



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

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BOARD OF SELECTMEN

AGENDA

Tuesday, February 5, 2008

7:00 p.m.

JSMS Broadcast Studio

SPECIAL TOWN MEETING

To consider appropriating funds for air quality system repairs to the Jordan-Small Middle School, and to consider an amendment to the Raymond Chimney Ordinance as adopted May 1989 and amended through January 2008 (proposed). Copies of the Special Town Meeting warrant, including the complete text with the changes, are available at www.raymondmaine.org, at the town's legal posting locations, or upon request at the Raymond Town Office.

SELECTMEN'S MEETING

- 1) Call to order.
- 2) Minutes of previous meeting dated January 22, 2008
- 3) New business.
 - a) Special Amusement Application – William E. Hines Jr. and Kimberly Y. Hines, Whines Enterprises Inc., dba Cafe Sebago
 - b) Approval of the new cemetery lot conveyance form – Cemetery Committee
 - c) Department Head Quarterly Report – Fire Chief Denis Morse
 - d) Consideration of Quit Claim Deeds - Selectmen
 - e) School consolidation information update – Selectman Joe Bruno
 - f) Executive Session – Personnel Matter as authorized under 1 M.R.S.A. § 405(6)(A)
- 4) Old (unfinished) business.
 - a) none
- 5) Town Manager Report and Communications.
 - a) none
- 6) Fiscal Warrants – Payroll and Appropriation Warrants – February 5, 2008.
- 7) Adjournment.

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



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

SPECIAL TOWN MEETING

To consider appropriating funds for air quality system repairs to the Jordan-Small Middle School, and to consider an amendment to the Raymond Chimney Ordinance as adopted May 1989 and amended through January 2008 (proposed). Copies of the Special Town Meeting warrant, including the complete text with the changes, are available at www.raymondmaine.org, at the town's legal posting locations, or upon request at the Raymond Town Office.

SELECTMEN'S MEETING

- 1) Call to order.
- 2) Minutes of previous meeting dated January 22, 2008
- 3) New business.
 - a) **Special Amusement Application – William E. Hines Jr. and Kimberly Y. Hines, Whines Enterprises Inc., dba Cafe Sebago**

A renewal special amusement permit application for Cafe Sebago is enclosed for your consideration. Activities under this proposed application include "DJ/karaoke, acoustical acts, occasional small bands." Mr. and Mrs. Hines had a special amusement permit last year with the same activities. There have been no problems or issues of concern. Staff is therefore recommending approval of this renewal application.

b) Approval of the new cemetery lot conveyance form – Cemetery Committee

The Cemetery Committee has asked for time on the agenda to discuss approval of a new cemetery lot conveyance form. Presently only a cash receipt is given out to lot purchasers, which is not sufficient for registration with the Cumberland County Registry of Deeds. The new conveyance form is a form that will allow proof of purchase for a lot in a cemetery.

c) Department Head Quarterly Report – Fire Chief Denis Morse

Fire Chief Denis Morse will attend the meeting and present his quarterly report for the Fire Department.

The Board of Selectmen recently reinstated the practice of receiving quarterly department head reports in order to better familiarize themselves with ongoing departmental activities including short and long range goals as well as financial planning. Department head reports will be scheduled until all department heads

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

have had an opportunity to address the Selectmen. These meetings will provide a good opportunity for the Selectmen and the public to become updated on the activities of Raymond's Municipal government by department.

d) Consideration of Quit Claim Deeds – Selectmen

Attached to the e-packet are three municipal Quit Claim Deeds for consideration and signature by the Board of Selectmen. Execution of these deeds will release all town interest in the subject properties. All property taxes due, interest, penalty, legal costs and postage have been paid in full. Staff recommends approval of these deeds.

e) 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.

**f) Executive Session – Personnel Matter as authorized under
1 M.R.S.A. § 405(6)(A)**

4) Old (unfinished) business.

a) none

5) Town Manager Report and Communications.

a) none

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

7) Adjournment.

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

TOWN OF RAYMOND
Tuesday, February 5, 2008

SPECIAL TOWN MEETING WARRANT

TO: Jack Cooper, a resident of the Town of Raymond, in the County of Cumberland and State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to meet at the Jordan-Small Middle School Broadcast Studio, in said Town of Raymond on Tuesday, February 5, 2008, at 7:00 pm, then and there to act on the following articles:

ARTICLE 1: To elect a moderator to preside at said meeting.

ARTICLE 2: To see if the town will vote to appropriate a sum not to exceed \$145,000 from undesignated school fund balance (surplus) for the purpose of improvements to the Air Quality system at Jordan Small Middle School. Said amount to be in addition to amounts previously authorized for the 2007-2008 school budget.

The School Board recommends adoption of this article.

ARTICLE 3: Shall the Chimney Ordinance be amended to change the language as follows?

The installation of a factory built metal chimney will be accepted provided that they are UL approved and approved by the homeowners policy which is currently in place. A factory built metal chimney installed in accordance with the state adopted NFPA 211. We would further require that in the event of a chimney fire in any type of chimney, that the homeowner is responsible to have the chimney inspected by an approved chimney specialist and that proof of said inspection will be furnished to the Town of Raymond Fire/Rescue Department.

The Selectmen recommend or not adoption of this article.

EXPLANATION: When researched we found that the Town Officials at the time were very frustrated and concerned with the number of chimney fires that occurred in and around the Town of Raymond. Homeowners at the time were installing sub-par and often times dangerous single walled chimney liners. Today the manufacturers that we spoke with have told us that the current factory chimney's are UL tested from temperature's of 1700 to 2100 degrees and some are manufactured with triple linings.

We also researched some local insurance companies and were told that in the event of a chimney fire that most policies mandate an inspection of the chimney and heating device following a chimney fire, therefore the second part of the ordinance was designed to co-exist with those requirements.

Given under our hands this 22nd day of January AD 2008.

Mark Gendron

Joseph Bruno

Dana Desjardins

Michael Reynolds

Lawrence Taylor

Selectmen of Raymond

TOWN OF RAYMOND
401 WEBBS MILLS ROAD
RAYMOND, MAINE 04071
207-655-4742

SPECIAL AMUSEMENT APPLICATION

- 1. Name of Applicant: WILLIAM E HINES JR
- 2. Address of Applicant: 125 LIBBY RD CASCO ME 04015
 Street City State Zip
- 3. Name of Business: CAFE SEBAGO
- 4. Business Street Address: 1248 ROOSEVELT TRAIL, RAYMOND ME 04071
- 5. Business Mailing Address: 125 ~~HIBBING~~ LIBBY RD CASCO ME 04015
- 6. Telephone Residence: 655-4445 Business: 655-4006
- 7. List the names and addresses of all officers & residency for the preceding 3 years.

WILLIAM E HINES JR 125 LIBBY RD
KIMBERLY Y HINES " "

- 8. Have any of the officers been convicted of a Class A, B, or C crime in the last 3 years? If so who and please describe the offense:

NO

- 9. Please describe the premises including security measures being taken, size, seating, etc.

FULL BAR, PUB ROOM, DINNING ROOM TWO EMERGENCY EXITS
BUDG MONITORED BY FIRE ALARM

- 10. Has applicant ever ad a license denied or revoked? If so describe the circumstances:

NO

11. Please specify the type of entertainment in detail:

DJ / KARAOKE, ACOUSTICAL ACTS, OCCASIONAL
SMALL BANDS

12. List the days and hours of entertainment:

USUALLY WEEKENDS AFTER 5:00

Note: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$500.00 for each offense or by both. Each day that a violation occurred shall be considered a separate offense."

13. The fee must be paid at the time of application. The application fee is \$50.00 plus all advertising costs if a public hearing is necessary.

[Handwritten Signature]

Signature of Applicant

1-19-08

Date

NOTE: Special amusement permits expire at the same time as the liquor license.

Authorizing signatures:

Town Manager: _____

Code Enforcement Officer: _____

Selectmen: _____

Subject: Selectmen agenda item

From: "Louise Lester" <louise.lester@raymondmaine.org>

Date: Fri, 25 Jan 2008 08:19:35 -0500

To: "Don Willard" <don.willard@raymondmaine.org>, "Laurie Cook" <laurie.cook@raymondmaine.org>

The Cemetery Committee has asked me to request time on the Selectmen's agenda to have them approve the new cemetery lot conveyance form. Currently the Town Office is giving people a cash receipt which isn't enough to have registered in the Cumberland County Registry of Deeds. This is not a deed but only proof that they have paid for a lot in a cemetery.

Louise H. Lester, Town Clerk
Town of Raymond
401 Webbs Mills Rd
Raymond, Maine 04071
207-655-4742 ext. 21
www.louise.lester@raymondmaine.org

012408 Selectmen memo.doc

Content-Type: application/msword

Content-Encoding: base64

Lot Conveyance Raymond.doc

Content-Type: application/msword

Content-Encoding: base64



401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742
655-3024 (Fax)

MEMO

To: Board of Selectmen
Don Willard, Town Manager

Date: January 24, 2008

From: Raymond Cemetery Committee

Subject: Cemetery Conveyance

We are attaching a copy of the cemetery lot conveyance form which we would like used when a Raymond cemetery lot is sold through the Town Office. In the past Raymond has used several types of receipts for the sale of town owned lots, and currently is using a town cash receipt only. In order for someone to register a cemetery lot in the Cumberland County Registry of Deeds, a more comprehensive document is necessary. We believe that this form will suffice.

The Cemetery Committee is asking that the Board of Selectmen permit this form to be used when a town owned cemetery lot is sold.

CONVEYANCE Draft #3 10/25/07
Town of Raymond, Maine

KNOW ALL MEN BY THESE PRESENTS, THAT, in consideration of the sum of \$ _____ paid to the Town of Raymond by _____ of _____, _____, _____, the Town of Raymond does hereby grant, bargain, sell, and convey to said _____, heirs and assigns, the perpetual use and occupancy for the purpose hereinafter mentioned, of the following described parcel of land in _____ Cemetery in the Town of Raymond, County of Cumberland and State of Maine, situated in, section _____, lot _____, said lot contains _____ plots.

TO HAVE AND TO HOLD the said use and occupancy of said premises and the privilege thereof unto the said _____, heirs, administrators, executors, and assigns forever, for the sole purpose of a place of burial for the dead, which use and occupancy by the said Grantee shall be at all times in strict conformity to the laws of the State of Maine and the ordinances, rules and regulations of said Grantor, now or hereafter existing, with reference to said cemetery, it being expressly understood, and this conveyance is executed and delivered with the express reservation by the Grantor, that if said premises shall at any time be used, or attempted to be used, by any person or persons, whomsoever, for any other purpose than as herein set forth, the use, occupancy, rights, and privileges granted herein shall immediately terminate.

AND the Grantor does covenant and agree to grade said premises and to be firmly bound and obligated unto _____, heirs and assigns, in perpetuity to keep the sward or turf even and in good condition, the grass properly cut, and the trees and shrubbery trimmed on said premises.

IN WITNESS WHEREOF, I, _____, Director of Finance of the Town of Raymond, have hereunto subscribed my name and affixed the seal of the Town of Raymond this ____ day of _____ A.D. _____

Signed, sealed and
Delivered in presence of

Director of Finance

Price of Lot \$ _____

Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to HALL, BREA, LEIGHTON, GEORGE E. in said county and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premised described at Map 17, Lot 24/A

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 17, Lot 24/A in the name of HALL, BREA, LEIGHTON, GEORGE E. and recorded in said Registry of Deeds.

BK 25536 PG 213 BK 24372 PG 016 BK 23124 PG 011

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND has caused this instrument to be sealed with its corporate seal and signed in its corporate name by MARK GENDRON, DAN DESJARDINS, MIKE REYNOLDS, JOSEPH BRUNO AND LAWRENCE TAYLOR thereto duly authorized, this _____ day of February, 2008.

THE INHABITANTS OF THE TOWN OF RAYMOND

Witness to All

By: _____
MARK GENDRON, Selectman

DANA DESJARDINS, Selectman

MIKE REYNOLDS, Selectman

JOSEPH BRUNO, Selectman

LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally appeared the above named Mark Gendron, Dana Desjardins, Mike Reynolds, Joseph Bruno, and Lawrence Taylor aforesaid Selectmen, known to me, this _____ day of February, 2008 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

Notary Public

Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to OBER, RICHARD W. in said county and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premised described at Map 78, Lot 18

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 78, Lot 18 in the name of OBER, RICHARD W. and recorded in said Registry of Deeds.

BK 25536 PG 274 BK 24372 PG 091 BK 23124 PG 079

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND has caused this instrument to be sealed with its corporate seal and signed in its corporate name by MARK GENDRON, DAN DESJARDINS, MIKE REYNOLDS, JOSEPH BRUNO AND LAWRENCE TAYLOR thereto duly authorized, this _____ day of February, 2008.

THE INHABITANTS OF THE TOWN OF RAYMOND

Witness to All

By: _____
MARK GENDRON, Selectman

DANA DESJARDINS, Selectman

MIKE REYNOLDS, Selectman

JOSEPH BRUNO, Selectman

LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally appeared the above named Mark Gendron, Dana Desjardins, Mike Reynolds, Joseph Bruno, and Lawrence Taylor aforesaid Selectmen, known to me, this _____ day of February, 2008 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

Notary Public

Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to BRINBELL, INC in said county and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premised described at Map 53, Lot 20

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 53, Lot 20 in the name of BRINBELL, INC and recorded in said Registry of Deeds.

BK 25536 PG 230 BK 24372 PG 127 BK 23123 PG 339

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND has caused this instrument to be sealed with its corporate seal and signed in its corporate name by MARK GENDRON, DAN DESJARDINS, MIKE REYNOLDS, JOSEPH BRUNO AND LAWRENCE TAYLOR thereto duly authorized, this _____ day of February, 2008.

THE INHABITANTS OF THE TOWN OF RAYMOND

Witness to All

By: _____
MARK GENDRON, Selectman

DANA DESJARDINS, Selectman

MIKE REYNOLDS, Selectman

JOSEPH BRUNO, Selectman

LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally appeared the above named Mark Gendron, Dana Desjardins, Mike Reynolds, Joseph Bruno, and Lawrence Taylor aforesaid Selectmen, known to me, this _____ day of February, 2008 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

Notary Public