



**SELECTMEN'S MEETING e-Packet**  
**List of Files**  
**August 5, 2008**

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**BOARD OF SELECTMEN  
AGENDA**  
Tuesday, August 5, 2008  
7:00 p.m.  
JSMS Broadcast Studio

**SELECTMEN'S MEETING**

- 1) Call to order.
- 2) Minutes of previous meeting dated July 15, 2008
- 3) New business.
  - a) Greater Portland Council of Government (GPCOG) Award / Veterans Memorial Park – Veterans Memorial Park Chair Howard Stiles, Beautification Committee Sharon Dodson, Hawthorne Garden Club Irene Morris, and Steven Lentine
  - b) Consideration of annual town appointments – Town Clerk Louise Lester
  - c) Casco/Naples/Raymond regional services discussion, consideration of exploration and vote of support – Chairman Mike Reynolds
  - d) School consolidation information update – Selectman Joe Bruno
  - e) Executive Session – Consultation with Code Enforcement Officer on pending enforcement matters as authorized under 1 M.R.S.A. § 405(6) (H)
- 4) Old (unfinished) business.
  - a) Request for easement over Deep Cove Road (Manor Harbor Road) – Scott and Jane Maxwell
- 5) Town Manager Report and Communications.
  - a) MDOT Urban-Rural Initiative Program 2008/2009 Certification
- 6) Fiscal Warrants – Payroll and Appropriation Warrants – August 5, 2008.
- 7) Adjournment.

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The Selectmen may take items out of order at their discretion.



**BOARD OF SELECTMEN  
AGENDA SUMMARY**  
Tuesday, August 5, 2008  
7:00 p.m.  
JSMS Broadcast Studio

**SELECTMEN'S MEETING**

- 1) Call to order.
- 2) Minutes of previous meeting dated July 15, 2008
- 3) New business.

**a) Greater Portland Council of Government (GPCOG) Award / Veterans Memorial Park – Veterans Memorial Park Chair Howard Stiles, Beautification Committee Sharon Dodson, Hawthorne Garden Club Irene Morris, and Steven Lentine**

Chairman of the Board of Selectmen Mike Reynolds will recognize community volunteers that completed the Raymond Veterans Memorial Park and enabled the town to receive an annual Greater Portland Council of Government (GPCOG) ReCognition Award.

**b) Consideration of annual town appointments – Town Clerk Louise Lester**

Annually Town Clerk Louise Lester provides a slate of committee appointments, including Board of Selectmen committee assignments, for approval by the Board of Selectmen. Subsequent to appointment by the board, all volunteers are sworn in as prescribed under Maine law and agree to adhere to the town's code of ethics for appointed and elected officials.

**c) Casco/Naples/Raymond regional services discussion, consideration of exploration and vote of support – Chairman Mike Reynolds**

Chairman Mike Reynolds and Vice-Chair Joe Bruno, as well as Town Manager Don Willard, attended a regional meeting of elected and appointed administrative officials from Casco, Naples and Raymond to discuss new opportunities for increased regionalization of Public Safety services, with an aim toward improving or maintaining current service levels, while reducing costs. Recently Raymond joined with Casco and Naples and other regional towns for dispatching services. The proposed initiative would build upon this initiative and explore a number of additional areas of potential cost savings and improvement, including sharing of personnel, capital asset acquisition, and joint facilities, as well as standardizing a level of service across the three towns. It is expected that savings could be realized in such areas as administration, avoiding duplication of equipment purchases, and building a larger base of volunteers that would work cooperatively between the towns. At this time, the Selectmen will consider participating in this program, which would commence with a vote of support from the elected leaders of the three towns.

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The Selectmen may take items out of order at their discretion.

Possible future actions related to this proposal include a regional meeting of public safety officials to discuss the initial goal-setting meeting of the elected officials, and the possibility of a citizen straw vote at the November 4, 2008 referendum to seek voter input into regionalized shared services.

**d) School consolidation information update – Selectman Joe Bruno**

Selectman Joe Bruno will update the Board of Selectmen and the public on the activities of the regional school consolidation committee.

**e) Executive Session – Consultation with Code Enforcement Officer on pending enforcement matters as authorized under 1 M.R.S.A. § 405(6) (H)**

**4) Old (unfinished) business.**

**a) Request for easement over Deep Cove Road (Manor Harbor Road) – Scott and Jane Maxwell**

Attached to the e-packet are various submittals from the Maxwell's attorney, Chris Neagle, as well as legal analysis from the town's attorney, Chris Vaniotis. These memoranda have all been reviewed by the Maxwell's attorney. Attorney Neagle indicated to the Town Manager via telephone that he concurred with the conclusions reached by the town's attorney. The Board of Selectmen may or may not take action on this old business agenda item, pending continued public review of the correspondence of the town attorney and receipt of any further information from the requesting party's attorney, or other interested parties. Attorney Neagle has specifically requested that the Selectmen schedule a Special Town Meeting to approve the easement deed for his clients, which was prepared by the town attorney. All legal costs incurred during review and preparation of legal opinions/documents have been reimbursed to the town by the Maxwells. This item first appeared on the Selectmen agenda on May 6, 2008 and then again on May 20, 2008. All relevant correspondence related to this request is attached to the e-packet in sequential order.

**5) Town Manager Report and Communications.**

**a) MDOT Urban-Rural Initiative Program 2008/2009 Certification**

**6) Fiscal Warrants – Payroll and Appropriation Warrants – August 5, 2008.**

**7) Adjournment.**

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The Selectmen may take items out of order at their discretion.

# **Regional Public Safety Discussion**

## **Towns of Casco, Naples and Raymond**

**Casco Central Fire Station – Route 121**

**July 29, 2008 7pm – 8:15pm**

### **Agenda**

1. (7:00-7:10) Welcome & Meeting Purpose: David Morton, Casco Town Manager

2. (7:10-8:10) Moderated Discussion: Neal Allen, Executive Director, GPCOG

A. Introductions

B. Expectations

- Is there a need?
- Do we agree that this is a worthy effort?
- What do we want to accomplish?
- Goals

C. Limitations

- What would cause us to abandon the effort?
- What public safety programs are not on the table?
- What are we not willing to give up?

D. Process

- Where to go from here?
- Who are the appropriate partners/stakeholders to bring into the early planning?
- Who or what group should take charge?

3. (8:10-8:15) Wrap-up: David Morton

## **BERNSTEIN SHUR**

**COUNSELORS AT LAW**

207 774-1200 main  
207 774-1127 facsimile  
bernsteinshur.com

100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Christopher L. Vaniotis  
207 228-7205 direct  
cvaniotis@bernsteinshur.com

May 1, 2008

### **VIA E-MAIL and U.S. MAIL**

Don Willard, Town Manager  
Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071

Re: Jane Maxwell and JRJ Group Request for Easement

Dear Don:

As you requested, I am enclosing a draft town meeting warrant and an easement deed which together would grant an access easement to Jane H. Maxwell and JRJ Group, LLC over the small parcel of land which the Town acquired in 1972 from Elizabeth Wilson (then known as Barbara Gordan) and which the Town has used as a school bus turnaround. I have used as a starting point the warrant article and deed previously provided by Christopher Neagle, Esquire, counsel for Maxwell and JRJ Group. I am enclosing documents showing where I have made the changes and documents with the changes accepted.

As I have indicated previously, it is within the discretion of the Board of Selectmen to decide whether or not to place this request on the town meeting warrant. If the Selectmen choose to bring the request to the voters, the enclosed documents will give to Maxwell and JRJ Group the same rights to pass over the Town's parcel as the general public would have if the Town had accepted the parcel as a public road, but the Town would have no obligation to maintain a roadway. The right granted by the easement would be the right to come and go over the Town's property; it would not include any right to install utilities within the Town's property.

Currently, it would appear that Maxwell and JRJ Group do have the right to pass over the Town's property in order to access the land on Manor Harbor Way which they acquired from Ms. Wilson, but they do not have any right to use the Town's land for access to land on Sheehan's Island. The granting of the easement would thus provide Maxwell and JRJ Group with rights they do not currently have.

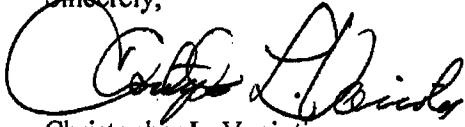
Don Willard, Town Manager  
May 1, 2008  
Page 2 of 2

As I indicated in my letter to you of April 18<sup>th</sup>, the Town may want to limit the number of users of this easement. I have incorporated language into the deed which limits the Sheehan's Island use to no more than one single-family dwelling.

Finally, I have left an option in the warrant article for a purchase price if the Selectmen consider that appropriate. As with the decision about whether or not to grant the easement in the first place, the question of compensation is one within the Selectmen's discretion.

Please let me know if you need anything further.

Sincerely,



Christopher L. Vaniotis

CLV/lc

Enclosures

cc: Christopher S. Neagle, Esquire (via e-mail and U.S. Mail)  
David E. Currier, Esquire (via e-mail and U.S. Mail)

Carpenter/CLV/Raymond/MaxwellJRJGroupEasement/WillardLtr050108 5049.997

Town Meeting Warrant  
(CLV revision of version 4-15-08)

To see if the ~~Inhabitants of the Town of Raymond~~ will grant an easement, and  
authorize ~~its~~ the Town Manager to sign the ~~attached~~ easement deed reprinted below, over  
the land ~~it~~ the Town acquired from Elizabeth J. Wilson, ~~formerly known as Barbara J.~~  
Gordan, in 1972 ~~by the deed recorded in Book 3356, Page 111~~, to Jane H. Maxwell and  
JRJ Group, LLC, ~~to confirm that they may use the Town lot for access to their properties~~  
on Manor Harbor Way and Sheehan's Island ~~in Raymond, Maine~~ [for a purchase price of  
\_\_\_\_\_].

**EASEMENT DEED**  
(CLV revision of version 4-15-08)

The INHABITANTS OF THE TOWN OF RAYMOND, a municipal  
corporation located in Cumberland County, Maine, ("Town") hereby grant  
to JANE H. MAXWELL, of Newton, Massachusetts, and JRJ GROUP,  
LLC, a Massachusetts limited liability company of Newton, Massachusetts,  
without covenant, the following easement over a certain parcel of land on  
Deep Cove Road in the Town of Raymond, Cumberland County, Maine,  
further described as follows:

an easement 50 feet in width, in common with others, for access in the  
same manner as the public has access over a town way, over that portion of  
the road known as Manor Harbor Way which crosses the parcel of land  
conveyed to the Inhabitants of the Town of Raymond by the 1972 deed  
from Barbara J. Gordan, now known as Elizabeth J. Wilson, et al recorded  
in Book 3356, Page 111. This easement is intended to be appurtenant to  
land on Sheehan's Island described in a 2004 deed to JRJ Group, LLC  
recorded in Book 21394, Page 288 and land on Manor Harbor Way



described in a 2007 deed to Jane H. Maxwell recorded in Book 25646, Page 187, provided that no more than one single-family dwelling and its accessory structures on said Sheehan's Island land may be accessed via this easement.

The Town shall have no responsibility or obligation to maintain Manor Harbor Way as a result of this easement deed.

The Town reserves the rights to use the land within the easement for all municipal purposes which do not unreasonably interfere with the use of the easement by grantees for access.

The signing of this easement deed was authorized by the Raymond Town Meeting held on June \_\_\_\_\_, 2008.

Dated: \_\_\_\_\_, 2008

Inhabitants of the Town of  
Raymond

By: \_\_\_\_\_

Donald Willard, Town  
Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND \_\_\_\_\_, 2008

Donald Willard, as Town Manager of the Town of Raymond,  
personally appeared before me and acknowledged that the signature on this  
document was his free act and deed on behalf of the Town of Raymond.

\_\_\_\_\_  
Notary Public /Maine attorney

Print Name: \_\_\_\_\_

\_\_\_\_\_

**EASEMENT DEED**  
(CLV revision of version 4-15-08)

The **INHABITANTS OF THE TOWN OF RAYMOND**, a ~~Maine municipality~~ municipal corporation located in ~~the Town of Raymond~~, Cumberland County, Maine, (“Town”) hereby grant to **JANE H. MAXWELL**, of Newton, Massachusetts, and **JRJ GROUP, LLC**, a Massachusetts limited liability company of Newton, Massachusetts, ~~without quitclaim~~ covenant, the following easement over a certain parcel of land on Deep Cove Road in the Town of Raymond, Cumberland County, Maine, further described as follows:

an easement 50 feet in width, in common with others, for access ~~by all means and installation, use and maintenance of utility services~~ in the same manner as the public has access over a town way, over ~~a~~ that portion of the ~~50-foot wide private road~~ known as Manor Harbor Way, ~~which runs west and northwest from Deep Cove Road to land of Elizabeth J. Wilson, which~~ portion crosses the parcel of land conveyed to the Inhabitants of the Town of Raymond by the 1972 deed from Barbara J. Gordan, now known as Elizabeth J. Wilson, et al recorded in Book 3356, Page 111. This easement is intended to be appurtenant to land on Sheehan’s Island described in a 2004 deed to JRJ Group, LLC recorded in Book 21394, Page 288 and land on Manor Harbor Way described in a 2007 deed to Jane H. Maxwell recorded in Book 25646, Page 187, provided that no more than one single-family dwelling and its accessory structures on said Sheehan’s Island land may be accessed via this easement.

The Town shall have no responsibility or obligation to maintain Manor Harbor Way as a result of this easement deed.

The Town reserves the rights to use the land within the easement for all municipal purposes which do not unreasonably interfere with the use of the easement by grantees

for access.

~~This easement is granted in common with similar easements held by other lot owners who use the lot conveyed to the Town in 1972 for access to their lots.~~

The signing of this easement deed was authorized by the Raymond Town Meeting held on June \_\_, 2008.

Dated: \_\_\_\_\_, 2008

Inhabitants of the Town of Raymond

By: \_\_\_\_\_

Donald Willard, Town Manager

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MAINE  
COUNTY OF CUMBERLAND

\_\_\_\_\_, 2008

Donald Willard, as Town Manager of the Town of Raymond, personally appeared before me and acknowledged that the signature on this document was his/~~her~~ free act and deed on behalf of the Town of Raymond.

\_\_\_\_\_  
Notary Public /Maine attorney

Print Name: \_\_\_\_\_

## Town Meeting Warrant

To see if the Town will grant an easement, and authorize the Town Manager to sign the easement deed reprinted below, over the land the Town acquired from Elizabeth J. Wilson in 1972, to Jane H. Maxwell and JRJ Group, LLC for access to their properties on Manor Harbor Way and Sheehan's Island [for a purchase price of \_\_\_\_\_].

### EASEMENT DEED

The **INHABITANTS OF THE TOWN OF RAYMOND**, a municipal corporation located in Cumberland County, Maine, ("Town") hereby grant to **JANE H. MAXWELL**, of Newton, Massachusetts, and **JRJ GROUP, LLC**, a Massachusetts limited liability company of Newton, Massachusetts, without covenant, the following easement over a certain parcel of land on Deep Cove Road in the Town of Raymond, Cumberland County, Maine, further described as follows:

an easement 50 feet in width, in common with others, for access in the same manner as the public has access over a town way, over that portion of the road known as Manor Harbor Way which crosses the parcel of land conveyed to the Inhabitants of the Town of Raymond by the 1972 deed from Barbara J. Gordan, now known as Elizabeth J. Wilson, et al recorded in Book 3356, Page 111. This easement is intended to be appurtenant to land on Sheehan's Island described in a 2004 deed to JRJ Group, LLC recorded in Book 21394, Page 288 and land on Manor Harbor Way described in a 2007 deed to Jane H. Maxwell recorded in Book 25646, Page 187, provided that no more than one single-family dwelling and its

accessory structures on said Sheehan's Island land may be accessed via this easement.

The Town shall have no responsibility or obligation to maintain Manor Harbor Way as a result of this easement deed.

The Town reserves the rights to use the land within the easement for all municipal purposes which do not unreasonably interfere with the use of the easement by grantees for access.

The signing of this easement deed was authorized by the Raymond Town Meeting held on June \_\_\_\_, 2008.

Dated: \_\_\_\_\_, 2008

Inhabitants of the Town of  
Raymond

By: \_\_\_\_\_

\_\_\_\_\_  
Donald Willard, Town  
Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

\_\_\_\_\_, 2008

Donald Willard, as Town Manager of the Town of Raymond, personally appeared before me and acknowledged that the signature on this document was his free act and deed on behalf of the Town of Raymond.

\_\_\_\_\_  
Notary Public /Maine attorney  
Print Name: \_\_\_\_\_

\_\_\_\_\_

## **EASEMENT DEED**

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The Town shall have no responsibility or obligation to maintain Manor Harbor Way as a result of this easement deed.

The Town reserves the rights to use the land within the easement for all municipal purposes which do not unreasonably interfere with the use of the easement by grantees for access.

The signing of this easement deed was authorized by the Raymond Town Meeting held on June \_\_\_, 2008.

Dated: \_\_\_\_\_, 2008

Inhabitants of the Town of Raymond

By: \_\_\_\_\_

Donald Willard, Town Manager

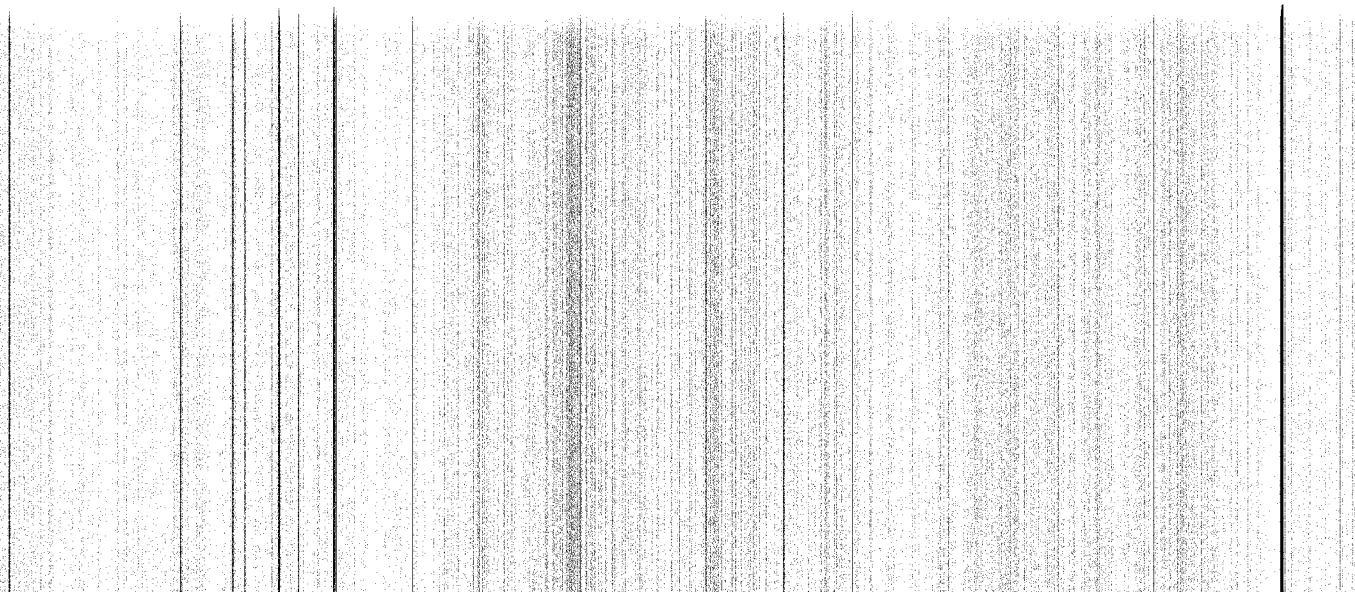
STATE OF MAINE  
COUNTY OF CUMBERLAND

\_\_\_\_\_, 2008

Donald Willard, as Town Manager of the Town of Raymond, personally appeared before me and acknowledged that the signature on this document was his free act and deed on behalf of the Town of Raymond.

\_\_\_\_\_  
Notary Public /Maine attorney

Print Name: \_\_\_\_\_





**Subject:** RE: Jane Maxwell and JRJ Group Request for Easement  
**From:** "Chris Vaniotis" <cvaniotis@bernsteinshur.com>  
**Date:** Mon, 5 May 2008 11:50:13 -0400  
**To:** "Chris Neagle" <CNeagle@troubhheisler.com>  
**CC:** <donald.willard@raymondmaine.org>, "Laurie Cook" <laurie.cook@raymondmaine.org>

Chris,

I don't believe anybody currently has an easement to install utilities in the Town's property. A utility easement could interfere with the Town's use of the property as a school bus turnaround or for other potential municipal uses. If there is a specific plan for a utility installation at some point in the future, the Town could consider it at that time. But I cannot advise the Town to grant a generic utility easement.

One final point--I made the changes to the documents so that the Selectmen would have them available if they choose to put the question on the warrant. That should not be interpreted as recommending that the Selectmen take any particular action. This decision is entirely up to the Board.

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Chris Vaniotis

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**From:** Chris Neagle [mailto:CNeagle@troubhheisler.com]  
**Sent:** Sunday, May 04, 2008 11:55 AM  
**To:** don.willard@raymondmaine.org  
**Cc:** Chris Vaniotis; janemaxwell@mail.com; smaxwell@openviewpartners.com; laurie.cook@raymondmaine.org; david@wacubu.com  
**Subject:** Re: Jane Maxwell and JRJ Group Request for Easement

Thanks, Chris. My only question is why they would not be able to use the Town lot for utility services, if only to their 3 acre lot on Homestead Road. Can that change be made?

Thanks again.

>>> "Chris Vaniotis" <cvaniotis@bernsteinshur.com> 5/1/2008 4:51 PM >>>

---

Lori Carpenter  
Legal Assistant to Geoff Hole and Chris Vaniotis

Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

207 228-7294 direct  
207 774-1200 main  
207 774-1127 facsimile

lcarpenter@bernsteinshur.com  
www.bernsteinshur.com

**Subject:** FW: Town of Raymond  
**From:** "Chris Vaniotis" <cvaniotis@bernsteinshur.com>  
**Date:** Wed, 7 May 2008 15:21:04 -0400  
**To:** <donald.willard@raymondmaine.org>

Don,

See e-mail from Chris Neagle, below. Note that he's wrong about the possibility of a prescriptive easement; no one can get a prescriptive easement against the town.

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Chris Vaniotis

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**From:** Chris Neagle [mailto:CNeagle@troubhheisler.com]  
**Sent:** Wednesday, May 07, 2008 3:14 PM  
**To:** Chris Vaniotis  
**Cc:** janemaxwell@mail.com; smaxwell@openviewpartners.com; david@wacubu.com  
**Subject:** Town of Raymond

The Selectman tabled our request last night, but I think we all learned a lot about the relevant issues. They are sending you a long list of questions related to the application.

Since we are paying your reasonable attorneys fees, I wanted to let you know that I am happy to share what I have regarding the title background. For example, they want to know if the other Sheehan Island residents have an easement over the Town lot, and my research on the subject suggests that they don't have an express easement, but since they have been using the roadway since at least 1979 when the bridge was built, they may have a claim to a prescriptive easement.

In any event, when you get the questions, if there is any info in my file that will save you time, I am happy to share it.

Please let me know. Thanks.

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**Subject:** RE: Town of Raymond  
**From:** "Chris Vaniotis" <cvaniotis@bernsteinshur.com>  
**Date:** Wed, 7 May 2008 15:59:07 -0400  
**To:** "Chris Neagle" <CNeagle@troubhheisler.com>

Chris,

Thanks for the offer, and I'm going to take you up on it, at least in part. Do you have a copy of the deed from Deep Cove Shores, Inc. to Fred S. Plummer dated December 29, 1960, Book 2529, page 278? If so, could you e-mail a copy to me?

Also, would you be willing to share with the town the terms of the escrow agreement between Ms. Wilson and the Maxwells, and the amount that Ms. Wilson will forfeit if the town does not convey an easement?

Thanks.

---

Chris Vaniotis

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**From:** Chris Neagle [mailto:CNeagle@troubhheisler.com]  
**Sent:** Wednesday, May 07, 2008 3:14 PM  
**To:** Chris Vaniotis  
**Cc:** janemaxwell@mail.com; smaxwell@openviewpartners.com; david@wacubu.com  
**Subject:** Town of Raymond

The Selectman tabled our request last night, but I think we all learned a lot about the relevant issues. They are sending you a long list of questions related to the application.

Since we are paying your reasonable attorneys fees, I wanted to let you know that I am happy to share what I have regarding the title background. For example, they want to know if the other Sheehan Island residents have an easement over the Town lot, and my research on the subject suggests that they don't have an express easement, but since they have been using the roadway since at least 1979 when the bridge was built, they may have a claim to a prescriptive easement.

In any event, when you get the questions, if there is any info in my file that will save you time, I am happy to share it.

Please let me know. Thanks.

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# BERNSTEIN SHUR

COUNSELORS AT LAW

207 774-1200 main  
207 774-1127 facsimile  
bernsteinshur.com

100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Christopher L. Vaniotis  
207 228-7205 direct  
cvaniotis@bernsteinshur.com

May 22, 2008

Don Willard, Town Manager  
Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071

Re: Jane Maxwell and JRJ Group Request for Easement

Dear Don:

I am writing to address the additional questions from the Board of Selectmen which you described to me on May 21<sup>st</sup>.

1. Can the Maxwells launch a boat off their "mainland" lot and access Sheehan's Island via water without an easement from the Town?

Answer: Yes. As I indicated in my May 9<sup>th</sup> letter, Jane Maxwell does have a right of way over the Town's property to the land on Manor Harbor Way which she acquired from Elizabeth Wilson. I think that right of way would include the ability to bring a trailered boat (or to carry a small boat, for that matter) over the Town's land. Once Ms. Maxwell is on her own property, then she would have the same rights to use the lake as any other owner of lakefront property.

2. Does the Town need to give an easement to the Sheehan Island Homeowners Association, to the Thomas family, and to other lot owners currently passing over the Town's lot to access their properties?

Answer: No. The Town has no legal obligation to grant an easement to anyone over its property. You indicated that a number of property owners have been passing over the Town's land for many years, but it appears that they have no legal right to do so. The Town has simply allowed that use. As I stated in my May 9<sup>th</sup> letter, that use cannot create a prescriptive easement, because a prescriptive easement cannot be asserted against land held by a governmental entity. On the other hand, if the Town reaches the policy decision to formalize that use because of the longstanding practice, the Town certainly has the discretion to do so.

Don Willard, Town Manager  
May 22, 2008  
Page 2 of 2

3. If the Town grants an easement to Jane Maxwell and the JRJ Group, could that easement contain a restriction that the grantees would not use the existing bridge?

Answer: Yes, but that is not advisable. As property owner, the Town can place restrictions on how the easement is used and could impose a limitation that the easement not be utilized for access to the existing bridge. However, I do not recommend it. The Town has no direct authority over who uses the existing bridge. For the Town to try to exercise that authority indirectly through putting a restriction on an easement granted over the Town's land would be to involve itself in a private property dispute. My advice is that the Town should not try to deal with the use of the bridge if it chooses to grant an easement to the Maxwells or anyone else.

I hope this proves helpful.

Sincerely,



Christopher L. Vaniotis

CLV/lc

cc: Christopher S. Neagle, Esquire  
David E. Currier, Esquire  
C. Alan Beagle, Esquire

Carpenter/CLV/Raymond/Maxwell-JRJGroup/WillardLtr052208 5049.997

**Subject:** Fwd: Maxwell Easement, Raymond  
**From:** Chris Neagle <CNeagle@troubhheisler.com>  
**Date:** Thu, 22 May 2008 13:12:12 -0400  
**To:** "don.willard@raymondmaine.org" <don.willard@raymondmaine.org>  
**CC:** "cvaniotis@bernsteinshur.com" <cvaniotis@bernsteinshur.com> , "janemaxwell@mail.com" <janemaxwell@mail.com> , "smaxwell@openviewpartners.com" <smaxwell@openviewpartners.com>

Don: I meant to send you a copy of this email to Chris V. but used the wrong address. Sorry.

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**Subject:** Maxwell Easement, Raymond  
**From:** "Chris Neagle" <CNeagle@troubhheisler.com>  
**Date:** Thu, 22 May 2008 13:01:41 -0400  
**To:** "Chris Vaniotis" <cvaniotis@bernsteinshur.com>  
**CC:** <cab@beagleridge.com>, "Jane Maxwell" <janemaxwell@mail.com>, "Scott Maxwell" <smaxwell@openviewpartners.com>, <don.willard@raymondmaine.com>, "David Carrier" <david@wacubu.com>

Chris: You will be getting a few more questions to answer from the Selectmen soon.

At least two of them still are not convinced that the Maxwells even need an easement from the Town to use the Town lot for access to their Sheehan Island property. I have tried to describe the "overburdening" issue to them, but they really need to hear it from you.

It appears that the Selectmen may be willing to recommend that the Town grant the Sheehan Island lots the same easement at the same time, which is fine with us. When the issue of your legal fees for dealing with the Sheehan Island lots came up, I offered to have the Maxwells pay them, as long as they are just for adding their names to the proposed easement deed. If it gets more involved than that, then they will have to pay your legal fees if the Town wants your help dealing with their issues. Alan Beagle represents them, I believe. I will ask Alan to get you the names of all of the lot owners who need an easement over the Town lot, so you can add them to the proposed easement deed.

Finally, the Sheehan Island owners want any easement rights granted to the Maxwells to specifically state that they may not use the Town lot for access to the existing bridge and Sheehans Island Road. We have no problem with that idea, but would only ask that it be worded in such a way that if the Sheehan Island lot owners ever change their minds, that we will not have to go back to the Town to revise the easement deed. Therefore, I recommend that another restriction be added to the proposed easement deed as follows:

"The easement rights granted to JRJ Group, Inc. for its property on Sheehan Island may NOT be used for access to Sheehan Island Road or the existing bridge to Sheehan Island, without the written consent of the Sheehan

Island Association."

In case you have not seen the deed of the 3 acre lot to Jane Maxwell and the separate easement deed given to JRJ Group by Mrs. Wilson last year, they are attached.

Contact me with any questions, and please copy me on any information you give to the Selectmen or any revised deed and/or Town Meeting warrant you send to them. This matter will not be considered at the regular Town Meeting this month, but the Selectmen may schedule a Special Town Meeting for this one issue sometime in June.

The Selectmen appear to have worked hard on this request in good faith, and the Maxwells appreciate their efforts. Thanks for your help in clarifying the legal issues involved.

Contact me with questions or concerns.

Chris Neagle  
Trough Heisler, PA  
780-6789

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<b>Maxwell Easement, Raymond.eml</b>	<b>Content-Type:</b> message/rfc822
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<b>Deed to Jane.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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<b>Easement to JRJ.pdf</b>	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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**Subject:** Raymond opinion

**From:** Chris Neagle <CNeagle@troubhheisler.com>

**Date:** Tue, 27 May 2008 10:35:33 -0400

**To:** "cvaniotis@bernsteinshur.com" <cvaniotis@bernsteinshur.com>

**CC:** "cab@beagleridge.com" <cab@beagleridge.com> , "janemaxwell@mail.com" <janemaxwell@mail.com> , "smaxwell@openviewpartners.com" <smaxwell@openviewpartners.com> , "don.willard@raymondmaine.org" <don.willard@raymondmaine.org> , "david@wacubu.com" <david@wacubu.com>

Chris: Thanks for your May 22nd opinion. Again, I agree with your legal conclusions.

However, there is one key question that you have not yet answered clearly; namely, do the Maxwells need an easement over the Town lot to build a private bridge from the mainland to Sheehan's Island, assuming, of course, that they could get the necessary permits. This possibility, however remote, is one of the reasons they bought their lot.

If you would answer that question, too, it would be much appreciated. Thanks.

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\*\*

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\*From:\* Chris Neagle [mailto:CNeagle@troubhheisler.com]  
\*Sent:\* Tuesday, May 27, 2008 2:56 PM  
\*To:\* Chris Vanlotis  
\*Cc:\* cab@beagleridge.com; Jane Maxwell; Scott Maxwell;  
don.willard@raymondmaine.org; David Currier  
\*Subject:\* Raymond opinion (2)

Chris: Let me clarify the important question that still needs to be answered. Jane Maxwell purchased the 3 acre lot in her name. The residence on Sheelan Island is owned by JRJ Group, LLC. Jane Maxwell has no ownership interest in JRJ Group, LLC. Gaining access to Sheehan Island over the 3 acre lot has always been an important goal for the Maxwell family. Mrs. Wilson gave the LLC an easement deed from the Town Road across her land to get to Sheehan Island, which you have. Jane Maxwell then bought the 3 acre parcel subject to the LLC easement to get to Sheehan Island.

While I initially had some concerns that even Jane's use of the Town lot to get to her 3 acre lot might be an overburdening of the Wilson easement, your opinion is that no such overburdening will occur, and I respect and accept that opinion. We fully understand that the Town will never challenge Jane's use of the Town lot to get to her 3 acre lot on the mainland. However, the reason we are before the Selectmen is to see if they will authorize a Town Meeting whereby JRJ Group, LLC can be granted an easement over the Town lot to use the Town lot for access to Sheehan Island, either by boat or by bridge. There may come a time when the 3 acre lot and the Sheehan Island lot will be sold outside the Maxwell family, and it is important that JRJ Group, LLC have rights that are independent of the rights of Jane Maxwell. Therefore, the key question that I hope you will answer for the Selectmen is "Does JRJ Group, LLC have the right to use the Town lot for access to its Sheehan Island property?" I believe that both you and I agree that it does not. All I need you to do is to express that opinion in writing to the Selectmen. If you are unwilling to do so, please let me know ASAP. If you have any other questions, please let me know. Otherwise, I assume that you will send me a copy of your opinion. Thanks.

--  
Don Willard  
Town Manager  
Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071

(207) 655-6994 v  
(207) 655-3024 f  
(207) 650-9001 m

Don Willard <[don.willard@raymondmaine.org](mailto:don.willard@raymondmaine.org)>  
Town Manager  
Town of Raymond

**Subject:** JRJ Group easement  
**From:** Chris Neagle <CNeagle@troubhheisler.com>  
**Date:** Tue, 27 May 2008 10:11:19 -0400  
**To:** "don.willard@raymondmaine.org" <don.willard@raymondmaine.org>  
**CC:** "cab@beagleridge.com" <cab@beagleridge.com> , "penthom@comcast.net" <penthom@comcast.net> , "janemaxwell@mail.com" <janemaxwell@mail.com> , "bttitcomb@mitchellinstitute.org" <bttitcomb@mitchellinstitute.org> , "smaxwell@openviewpartners.com" <smaxwell@openviewpartners.com> , "david@wacubu.com" <david@wacubu.com>

Dear Don: I checked the June 3rd Selectmen's agenda and see that the JRJ Group, LLC request for an easement over the Town lot is not listed for discussion that night. Is there any chance that could change?

Assuming that Chris V. can answer the last question that I put to him soon, will it be on the agenda for June 17th?

Thanks.

Chris Neagle  
780-6789

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**Subject:** [Fwd: Association concerns]  
**From:** Don Willard <don.willard@raymondmaine.org>  
**Date:** Wed, 28 May 2008 13:40:05 -0400  
**To:** Laurie Cook <laurie.cook@raymondmaine.org>

For inclusion in the e-packet the next time this item appears on the BOS agenda.  
Thank you.

----- Original Message -----

Subject: Association concerns  
Date: Tue, 27 May 2008 19:08:54 -0400  
From: Bonnie Titcomb Lewis <btitcomb@MitchellInstitute.org>  
To: Chris Vaniotis <cvaniotis@bernsteinshur.com>, <don.willard@raymondmaine.org>, <jbruno@communityrx.com>, <markyski@maine.rr.com>  
CC: <cab@beagleridge.com>, "John Walters" <JSWALTERS01@msn.com>, "May, Michael" <mmay@babson.edu>, <grthands30@aol.com>, "Rex Lewis" <turnkeyrex@maine.rr.com>, <mlewis@disabilitytrms.com>, "Penny Thomas" <penthom@comcast.net>

Hello Attorney Vaniotis, Don, and Raymond Selectmen ~

I would very much appreciate your sharing this note with other Raymond Selectmen, as I do not have all e-mail addresses here at the moment, and I do want each of them to have an opportunity to hear our concerns.

Please be aware that our association members reviewed the town attorney's response to the Selectmen's question about issues raised at the last meeting. Of particular concern to us was Mr. Vaniotis' advice to not involve the town in a private property dispute. While we certainly respect and understand that position -- because of its impact on our concerns, -- the Association and Mr. Naigle are no longer on the same page as to a solution. We feel that we are back to square one, and in spite of several notes of enthusiastic full speed ahead sent out by Mr. Naigle, we must reiterate our initial and now rekindled concerns about the real long term agenda that is on the table.

Without removing reference to Sheehan Island in the warrant or easement deed, or without a clause in the easement wording that specifically excludes the Maxwell use of our private property, and without wording that clearly restricts their access route, we are not in support of granting them a ROW to some non-existing road way. The Maxwell's cannot currently drive there now so why does Mr. Naigle insist on a ROW to get there now? We feel that to grant such a curious request would be speculation which would unto itself represent a special and private accommodation, ultimately involving the town in a private property dispute by setting the stage through an unnecessary provision.

Although we are not terribly alarmed at the moment, we do feel it would be appropriate to ask the town to grant members of the Sheehan Island Homeowners Association and the Thomases a ROW to get to their current properties by way of Lot #4. These are not "down the road" speculative destinations.. they currently exist as taxpaying residences.

Finally, while I regret Elizabeth Wilson's potential loss of \$15,000, I respectfully suggest that the monetary enticement that is pulling at all of our heart strings for her should not drive town policy, and I view the Maxwell's use of that carrot as an inappropriate, embarrassing and demeaning use of Elizabeth's situation. In addition, I feel that Mr. Naigle's plea, highlighting the Maxwell's expenditure and purpose for buying the Manor Harbor Way, as just another unfounded justification for supporting a carefully conceived and premature request for a ROW to nowhere.

So...for this moment, we are back to our May 6th position! (sorry...we tried)

\*It is our continuing belief that until the Maxwell's actually receive a DEP and Town of Raymond\*\* permit to build a driving bridge to Lot #19 on Sheehan \*\*Island\*\* - then authorizing an added ROW over Lot\*\* #4 with the sole purpose to get onto the island is premature. Instead, their ROW over Lot #4 could happen simultaneously with any DEP/Town approval of a permit to build a bridge, and then by the nature of the permitting process it would be applicable to that new bridge only.\*

\*\*

**\*We thank you for your consideration -- Bonnie\***

**Subject:** Re: JRJ Group easement  
**From:** Chris Neagle <CNeagle@troubhheisler.com>  
**Date:** Wed, 28 May 2008 12:59:50 -0400  
**To:** "don.willard@raymondmaine.org" <don.willard@raymondmaine.org>  
**CC:** "cvaniotis@bernsteinshur.com" <cvaniotis@bernsteinshur.com> , "janemaxwell@mail.com" <janemaxwell@mail.com> , "markgendron@maine.rr.com" <markgendron@maine.rr.com> , "markyski@maine.rr.com" <markyski@maine.rr.com> , "bttitcomb@MitchellInstitute.org" <bttitcomb@MitchellInstitute.org> , "smaxwell@openviewpartners.com" <smaxwell@openviewpartners.com> , "david@wacubu.com" <david@wacubu.com>

Thanks for the response, Don. The Sheehan Island Association just shared its latest email to the Town with me.

We hope to work things out between the Maxwells and the Association before the next Selectmen's meeting, to see if we can reach some common understanding, and can present a mutually agreeable request to the Selectmen.

Therefore, I think holding another meeting on June 3rd may be premature at this time. Hopefully, we will be able to reach some agreement in time to get on the June 17th agenda.

Thanks again.

>>> Don Willard <don.willard@raymondmaine.org> 5/27/2008 3:35 PM >>>  
Good afternoon Chris,

I have forwarded your request to Chairman, Mark Gendron for consideration as he approves all final BOS agendas and Town Attorney, Chris Vaniotis for information.

Don Willard  
Town Manager  
Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071

(207) 655-6994 v  
(207) 655-3024 f  
(207) 650-9001 m

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**Subject:** RE: FW: Raymond opinion (2)

**From:** "Chris Vaniotis" <cvaniotis@bernsteinshur.com>

**Date:** ~~May 30~~ 30 May 2008 20:22:01 -0400

**To:** "Don Willard" <don.willard@raymondmaine.org>

**CC:** "Geoffrey Hole" <ghole@bernsteinshur.com>, "Lori Carpenter" <lcarpenter@bernsteinshur.com>

Don,

I'm going to be out of the office from now until June 12th. So I wanted to respond quickly to the additional questions posed in the e-mails below.

1. The town, as the owner of the lot, can place any restrictions it wishes on any easement it grants on its property. I had simply advised previously that the town might not want to impose restrictions which could make the town a party in a legal dispute over private property rights.
2. The existing easement in no way prevents Jane Maxwell from launching a boat from her property and then landing the boat on the JRJ property on Sheehan's Island
3. As I stated in an earlier e-mail, JRJ Group currently has no legal right to access its Sheehan's Island property over the Town's property.

If any of this needs attention while I'm gone, feel free to contact Geoff Hole.

---

Chris Vaniotis

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-----Original Message-----

From: Mark Gendron [mailto:[markgendron@maine.rr.com](mailto:markgendron@maine.rr.com)]

Sent: Thursday, May 29, 2008 8:33 AM

To: Mike Reynolds; 'Don Willard'; Chris Vaniotis; 'Dana Desjardins'; 'Joe Bruno'; 'Lonnie Taylor'; 'Mark Gendron'

Subject: Re: FW: Raymond opinion (2)

I also have an additional question.

As I understand it, an easement to Maxwells with a restriction to use the bridge is possible. Can we also place a restriction on the lot so that can't grant any right of way across the lot to anyone. With a ROW across the land, they then sell the lot to someone else using the ROW to access the island, or allowing others to use it as a staging area to the lake. I don't want our decision to be the vehicle allowing this to happen.

There is already one bridge out to the island. Can the Board of Selectman do anything in this process to insure there won't be another?

Thank you,

Mark

----- Original Message -----

From: "Mike Reynolds" <[mikereyn@maine.rr.com](mailto:mikereyn@maine.rr.com)>

To: "'Don Willard'" <[don.willard@raymondmaine.org](mailto:don.willard@raymondmaine.org)>; "'Chris Vaniotis'" <[cvaniotis@bernsteinshur.com](mailto:cvaniotis@bernsteinshur.com)>; "'Dana Desjardins'" <[dana.desjardins@raymondmaine.org](mailto:dana.desjardins@raymondmaine.org)>; "'Joe Bruno'" <[jbruno@communityrx.com](mailto:jbruno@communityrx.com)>; "'Lonnie Taylor'" <[LTAYLOR@IDS.TC](mailto:LTAYLOR@IDS.TC)>; "'Mark Gendron'" <[markgendron@maine.rr.com](mailto:markgendron@maine.rr.com)>; "'Mark Gendron'" <[markyski@maine.rr.com](mailto:markyski@maine.rr.com)>

Sent: Wednesday, May 28, 2008 1:17 PM

Subject: RE: FW: Raymond opinion (2)

I agree we need to know the answer to this question.

A follow up question or maybe it will be included in the first question is:

Can anyone stop someone who has the right to a property on the mainland from getting in a boat and going to an island without an easement? If so how and why.

Thanks  
Mike

-----Original Message-----

From: Don Willard [mailto:don.willard@raymondmaine.org]  
Sent: Wednesday, May 28, 2008 9:24 AM  
To: Chris Vaniotis; Dana Desjardins; Joe Bruno; Lonnie Taylor (LTAYLOR@IDS.TC); Mark Gendron; Mike Reynolds; Mark Gendron  
Subject: Re: FW: Raymond opinion (2)

Chris,

I have spoken with BOS Chairman, Mark Gendron this morning and he would like you to answer Chris Neagle's new questions. All legal work related to the Maxwell's/JBJ Group, LLC original request and this new one is naturally at the expense of his clients.

Don Willard  
Town Manager  
Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071

(207) 655-6994 v  
(207) 655-3024 f  
(207) 650-9001 m

Chris Vaniotis wrote:

Don,

I'm not going to respond to Chris Neagle's request for an opinion, below, unless you want me to. Please advise.

---

Chris Vaniotis

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\*From:\* Chris Neagle [mailto:CNeagle@troubhheisler.com]  
\*Sent:\* Tuesday, May 27, 2008 2:56 PM  
\*To:\* Chris Vaniotis  
\*Cc:\* cab@beagleridge.com; janemaxwell@mail.com; smaxwell@openviewpartners.com; don.willard@raymondmaine.org; david@wacubu.com

\*Subject:\* Raymond opinion (2)

Chris: Let me clarify the important question that still needs to be answered.

Jane Maxwell purchased the 3 acre lot in her name.

The residence on Sheelan Island is owned by JRJ Group, LLC. Jane Maxwell has no ownership interest in JRJ Group, LLC.

Gaining access to Sheehan Island over the 3 acre lot has always been an important goal for the Maxwell family. Mrs. Wilson gave the LLC an easement deed from the Town Road across her land to get to Sheehan

Island, which you have. Jane Maxwell then bought the 3 acre parcel subject to the LLC easement to get to Sheehan Island.

While I initially had some concerns that even Jane's use of the Town lot to get to her 3 acre lot might be an overburdening of the Wilson easement, your opinion is that no such overburdening will occur, and

I respect and accept that opinion. We fully understand that the Town will never challenge Jane's use of the Town lot to get to her 3 acre lot on the mainland.

However, the reason we are before the Selectmen is to see if they will authorize a Town Meeting whereby JRJ Group, LLC can be granted an easement over the Town lot to use the Town lot for access to Sheehan Island, either by boat or by bridge. There may come a time when the 3 acre lot and the Sheehan Island lot will be sold outside the Maxwell family, and it is important that JRJ Group, LLC have rights that are independent of the rights of Jane Maxwell.

Therefore, the key question that I hope you will answer for the Selectmen is "Does JRJ Group, LLC have the right to use the Town lot for access to its Sheehan Island property?"

I believe that both you and I agree that it does not. All I need you

to do is to express that opinion in writing to the Selectmen.

If you are unwilling to do so, please let me know ASAP. If you have any other questions, please let me know. Otherwise, I assume that you will send me a copy of your opinion.

Thanks.

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Checked by AVG.  
Version: 8.0.100 / Virus Database: 269.24.1/1470 - Release Date:  
5/28/2008 7:20 AM



**Subject:** RE: FW: Raymond opinion (2)  
**From:** Chris Neagle <CNeagle@troubhheisler.com>  
**Date:** Mon, 2 Jun 2008 10:51:56 -0400  
**To:** "cvaniotis@bernsteinshur.com" <cvaniotis@bernsteinshur.com> , "don.willard@raymondmaine.org" <don.willard@raymondmaine.org>  
**CC:** "cab@beagleridge.com" <cab@beagleridge.com> , "janemaxwell@mail.com" <janemaxwell@mail.com> ,  
"smaxwell@openviewpartners.com" <smaxwell@openviewpartners.com> , "david@wacubu.com" <david@wacubu.com>

Thanks, Chris. Your email is exactly what I was looking for.

>>> "Chris Vaniotis" <cvaniotis@bernsteinshur.com> 5/30/2008 8:09 PM >>>  
Don,

Here is my response to Chris Neagle's most recent question:

Question: "Does JRJ Group, LLC have the right to use the Town lot for access to its Sheehan Island property?"

Answer: No. The land on Sheehan's Island was not owned by the Gordons at the time they reserved the easement over the lot conveyed to the Town. The easement does not include access to any land on Sheehan's Island.

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Chris Vaniotis

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Chris Neagle  
cneagle@troubhheisler.com

## Trough Heisler

ATTORNEYS AT LAW

now  
August 5<sup>th</sup>  
BOS Agenda

July 7, 2008

Don Willard, Town Manager  
Town of Raymond  
410 Webbs Mills Road  
Raymond, Maine 04071

re: Town Lot at Manor Harbor Way

Dear Don:

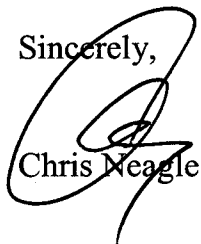
JRJ Group, LLC, the limited liability company owned by Scott Maxwell, would like to have its tabled request before the Selectmen placed on the July 15, 2008 Selectmen's agenda for possible action.

The company owns a lot on Sheehan's Island and also owns an easement across land of Jane Maxwell and Elizabeth Wilson to gain access to it from Manor Harbor Way. The company would like the Town to confirm its right to use the section of Manor Harbor Way that is on the Town lot (Map 61, Lot 4). The gravel road on the Town lot is already used by several other lot owners on Sheehan Island and the mainland.

Since we were last at the Selectmen's meeting in late May, we have had extensive discussions with the Sheehan Island Homeowners Association to assure it that the company has no right or plans to use Sheehan Island Road or the existing bridge.

We hope that the Selectmen will vote to schedule a special Town meeting to approve the Easement Deed prepared by the Town attorney. Thank you.

Sincerely,



Chris Neagle

CN/mlld

cc Scott and Jane Maxwell

Bonnie Titcomb Lewis, Sheehan Island Homeowners Association

Robert and Rosalie Thomas

David Currier, Esq., attorney for Elizabeth Wilson

**Subject:** Re: Meeting request  
**From:** Chris Neagle <CNeagle@troubhheisler.com>  
**Date:** Tue, 8 Jul 2008 15:29:37 -0400  
**To:** "don.willard@raymondmaine.org" <don.willard@raymondmaine.org>  
**CC:** "janemaxwell@mail.com" <janemaxwell@mail.com> , "smaxwell@openviewpartners.com" <smaxwell@openviewpartners.com> , "david@wacubu.com" <david@wacubu.com>

I understand the thinking of Mr. Gendron, and I can attend on Tuesday, August 5th. Thanks.

>>> Don Willard <don.willard@raymondmaine.org> 7/8/2008 3:23:20 PM >>>  
Good afternoon Chris,

Since Bonnie Titcomb Lewis can not attend the next meeting on July 15th, Chairman of the Board of Selectmen, Mark Gendron has agreed to put your request on the first meeting in August to be held on August 5th which she can attend assuming you are also available?

--  
Don Willard  
Town Manager  
Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071

(207) 655-6994 v  
(207) 655-3024 f  
(207) 650-9001 m

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Municipal (Non-Property Tax) Revenues  
Proposed 2008-2009

	Account	08/09 Budget	07/08 Budget	06/07 Budget	05/06 Budget
R3050	Public Cable Franchise Agreement	\$33,974	\$32,000	\$32,000	\$26,340
R3100	Crown Castle Tower Lease	\$35,828	\$34,668	\$34,440	\$33,394
R3120	Supplemental Taxes	\$9,000	\$9,000	\$15,000	\$15,000
R3150	Excise Taxes	\$800,000	\$816,839	\$850,000	\$850,000
R3200	Municipal Revenue Sharing	\$240,000	\$240,000	\$258,285	\$283,154
R3220	Local Road Assistance	\$61,800	\$60,000	\$62,816	\$59,117
R3270	Tree Growth	\$7,000	\$0	\$8,000	\$8,000
R3280	Veterans Exemption	\$1,500	\$1,297	\$2,300	\$2,300
R3300	Snowmobile Reimbursements	\$2,300	\$2,184	\$2,300	\$2,300
R3320	CEO/Planning Board Fees	\$95,000	\$120,000	\$92,000	\$80,000
R3325	Planning Board Fees	\$0	\$0	\$28,000	\$0
R3360	Municipal Fees	\$23,000	\$23,000	\$23,000	\$21,600
R3380	Public Safety Income	\$0	\$9,110	\$9,110	\$14,500
R3400	Fire and Rescue Ambulance Collections	\$130,000	\$128,000	\$135,000	\$135,000
R3425	Bulky Waste Coupon Books	\$5,000	\$7,000	\$0	\$0
R3435	Solid Waste - Bag Tag Income	\$1,200	\$1,200	\$1,000	\$1,000
R3475	Sale of Recyclables	\$11,000	\$0	\$0	\$0
R3440	Recycling Bins	\$200	\$200	\$0	\$0
R3480	Lien Charges	\$3,500	\$3,500	\$5,300	\$5,300
	Raymond Schools PW Service	\$0	\$0	\$0	\$5,886
R3500	Miscellaneous	\$60,000	\$60,000	\$20,000	\$15,000
R3520	Interest Income - Taxes	\$25,000	\$18,000	\$18,000	\$27,500
R3530	Interest Income - Investments	\$85,000	\$90,000	\$78,000	\$27,500
R3550	Clerk Fees	\$3,500	\$3,500	\$3,500	\$2,800
R3560	Perpetual Care	\$4,000	\$4,000	\$4,000	\$4,000
R3600	Parking Fines	\$1,000	\$2,000	\$0	\$0
	Sebago Water Safety Watch	\$0	\$0	\$0	\$1,000
R3700	GIS Revenue	\$0	\$0	\$1,000	\$1,000
	<b>Proposed New Revenues</b>				
	<b>Web Hosting Service - Town of Casco</b>				
	assumes current level of support	\$5,000			
	<b>Proposed New Public Safety Service Contracts</b>				
	Town of Gray	\$30,000			
	Town of Frye Island	\$30,000			
R4000	Fund Balance Contribution - Surplus	\$150,000	\$150,000	\$161,906	\$200,000
	<b>Total</b>	<b>\$1,853,802</b>	<b>\$1,815,498</b>	<b>\$1,844,957</b>	<b>\$1,821,691</b>