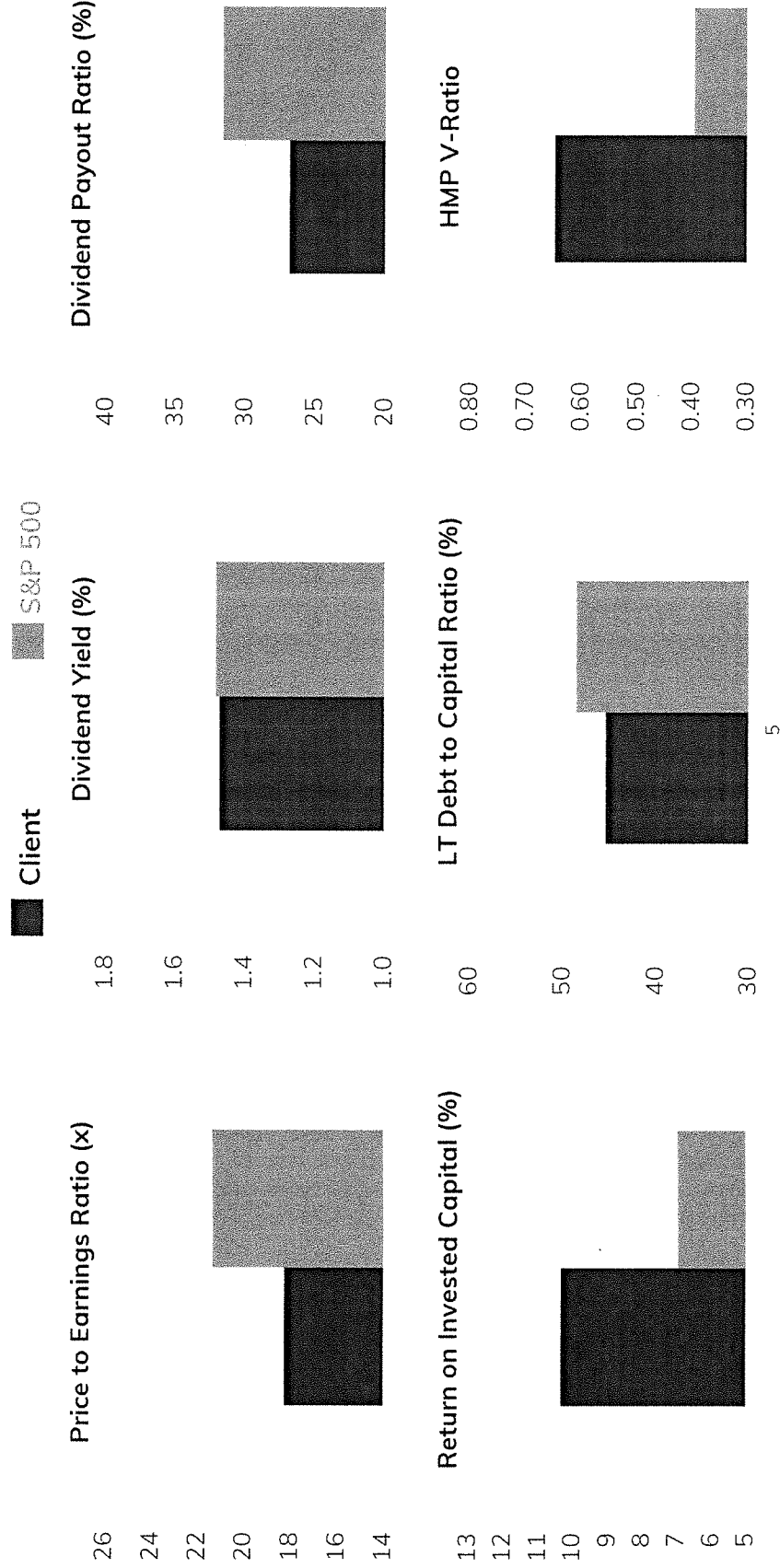
Holdings as of: February 28, 2021

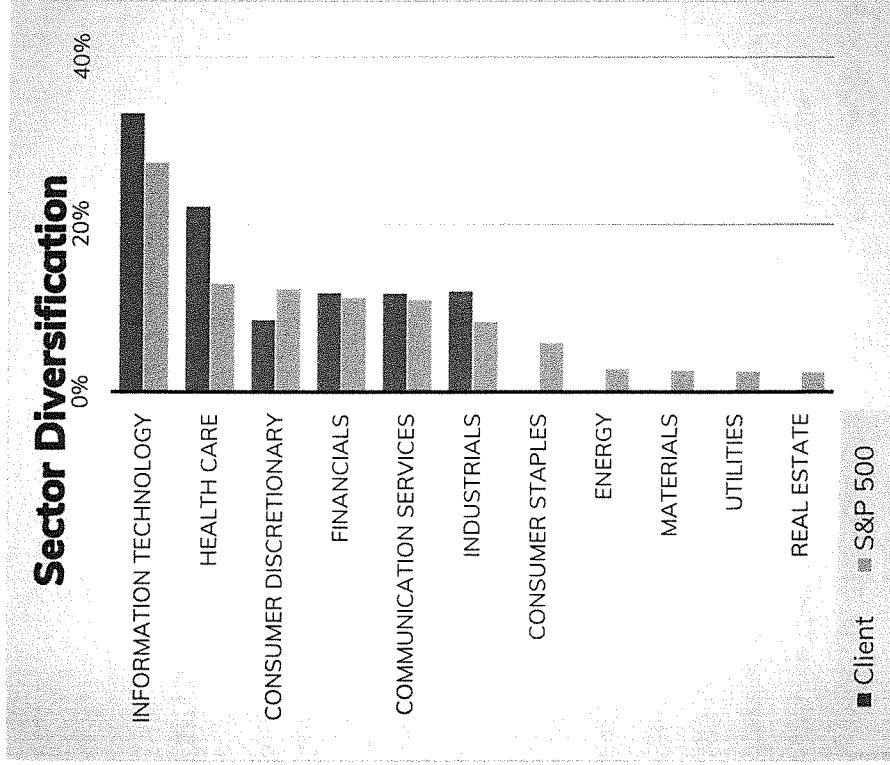
$$V\text{-Ratio} = \frac{ROIC + \text{Dividend Yield}}{\text{Price-to-Earnings Ratio}}$$

$$ROIC = \frac{\text{Earnings} - \text{Dividends}}{\text{Total Capital}}$$

Characteristics Summary	Client	S&P 500
Price to Earnings (x)	18.2	21.3
Dividend Yield (%)	1.5	1.5
Payout Ratio (%)	27	32
Return on Invested Capital (%)	10.3	6.9
Long term Debt to Capital (%)	45	48
V-Ratio	0.65	0.39

Consistently profitable companies with shareholder-friendly capital allocation tend to outperform over time. We believe that portfolios constructed around these characteristics, combined with a disciplined approach toward valuation, offer enhanced potential long-term returns. HM Payson's V-Ratio captures these features by weighing an approximation of quality against a measure of price.





Sector	S&P 500 Index: Median Values		Portfolio Weighted	
	Return on Tangible Assets	*AFG Economic Margin™	ROTA	AFG EM™
Information Technology	14.3%	13.3%	18.5%	24.3%
Health Care	11.8%	13.9%	17.2%	20.3%
Consumer Discretionary	6.2%	7.0%	5.1%	8.4%
Financials	1.3%	3.5%	13.1%	15.8%
Communication Services	7.2%	7.8%	15.6%	9.9%
Industrials	10.5%	10.8%	8.7%	15.2%
Consumer Staples	12.9%	11.7%		
Energy	-6.7%	0.0%		
Materials	5.1%	4.2%		
Utilities	2.6%	0.5%		
Real Estate	3.3%	8.6%		
Index/Portfolio	6.5%	8.1%	14.9%	18.2%

Value is greater than Index Median

* Economic Margin = Economic Profit as a % of a firm's productive capital base (Trademark of The Applied Finance Group™, Ltd.)

TOWN OF DAMARISCOTTA

Holdings as of: February 28, 2021

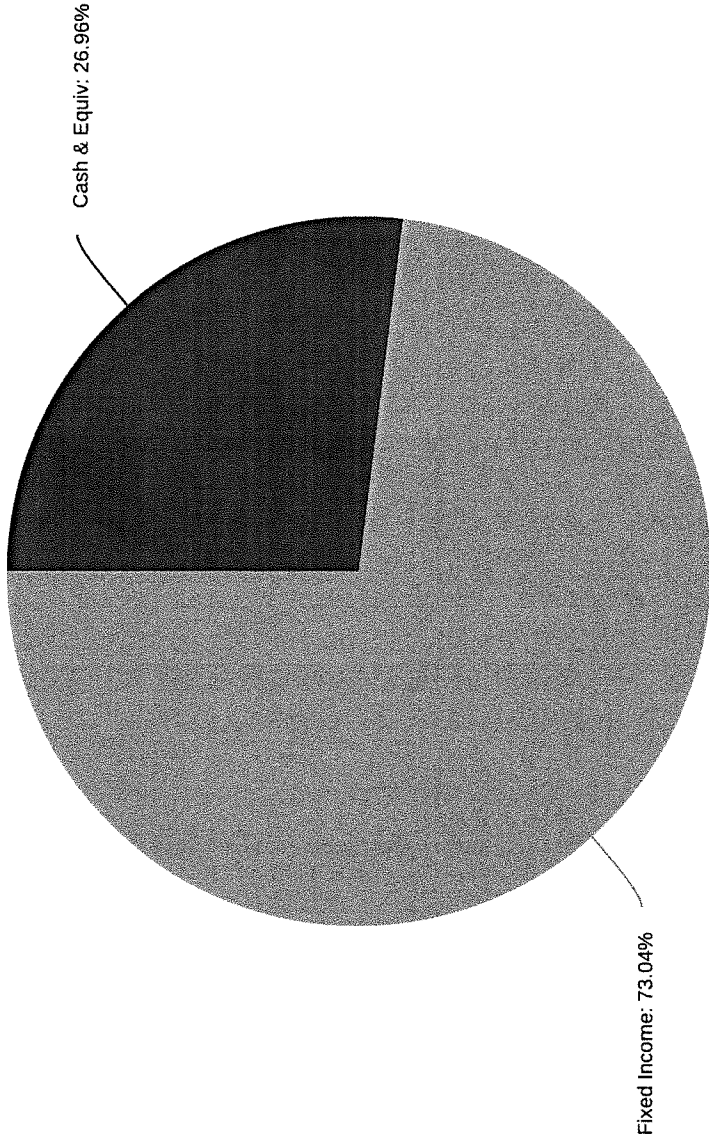


Stock Characteristics - 10 Largest Holdings

Company	Sector	Weight	Yield	Payout	5 Yr Div Growth	5 Yr EPS Growth	P/E	ROIC	LT Debt to Capital
Alphabet Inc Class C Capital Stock	Communication Services	7.8%	0.0%	0.0%	NM	19.2%	26.8	21.0%	10.1%
Berkshire Hathaway Cl B	Financials	5.4%	0.0%	0.0%	NM	32.7%	21.1	5.2%	20.9%
Microsoft Corp	Information Technology	5.0%	1.0%	29.0%	10.5%	31.2%	30.1	20.4%	36.5%
Johnson & Johnson	Health Care	4.4%	2.5%	40.9%	6.2%	0.1%	16.0	16.1%	34.8%
AbbVie Inc	Health Care	3.7%	4.8%	40.1%	18.2%	-2.8%	8.3	15.1%	85.7%
Mastercard Incorporated	Information Technology	3.7%	0.5%	19.1%	19.6%	13.7%	38.5	38.9%	66.6%
Facebook Inc Cl A	Communication Services	3.4%	0.0%	0.0%	NM	50.9%	20.8	25.8%	7.3%
Visa Inc Cl A Common Stock	Information Technology	3.3%	0.6%	20.7%	25.2%	12.9%	34.3	18.4%	35.8%
Apple Inc	Information Technology	3.3%	0.7%	18.0%	9.9%	7.3%	26.7	38.5%	60.0%
Broadcom Limited Shs	Information Technology	3.3%	3.1%	52.8%	53.0%	5.3%	17.2	8.5%	63.0%
Top 10 Stocks		43.2%	1.2%	23.8%	16.5%	18.3%	20.6	13.0%	36.0%
Total Stock Portfolio			1.5%	26.8%	11.1%	9.1%	18.2	10.3%	45.4%
S&P 500 Index			1.5%	31.6%	5.6%	2.6%	21.3	6.9%	48.5%

Asset Allocation by Account

TOWN OF DAMARISCOTTA FIXED INCOME ACCOUNT



Asset Class	Current Value	Current Percent
Cash & Equiv	\$176,899	26.96%
Fixed Income	\$479,214	73.04%
Total	\$656,113	100.00%

As of February 28, 2021

Individual Account Gross Performance

TOWN OF DAMARISCOTTA FIXED INCOME ACCOUNT

Asset Class	Year to Date Gross Return	Previous 3 Years Gross Return	Previous 5 Years Gross Return	Inception to Date (01/31/2014) Gross Return
Cash & Equiv	0.02%	1.48%	1.14%	0.81%
FTSE USBIG 1 Mo. Treasury Bill	0.01%	1.42%	1.09%	0.78%
Fixed Income	(0.07%)	3.10%	2.74%	2.23%
Bloomberg Barclays US Government / Credit 1 - 5Y	(0.33%)	3.83%	2.48%	2.18%
Total	(0.04%)	2.88%	2.47%	1.95%

Returns for periods exceeding 12 months are annualized.

Account Value vs. Net Investment TOWN OF DAMARISCOTTA FIXED INCOME ACCOUNT



**Inception to Date
(01/31/2014)**

Start Value	\$249,725
Net Contribution	\$332,817
Investment Gain/Loss	\$73,571
Ending Value	\$656,113

Start Value
Net Contribution
Investment Gain/Loss
Ending Value

Disclosures

Account data is on a trade date basis and income is included in the account returns on an accrual basis.

Account returns can be gross or net of management fees. Past performance is not indicative of future results.

All returns include the effects of all principal change and income, and returns for longer than one year are annualized.

Any Gross returns do not reflect the deduction of investment advisory fees, which will reduce investment returns. Advisory fees are described in Part 2 of our SEC Form ADV.

Rebecca Bartolotta

From: Andrew Hedrich <AHedrich@GartleyDorsky.com>
Sent: Thursday, March 11, 2021 2:29 PM
To: Matt Lutkus
Cc: firesidebrew (firesidebrew@roadrunner.com); Vaughan Stevens; Thatcher E. Silar (tesilar@farleyandson.com); Dan Ford
Subject: Vine Street Bid Results
Attachments: Farley Inc Upstairs-.pdf; Vine St. Drainage Project Bid- Hagar Enterprises, Inc..pdf; Ford Enterprises.pdf

Hello Matt,

Find attached the Vine Street Bid Results. See the summary below in the order of when the bids were received:

Bidder	Base Bid	Bid Alt. 1	Total	Option 1 Deduct
Farley, Inc.	\$110,542.00	\$39,458.00	\$150,000.00	\$2,572.00
Ford Enterprises	\$165,900.00	\$28,500.00	\$194,400.00	\$7,500.00
Hagar Enterprises	\$108,410.00	\$45,183.00	\$153,593.00	\$720.00

The Base Bid, Bid Alt, and Option 1 are described below:

Base Bid: Includes but is not limited to the removal of the existing stormwater pipes, installation of $\pm 280'$ of 15" diameter HDPE stormwater pipes, installation of 2 new 3' diameter catch basins, one new 5' diameter catch basin, and grading, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Bid Alternate #1: Includes but is not limited to replacement of degraded metal culvert under Vine Street, installation of a Vine Street catch basin, installation of 70' of the storm drain pipe from the catch basin to open ditch, reconstruction of a $\pm 60'$ section of sidewalk along the northern side of Vine Street, and repaving paving disturbed roadway, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Option #1: Includes substituting the granite curbing along the sidewalk in Bid Alternate #1 with asphalt curbing.

Please review and let me know if you have any questions.

Sincerely,

Andrew D. Hedrich, P.E.
Senior Engineer



Gartley & Dorsky Engineering & Surveying
59 Union Street Unit 1, P.O. Box 1031, Camden, Maine 04843
P: (207) 236-4365 | F: (207) 236-3055
www.gartleydorsky.com

**TOWN OF DAMARISCOTTA
VINE STREET DRAINAGE
BID FORM**

The undersigned Bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, ALL PLANS LISTED IN THE DRAWING INDEX, BID FORM, CONTRACT AGREEMENT, OFFER AND AWARD, SPECIAL CONDITIONS, ADDENDA and SPECIFICATIONS, respectively and hereby proposes to provide the work. Provide lump sum bid price for the work to be completed by the dates indicated on the bid schedule.

Base Bid: Includes but is not limited to the removal of the existing stormwater pipes, installation of ±280' of 15" diameter HDPE stormwater pipes, installation of 2 new 3' diameter catch basins, one new 5' diameter catch basin, and grading, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Bid Alternate #1: Includes but is not limited to replacement of degraded metal culvert under Vine Street, installation of a Vine Street catch basin, installation of 70' of storm drain pipe from catch basin to open ditch, reconstruction of a ±60' section of sidewalk along the northern side of Vine Street, and repaving paving disturbed roadway, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Option #1: Includes substituting the granite curbing along the sidewalk in Bid Alternate #1 with asphalt curbing.

	<u>BID PRICE</u>
BASE BID:	\$110,542 _____
BID ALTERNATE #1 – VINE STREET CULVERT REPLACEMENT:	\$39,458 _____
TOTAL BID:	\$150,000 _____
OPTION #1 (DEDUCT) – SUBSTITUTE ASPHALT CURBING:	\$2,572 _____

Name of Individual / Company: Farley, Inc

Address: 211 West Street, Rockport, Maine 04856

Printed Name of Person Signing Form: Thatcher E. Silar

Telephone: (207) 236-4787

Email: tesilar@farleyinc.com

Signature:  _____

Date: March 9, 2021

Completion Date Acknowledged: TES (initial)

Addenda Acknowledged: TES (initial)

UNIT PRICING

BID ITEM	ITEM DESCRIPTION	UNITS	UNIT PRICE
203.20	Common Excavation	CY	\$25
203.35	Crushed Stone 3/4"	CY	\$30
304.10	Aggregate Subbase Course - Gravel - Type D	CY	\$22
304.14	Aggregate Subbase Course - Type A	CY	\$25
403.207	Hot Mix Asphalt, 19.0 mm Nominal Maximum Size	Ton	\$220
403.209	Hot Mix Asphalt, 9.5 mm Hand Placed	Ton	\$220
403.210	Hot Mix Asphalt, 9.5 mm Nominal Maximum Size	Ton	\$220
603.159	12" Culvert Pipe Option III	LF	\$45
603.169	15" Culvert Pipe Option III	LF	\$50
604	3' Catch Basin	Each	\$2,000
604	4' Catch Basin	Each	\$2,500
604	5' Catch Basin	Each	\$3,000
605.XX	4" Underdrain	LF	\$35
609.11	Vertical Curb Type 1	LF	\$45
609.31	Curb Type 3	LF	\$50
610.08	Plain Riprap	CY	\$48
613.319	Erosion Control Blanket	SY	\$2
615.07	Loam	CY	\$40
618.13	Seeding Method Number 1 (Unit 1000 SF)	Unit	\$150

TOWN OF DAMARISCOTTA
VINE STREET DRAINAGE
BID FORM

The undersigned Bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, ALL PLANS LISTED IN THE DRAWING INDEX, BID FORM, CONTRACT AGREEMENT, OFFER AND AWARD, SPECIAL CONDITIONS, ADDENDA and SPECIFICATIONS, respectively and hereby proposes to provide the work. Provide lump sum bid price for the work to be completed by the dates indicated on the bid schedule.

Base Bid: Includes but is not limited to the removal of the existing stormwater pipes, installation of ±280' of 15" diameter HDPE stormwater pipes, installation of 2 new 3' diameter catch basins, one new 5' diameter catch basin, and grading, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Bid Alternate #1: Includes but is not limited to replacement of degraded metal culvert under Vine Street, installation of a Vine Street catch basin, installation of 70' of storm drain pipe from catch basin to open ditch, reconstruction of a ±60' section of sidewalk along the northern side of Vine Street, and repaving paving disturbed roadway, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Option #1: Includes substituting the granite curbing along the sidewalk in Bid Alternate #1 with asphalt curbing.

	<u>BID PRICE</u>
BASE BID:	\$ <u>108,410.00</u>
BID ALTERNATE #1 – VINE STREET CULVERT REPLACEMENT:	\$ <u>45,183.00</u>
TOTAL BID:	\$ <u>153,593.00</u>
OPTION #1 (DEDUCT) – SUBSTITUTE ASPHALT CURBING:	\$ <u>720.00</u>

Name of Individual / Company: Hagar Enterprises, Inc.

Address: 54 Biscay Road Damariscotta, Maine 04543

Printed Name of Person Signing Form: Scott Hagan

Telephone: 207-563-8588

Email: shagar@hagarenterprises.com

Signature: [Handwritten Signature]

Date: 3/11/2021

Completion Date Acknowledged: SH (initial)

Addenda Acknowledged: SH (initial)

UNIT PRICING

BID ITEM	ITEM DESCRIPTION	UNITS	UNIT PRICE
203.20	Common Excavation	CY	22.00
203.35	Crushed Stone 3/4"	CY	61.00
304.10	Aggregate Subbase Course - Gravel - Type D	CY	35.00
304.14	Aggregate Subbase Course - Type A	CY	35.00
403.207	Hot Mix Asphalt, 19.0 mm Nominal Maximum Size	Ton	225.00
403.209	Hot Mix Asphalt, 9.5 mm Hand Placed	Ton	250.00
403.210	Hot Mix Asphalt, 9.5 mm Nominal Maximum Size	Ton	225.00
603.159	12" Culvert Pipe Option III	LF	75.00
603.169	15" Culvert Pipe Option III	LF	85.00
604	3' Catch Basin	Each	4500.00
604	4' Catch Basin	Each	4500.00
604	5' Catch Basin	Each	6500.00
605.XX	4" Underdrain	LF	50.00
609.11	Vertical Curb Type 1	LF	75.00
609.31	Curb Type 3	LF	60.00
610.08	Plain Riprap	CY	72.00
613.319	Erosion Control Blanket	SY	10.00
615.07	Loam	CY	45.00
618.13	Seeding Method Number 1 (Unit 1000 SF)	Unit	500.00

TOWN OF DAMARISCOTTA
VINE STREET DRAINAGE
BID FORM

The undersigned Bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, ALL PLANS LISTED IN THE DRAWING INDEX, BID FORM, CONTRACT AGREEMENT, OFFER AND AWARD, SPECIAL CONDITIONS, ADDENDA and SPECIFICATIONS, respectively and hereby proposes to provide the work. Provide lump sum bid price for the work to be completed by the dates indicated on the bid schedule.

Base Bid: Includes but is not limited to the removal of the existing stormwater pipes, installation of ±280' of 15" diameter HDPE stormwater pipes, installation of 2 new 3' diameter catch basins, one new 5' diameter catch basin, and grading, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Bid Alternate #1: Includes but is not limited to replacement of degraded metal culvert under Vine Street, installation of a Vine Street catch basin, installation of 70' of storm drain pipe from catch basin to open ditch, reconstruction of a ±60' section of sidewalk along the northern side of Vine Street, and repaving paving disturbed roadway, as well as all other project specifics indicated in the DRAWINGS and CONTRACT DOCUMENTS.

Option #1: Includes substituting the granite curbing along the sidewalk in Bid Alternate #1 with asphalt curbing.

	<u>BID PRICE</u>
BASE BID:	\$ <u>165,900</u>
BID ALTERNATE #1 – VINE STREET CULVERT REPLACEMENT:	\$ <u>28,500</u>
TOTAL BID:	\$ <u>194,400</u>
OPTION #1 (DEDUCT) – SUBSTITUTE ASPHALT CURBING:	\$ <u>7,500</u>

Name of Individual / Company: FORD Enterprises

Address: 318 Hatcher Mountain Rd. Hope, ME, 04817

Printed Name of Person Signing Form: Daniel FORD

Telephone: 323-2755

Email: fordslce@gmail.com

Signature: 

Date: 3/11/21

Completion Date Acknowledged: D.F. (initial)

Addenda Acknowledged: D.F. (initial)

UNIT PRICING

BID ITEM	ITEM DESCRIPTION	UNITS	UNIT PRICE
203.20	Common Excavation	CY	22
203.35	Crushed Stone 3/4"	CY	50
304.10	Aggregate Subbase Course - Gravel - Type D	CY	45
304.14	Aggregate Subbase Course - Type A	CY	50
403.207	Hot Mix Asphalt, 19.0 mm Nominal Maximum Size	Ton	250
403.209	Hot Mix Asphalt, 9.5 mm Hand Placed	Ton	350
403.210	Hot Mix Asphalt, 9.5 mm Nominal Maximum Size	Ton	300
603.159	12" Culvert Pipe Option III	LF	65
603.169	15" Culvert Pipe Option III	LF	75
604	3' Catch Basin	Each	3,000
604	4' Catch Basin	Each	3,500
604	5' Catch Basin	Each	4,000
605.XX	4" Underdrain	LF	35
609.11	Vertical Curb Type 1	LF	75
609.31	Curb Type 3	LF	100
610.08	Plain Riprap	CY	50
613.319	Erosion Control Blanket	SY	12
615.07	Loam	CY	75
618.13	Seeding Method Number 1 (Unit 1000 SF)	Unit	300

G&D