

SELECTMEN'S EPACKET
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April 10, 2012

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BOARD OF SELECTMEN

AGENDA

April 10, 2012

7:00 p.m.

Broadcast Studio

SELECTMEN'S MEETING

- 1) Call to order.**
- 2) Minutes of previous meeting dated:**
 - **March 6, 2012**
- 3) PUBLIC HEARING**
 - a) Application for a New Malt Liquor License for William Coppersmith, Jr., DBA Fisherman's Catch (1270 Roosevelt Trail)- Town Clerk Louise Lester**
- 4) New Business.**
 - a) Road Improvement Study Committee (RISC) Update- RISC Chair Rolf Olsen**
 - b) Consideration of Raymond Beach Management Proposals- Board of Selectmen**
 - c) Consideration of Abatements- Curt Lebel, Contract Assessor**
 - d) Consideration of Mowing Bids (3 Year contract)- Board of Selectmen**
 - e) Consideration of Funding for Tenny River Project- John Rand, Raymond Conservation Commission Chair**
 - f) Consideration of 2012 Election & Referendum Warrant and Ballot Clerks- Town Clerk Louise Lester**
 - g) Revisiting Office Hours- Don, Willard, Town Manager**
 - h) Tax Acquired Properties- Board of Selectmen**
 - i) Executive Session pursuant to 1 MRSA § 405(6)(H): Meeting with CEO Regarding Pending Land Use Legal Matters**
 - j) Executive Session pursuant to 1 MRSA § 405(6)(C): Consideration of Options Regarding Town Property**
 - k) Appointment of Compensation Study Committee- Chairman Joe Bruno**

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

Board of Selectmen Agenda: April 10, 2012

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Deadline for May 8, 2012 Agenda: April 27, 2012

5) Old Business

a) Consideration of Revised Barking Dog Ordinance- Board of Selectmen

6) Public Comment This agenda item is for the public to bring attention to any issues and concerns for future Board of Selectmen meetings.

7) Town Manager Report and Communications.

a) Confirm date for next regular meeting:

- **May 8, 2012**

8) Fiscal Warrants – Payroll and Appropriation Warrants – April 10, 2012

9) Adjournment.

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

Board of Selectmen Agenda: April 10, 2012

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Deadline for May 8, 2012 Agenda: April 27, 2012



**BOARD OF SELECTMEN
AGENDA SUMMARY**

April 10, 2012

7:00 pm.

Broadcast Studio

SELECTMEN'S MEETING

1) Call to order.

2) Minutes of previous meeting dated:

- **March 6, 2012**

3) PUBLIC HEARING

a) Application for a New Malt Liquor License for William Coppersmith, Jr., DBA Fisherman's Catch (1270 Roosevelt Trail)- Town Clerk Louise Lester

William Coppersmith, owner of the Fisherman's Catch, is requesting approval for a malt liquor license for his existing business. Advertising requirements for a new malt liquor license have been met and related life safety/code inspections have been successfully completed for this use (see attached). Fire Inspector Craig Messinger and Code Enforcement Officer Chris Hanson are recommending approval.

4) New Business.

a) Road Improvement Study Committee (RISC) Update- RISC Chair Rolf Olsen

RISC Chairman Rolf Olsen will be updating the Selectmen on the Committee's work with respect to funding long-term capital road improvements.

b) Consideration of Raymond Beach Management Proposals- Board of Selectmen

Recently, a new Request for Proposals (RFP) was advertised for the management of Raymond Beach. Three proposals were received and reviewed by staff. Attached to the ePacket is the original RFP and the proposals received as well as a brief summary for each. The applicants have been invited to present/discuss their proposals and abutters were notified to attend to express any concerns, although this is not a public hearing.

c) Consideration of Abatements- Curt Lebel, Contract Assessor

Contract Assessor Curt Lebel has a short list of abatements (attached to the ePacket along with supporting materials) for Selectmen review. Mr. Lebel will be attending the meeting to answer any questions.

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

d) Consideration of Mowing/ Snow Removal Bids (3 Year contract)- Board of Selectmen

Recently, a request for sealed bids was advertised for the 3 year mowing and snow removal contract to include Town buildings/parks/cemeteries/roadside mowing, bush hogging of former landfills and sidewalk snow removal/sanding services. Four proposals were received. Attached to the ePacket are the original bid requests, responses and a brief summary from Public Work's Director, Nathan White. The apparent low bidder is IDS, owned by Lonnie Taylor, with a bid of \$27,070 or \$220.00 lower than the second bidder LCE Landscaping, owned by Casey Glew. Currently, these services are provided by Richard Sanborn, who bid \$27,939.05.

e) Consideration of Funding for Tenny River Project- John Rand, Raymond Conservation Commission Chair

Chairman John Rand of the Raymond Conservation Commission is requesting that the Selectmen consider contributing \$10,000 from the Open Space Fund Reserve (current available balance is \$49,306.70) toward a matching grant for the Tenny River Corridor Project (information attached to ePacket), contingent on a conservation easement being successfully negotiated with Loon Echo Land Trust. The Conservation Commission made an official vote to unanimously support the project at their meeting on March 7, 2011 (memo from Chairman John Rand attached to the ePacket).

f) Consideration of 2012 Election & Referendum Warrant and Ballot Clerks- Town Clerk Louise Lester

Town Clerk Louise Lester will be presenting the 2011 "Warrant for the Election of Officers" for Selectmen approval, which would allow for a secret ballot to occur on June 12, 2012. She will also be presenting a list of ballot clerks, attached to ePacket, for Selectmen consideration and possible approval.

g) Revisiting Office Hours- Don, Willard, Town Manager

A survey was done of surrounding towns in August, 2011 regarding the hours of operation for town offices at the request of the Chairman of the Board of Selectmen. As a result, Raymond Town Office hours were subsequently changed to extend hours on Tuesday from 12:00 pm-7:00 pm to 8:30 am-7:00pm and to close on Saturdays. The Selectmen agreed to revisit this issue in the spring (2012) to determine if they would resume Saturday office hours for the summer months. Attached to the ePacket is a more current survey of town office hours of surrounding towns. Staff is recommending to maintain the office hours as they currently are (and encourage use of online services) or, in the alternative, to open one Saturday a month. Consideration will be given to revising the current office hours which are:

Tuesday: 8:30am-7:00pm
Wednesday-Friday 8:30am-4:00pm
No Saturday Hours

h) Tax Acquired Properties- Board of Selectmen

Town Staff has prepared a list of current Tax Acquired Properties (attached to the ePacket) and is requesting Selectmen guidance as to whether to move toward public sale or retain any properties for town use. Tax Acquired Property Policy and a recommendation from the Raymond Conservation Commission are attached to the ePacket.

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

- i) Executive Session pursuant to 1 MRSA § 405(6)(H): Meeting with CEO Regarding Pending Land Use Legal Matters**
- j) Executive Session pursuant to 1 MRSA § 405(6)(C): Consideration of Options Regarding Town Property**
- k) Appointment of Compensation Study Committee- Chairman Joe Bruno**

Chairman Joe Bruno will appoint a Compensation Study Committee to look at the level of compensation by position, related job descriptions, overall staffing and incumbent tenure for comparable towns to Raymond.

5) Old Business

a) Consideration of Revised Barking Dog Ordinance- Board of Selectmen

The Board of Selectmen will discuss whether to move this issue to the June 12, 2012 ballot for voter consideration or not.

6) Public Comment This agenda item is for the public to bring attention to any issues and concerns for future Board of Selectmen meetings.

7) Town Manager Report and Communications.

a) Confirm date for next regular meeting:

- **May 8, 2012**

8) Fiscal Warrants – Payroll and Appropriation Warrants – April 10, 2012

9) Adjournment.

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

Board of Selectmen Agenda: April 10, 2012

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Deadline for May 8, 2012 Agenda: April 27, 2012

**Department of Public Safety
Division**



Liquor Licensing & Inspection

Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.
To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

BUREAU USE ONLY

License No. Assigned:

Class:

Deposit Date:

Amt. Deposited:

PRESENT LICENSE EXPIRES _____

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☐ SPIRITUOUS ☐ VINOUS

INDICATE TYPE OF LICENSE:

☒ RESTAURANT (Class I,II,III,IV)

☐ HOTEL-OPTIONAL FOOD (Class I-A)

☐ CLASS A LOUNGE (Class X)

☐ CLUB (Class V)

☐ TAVERN (Class IV)

☐ RESTAURANT/LOUNGE (Class XI)

☐ HOTEL (Class I,II,III,IV)

☐ CLUB-ON PREMISE CATERING (Class I)

☐ GOLF CLUB (Class I,II,III,IV)

☐ OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

| | | | | | |
|---|--|--|--|--|--|
| 1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) <u>William Coppersmith Jr.</u> DOB: <u>6/15/1984</u> | | | 2. Business Name (D/B/A) <u>Fishermans Catch</u> | | |
| DOB: _____ | | | DOB: _____ | | |
| Address <u>17 Whiting Way</u> | | | Location (Street Address) <u>1270 Roosevelt Trail</u> | | |
| City/Town <u>Raymond ME</u> | | | City/Town <u>Raymond</u> | | |
| State <u>ME</u> | | | State <u>ME</u> | | |
| Zip Code <u>04071</u> | | | Zip Code <u>04071</u> | | |
| Mailing Address <u>1270 Roosevelt Trail</u> | | | Mailing Address <u>1270 Roosevelt Trail</u> | | |
| City/Town <u>Raymond ME</u> | | | City/Town <u>Raymond</u> | | |
| State <u>ME</u> | | | State <u>ME</u> | | |
| Zip Code <u>04071</u> | | | Zip Code <u>04071</u> | | |
| Telephone Number <u>207 615-6717</u> | | | Business Telephone Number <u>207-655-2244</u> | | |
| Fax Number _____ | | | Fax Number _____ | | |
| Federal I.D. # _____ | | | Seller Certificate # _____ | | |

3. If premises are a hotel, indicate number of rooms available for transient guests: _____
4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ _____ LIQUOR \$ _____
5. Is applicant a corporation, limited liability company or limited partnership? YES ☒ NO ☐

complete Supplementary Questionnaire, If YES

6. Do you permit dancing or entertainment on the licensed premises? YES ☐ NO ☒

7. If manager is to be employed, give name: _____

8. If business is NEW or under new ownership, indicate starting date: May 1st 2012

Requested inspection date: April 1st 2012 Business hours: 11:00 AM - 9:00 PM

9. Business records are located at: _____

10. Is/are applicants(s) citizens of the United States? YES ☒ NO ☐

11. Is/are applicant(s) residents of the State of Maine? YES ☒ NO ☐

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

| Name in Full (Print Clearly) | DOB | Place of Birth |
|------------------------------|---------|----------------|
| William Coppensmith Jr. | 6/15/84 | Portland ME |
| | | |
| | | |

Residence address on all of the above for previous 5 years (Limit answer to city & state)

Raymond ME - Windham ME

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES ☐ NO ☒

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes ☐ No ☒ If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES ☐ NO ☒

16. Does/do applicant(s) own the premises? Yes ☒ No ☐ If No give name and address of owner: _____

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) Small Dining Area
with limited inside seating

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES ☒ NO ☐ Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 300 FT Which of the above is nearest? Church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES ☒ NO ☐

If YES, give details: Mortgage

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

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 \$2,000 or both."

Dated at: Raymond ME on 2/18, 2012
Town/City, State Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

William Coppensmith Jr.

Signature of Applicant or Corporate Officer(s)

STATE OF MAINE
Liquor Licensing & Inspection Unit
164 State House Station
Augusta, Maine 04333-0164
Tel: (207) 624-7220 Fax: (207) 287-3424

SUPPLEMENTARY QUESTIONNAIRE FOR CORPORATE APPLICANTS, LIMITED LIABILITY COMPANIES AND
LIMITED PARTNERSHIPS

1. Exact Corporate Name: Fishermen's Catch LLC
Business D/B/A Name: Fishermen's Catch
2. Date of Incorporation: 2010
3. State in which you are incorporated: Maine
4. If not a Maine Corporation, date corporation was authorized to transact business within the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list percent of stock owned:

| Name | Address Previous 5 Years | Birth Date | % of Stock | Title |
|-------------------------|-----------------------------|------------|------------|-------|
| William Coppersmith Jr. | 17 Whittier Way Ray ME 0407 | 6/15/84 | 50 | Owner |
| Whitney Coppersmith | " " " " | 9/21/85 | 50 | Owner |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

6. What is the amount of authorized stock? _____ Outstanding Stock? _____
7. Is any principal officer of the corporation a law enforcement official? () YES (☒) NO
8. Has applicant(s) or manager ever been convicted of any violation of the law, other than a minor traffic violation(s), of the United States? () YES (☒) NO.
9. If yes, please complete the following: Name: _____

Date of
Conviction: _____ Offense: _____

Location: _____ Disposition: _____

Dated at: _____ City/Town On: _____ Date


Signature of Duly Authorized Officer

Date: 2/18/12

William Coppersmith Jr.
Print Name of Duly Authorized Officer

STATE OF MAINE

Dated at: _____, Maine _____ SS
 City/Town (County)
 On: _____
 Date

The undersigned being: _____ Municipal Officers _____ County Commissioners of the
 _____ City _____ Town _____ Plantation _____ Unincorporated Place of: _____, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.
 - A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
 - B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
 - C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c.589, §1 (amd).]
2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:
 - A. Conviction of the applicant of any Class A, Class B or Class c crime: [1987, c.45, Pt.A§4 (new).]
 - B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
 - C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
 - D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592, §3 (amd).]
 - E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
 - F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c.730, §27 (amd).]
3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.
 - A. [1993, c.730, §27 (rp).]
4. **No license to person who moved to obtain a license. (REPEALED)**
5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

PREMISE DIAGRAM



Bruce Tupper
Chief



Cathy Gosselin
Deputy Chief

FIRE/RESCUE

1443 Roosevelt Trail
Raymond, Maine 04071

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

March 31, 2012
To: Raymond Board of Selectmen
From: Craig Messinger, Fire Inspector
RE: Fishermen's Catch

Gentlemen,

A life Safety Fire Inspection was conducted at the Fishermen's Catch Restaurant located at 1270 Roosevelt trail on March 23, 2012. At the conclusion of this inspection it was noted that the business had several minor violations in accordance to NFPA 101. I spoke with Mr. Coppersmith, who is the business owner and he has agreed to a plan of action to remedy the outstanding violations. None of these violations are what we consider an "Immediate Life Safety" hazard and should be remedied rather quickly. We therefore feel that the Malt Liquor license that is being applied for should be granted to this business,

Respectfully submitted,

Craig R Messinger
Town of Raymond Fire Inspector

Hi Don,

As we discussed this morning, the committee feels it prudent to give an update to the BOS on the status of the road improvement study committee at the next BOS meeting.

The intent of the presentation would be:

1. Update the BOS on steps taken so far and advise non binding anticipated recommendation
2. Give time table for presentation of final recommendation
3. Answer questions from BOS

I will give the presentation.

Let me know if you need any additional information and advise if this will be on the agenda after your discussions with Joe.

Thanks,

Rolf



Raymond Beach Management

Request for Proposals

March, 2012

The Town of Raymond is inviting proposals from persons and/or Private Sector Managers interested in entering into an agreement to operate and manage the Town's public recreation facility currently known as Raymond Beach, as described below.

Background Information:

The Town of Raymond, in partnership with the Maine Department of Inland Fisheries and Wildlife (IF&W), developed and improved the former Jones Beach, located on Route 302, in Raymond, Maine through the issuance of a State-Town license and lease agreement (see attachments) between the parties. These agreements provided for the State construction of a boat launch facility while preserving certain rights for the Town to use and manage the swim beach area and related parking.

The Town assumed maintenance responsibility for the boat launch area for a period of thirty years. This RFP relates only to the possible Private Sector Management of the beach-side of the Raymond Beach/boat launch facility. The Town will continue to maintain all services at the boat launch, as agreed with the IF&W and at no cost to the public.

Site Conditions:

- Raymond Beach is a sand beach that is approximately 410 feet in length.
- There are nineteen general and two handicapped parking spaces available, for a total of twenty-one.
- The placement of a temporary building and/or vending cart may be allowed under Raymond's Land Use Ordinance and in consultation with the Town's Code Enforcement Officer.
- Signage shall be in compliance with all applicable Town Land Use Ordinances and not conflict with any signage installed by the State if Maine.
- A beach/parking use fee, approved by the Town, may be charged by the Private Sector Manager that is consistent with like facilities in the region.
- Port-a-potties for the Raymond Beach facility, including the boat ramp, will be provided by the Town.
- Adequate supervision and staffing of the beach shall be provided by the Private Sector Manager, including opening and closing the beach at 9 AM and 8 PM, 7 days per week during the season which runs from Memorial weekend to Labor Day.
- Daily litter patrol and pick up of debris from Raymond Beach shall be the responsibility of the

Private Sector Manager.

- Additional recreational opportunities, that generate revenue, will be considered, such as: the rental of canoes, kayaks and/or other paddle craft or swim aids.
- Raymond Beach water quality is monitored weekly by Portland Water District with results reported to the Town. Adverse water quality test results can cause temporary beach closures. Detailed information about testing can be obtained from Chad Thompson, Source Protection Coordinator, at the Portland Water District at 207-774-5961 ext. 3323.

Format and Requirement of Proposals:

- All proposals must be made in writing and signed by an authorized agent or representative of the Private Sector Manager making such proposal.
- All proposals will include the name, address, telephone number(s) and email contact information of the authorized person in connection with the proposal along with information on all others who are authorized to represent the individual, group, organization or entity in connection with the proposal.
- All proposals will be accompanied
- Each proposal shall specifically set forth each of the following:
 - a. A statement of the past business history of the individual, group, organization or entity.
 - b. A statement of the financial history and viability of the individual, group, organization or entity as well as a detailed Raymond Beach operations business plan. The plan should include an explanation of how the individual, group, organization or entity plans to make income.
 - c. The term of the proposal and annual payment offered to the Town.
 - d. Three professional/business references.
 - e. A statement of all activities to be conducted, which must be congruent with the principle purpose of the site, which is to maintain a boat launch facility in cooperation with the IF&W. The proposed development cannot adversely affect trailer boat use of the Raymond Beach boat launch and/or compromise existing parking spaces allocated for this use.
 - f. Bank letter and/or acceptable financial guarantee of business financing/solvency.
 - g. Insurance (Town to be a named insured on a Commercial General Liability Policy)
 - h. Performance bonding (Irrevocable letter of credit or escrow deposit)
 - i. Indemnification of Town (Town to be fully protected against all liability)
 - j. All Private Sector Manager employees will need to comply with Town requirements for employment, including successful criminal background checks and standard drug and alcohol work and harassment rules (Town Personnel Policy attached).
 - k. Proof of Serve Safe Certification

All proposals must be submitted on or before 2:00p.m. On March 16, 2012.

Consideration of Proposals:

All proposals will be subject to public review and disclosure by involved Town Staff and the Board of

Selectmen, including discussion at public meetings.

Request for proposals will be evaluated on the following criteria:

- a. The overall quality of the Management Plan presented by the Private Sector Manager, as judged by the Board of Selectmen to include site changes/impacts and aesthetics.
- b. Financial and program benefits offered by the Private Sector Manager to the residents of the Town of Raymond.
- c. The level of adherence to the terms and conditions outlined in the RFP by the Private Sector Manager.
- d. The proposed payment to the Town by the Private Sector Manager.

After reviewing all proposals, Town staff will make a recommendation to the Board of Selectmen on whether to proceed with Private Sector Management. Said recommendation will be apart of the regular Board of Selectmen meeting, publicly noticed and advertised on the Raymond website (www.raymondmaine.org) and posted in the Town's public posting places.

This request for proposals does not indicate a commitment by the Town of Raymond to contract for private management of Raymond Beach. The Town may continue to manage the facility itself. The purpose of this request for proposals is to allow the Town to explore the viability of private sector management. The Town reserves the right to reject any or all proposals. If a proposal is selected for further consideration, the details of any agreement would be negotiated by the Board of Selectmen.

Questions regarding public deliberations or the bid process should be directed to Danielle Loring, Executive Assistant, at 207-655-4742 ext 133 or danielle.loring@raymondmaine.org.

PROPOSAL
This Page Must Be Included*

Company/Individual's Name: _____

Authorized Representative: _____
Title: _____

Address: _____
Phone: _____ Email: _____
Fax: _____ Federal ID: _____

CERTIFICATE OF NON-COLLUSION

The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Authorized Official:

Date

Notice of Request for Proposals (RFP) for Raymond Beach Management

Sealed proposals will be received for Raymond Beach Management until 2:00 p.m. on March 16, 2012. The RFP document is on file at the Raymond Town Office or [HERE](#) which contains supporting information and detailed specifications.

Please direct all questions to Danielle Loring, danielle.loring@raymondmaine.org or 655-4742 ext 133 answers will be posted in the [FORUM](#). (UPDATED March 9, 2012, see below).

Please send proposals to:

Town of Raymond
ATTN: Danielle Loring
401 Webbs Mills Road
Raymond, ME 04071

We are experiencing technical difficulties with the forum. Please click "read more" for forum questions/answers submitted.

Below are questions that have been posed to Town Office staff regarding the Raymond Beach RFP. If you would like to submit a question, you may do so by dropping it off in writing at the Town Office during normal business hours or by sending an email to Danielle at danielle.loring@raymondmaine.org.

Peddler's License

What the town was looking for as far as a timeline for when a hot dog cart would be able to start this season?

A peddler's license could be issued as early as May 1st but business at the Beach is also contingent upon a lease agreement being in place and signed by the Board of Selectmen and all involved parties. The full ordinance is on page 39 [HERE](#)

Performance Bond

What does the performance bond cover?

We will not require a performance bond but the discussion may come up.

Serve Safe Certificate/Proof of Insurance Questions

Do I have to show proof of Serve Safe and insurance if I do not already have them?

You do not have to show certificates with your proposal, but you need to submit an action plan as to when you will have your certification and demonstrate that you will be able to do so before operating a vending cart at the Beach

In terms of insurance, you should provide the name of the company that you are going to obtain insurance from and the contact information of the agent so that the Town staff may call them with any questions we may have.

Beach Questions

Is there a limit to the number of people allowed at the Beach at one?

The Town does not have a limit to the number of individuals allowed at the Beach but there are twenty-one (21) parking spaces, of which two (2) are handicapped.

Does the Beach need to remain a "Free" Beach?

The Selectmen are not restricting fees on the Beach but it has historically been a free beach. You should submit a proposal that you feel will help to cover your operational cost, keeping in mind that the Selectmen reserve the right to negotiate a different strategy.

Trash Removal

Are dumpsters allowed on the property?

No. Trash barrels are allowed and access is granted to dumpster on Town property because dumpsters have proven to be problematic. The Public Work's Director has said that he is willing to work out a trash pick up schedule but, generally, it will include having bagged trash prepared and located in a secure spot in the parking lot by 6:30am for pick up.

Raymond Beach RFP Summary

Name: GXA Services owned and operated by Joanne and Gary Alfiero
Address: P.O. Box 39, 13 Fern Ave
Windham, ME 04062

Contact Info: (207) 671-5129
gjalfiero@gmail.com

| <i>Bank Letter</i> | <i>Proof of Insurance</i> | <i>Bonding (Optional)</i> | <i>Serve Safe</i> | <i>Signed Non-collusion statement</i> | <i>Professional References Provided</i> | <i>Number of Employees</i> | <i>Term of Proposal</i> | <i>Payment Offered</i> |
|--------------------|---------------------------|---------------------------|-------------------|---------------------------------------|---|----------------------------|---|------------------------|
| Yes | Yes | NA | Based on approval | Yes | 3 | Not Specified | 5 year lease with first refusal for renewal | \$5,200 yearly* |

Comments:

Past Business History:

GAX Services/Properties has been operating for the last 8 years providing a variety of services including residential cleaning, maintenance and contract distribution.

Joanne- 15+ Years in food industry as waitress/hostess
10+ years in sales/marketing

Gary- 5+ years as a corrections officer
20+ years in upper management of car sales

Financial History:

2010: \$88,434
2011: \$98,556

Activities Conducted:

Plans to operate a clean, family oriented, fee based beach (\$5/car & \$1/person 6&up; 5 and under are free). Hours of operation will be 9am -8pm, 7 days a week which will have constant patrol. During which, the existing rules will be upheld, especially no smoking, drinking or pets allowed and unpotty-trained children will be required to wear a swim diaper. They plan to have a life guard when it is financially feasible.

*Over the next two years, they plan to incorporate vending carts, activities (such as lobster bake) and sales of swim accessories. The primary focus appears to be community support where the beach will be a location for fundraising for various Town-sponsored groups and different allocated proceeds go toward supporting the schools and food pantry.

GXA Services

Proposal for The Management of Raymond Beach

Date: March 16, 2012

Presented by: Joanne Alfiero, Owner
Gary Alfiero, Business Development

P.O. Box 39 13 Fern Ave. Windham, Maine 04062 671-5129
gjalfiero@gmail.com

PROPOSAL
This Page Must Be Included*

Company/Individual's Name: GXA SERVICES DBA

Authorized Representative: JOANNE B. ALFIERO

Title: OWNER

Address: P.O. Box 39 13 Fern Ave. LINDHAM, ME 04062

Phone: 207-671-5129 Email: gjalfiero@gmail.com

Fax: _____ Federal ID: 007-70-5348

CERTIFICATE OF NON-COLLUSION

The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.



Authorized Official:

3/16/12
Date

Business History

My Family and I have lived in Windham for 19 years. We've been operating GXA Services / Properties for 8 years. Our company offers multi-services to individuals and business including commercial and residential cleaning, maintenance , and contract distribution.

Personally I have 15+ years in the food industry. My experience includes waitressing, bartending and banquets. I also have 10+ years in sales and marketing.

My husband and partner Gary Alfiero has 5 + years as a Corrections Officer with the State of Maine Department of Corrections. During his employ he has earned 2 life saving awards. Gary has 20+ years in upper sales management in the Auto Industry. He also has 10+ years operating successful small businesses in the seafood and auto sales / service industry.

Statement of GXA Services Financial History



Included in this proposal please find supporting documents i.e. W-2 forms for the last two years.

Raymond Beach Business Plan

GXA Services plans to operate a clean, safe, controlled family oriented beach experience at a minimal cost for these economical times. We plan to give back to the community by offering the beach for fundraising events for different town sponsored organizations. (little league, recreation dept., project graduation) etc.

Hours of operation will be 9am – 8pm 7 days a week from Memorial Day Weekend to Labor Day Weekend. The beach will be patrolled and kept clean continuously during regular hours of operation. All trash will be removed daily. There will be no smoking, no alcohol and no pets allowed on the beach. All children not potty trained will be required to wear swim diapers in the water. Our goal is to have a life guard on duty during business hours when financially feasible.

Income Plan

GXA Services plans to charge \$5.00 per car and \$1.00 per person ages 6 and up. Children 5 and under are free.

We will offer daily and weekly drawings for free admission for future usage.

We will phase the following in over the first 2 years as our finances allow:

- A) Hot dog cart including sales of chips, candy, fruit and beverages
- B) Ice cream cart
- C) Swim Diapers, sunscreen, small floatation aids
- D) Lobster bakes

We reserve the right to have any vending carts on site during the off season, i.e. spring fishing season, ice fishing derby etc.

We also welcome the opportunity to support our local schools through the sale of school t-shirts & sweat shirts giving all of proceeds back to the school.

Term / Payment

GXA Services would like a 5 year lease with first refusal for a 5 year renewal at an annual payment of \$5,200.00 Payment terms to be determined by both parties.

GXA Services will also donate all the proceeds of all Me. State returnables collected during the season to the town food pantry.

References

- George and Brenda Gheradi Owners, White Rock Outboard
- Judy Girard General Manager, Norman David Suzuki
- William Shackley, Owner Shacks Top Dogs

Contact info will be given upon request

Activities

GXA Services will not conduct any activities at The Raymond Beach that would affect the boat launch facility. It will be our responsibility to adhere to the existing rules and regulations currently in place regarding the boat launch and to enforce such existing rules and regulations.

Bank Letter

Please find attached letter from Norway Savings Bank.

Insurance

Insurance provided by: Pratt Insurance Agency, Wayne Pratt, Agent Windham ME 892-2812

Performance Bonding

N/A

Indemnification of Town

Covered under insurance policy

Town Requirements for Employment

All Town requirements of employees will be met.

Proof of Serve Safe Certification

Will enroll in first available class upon acceptance of proposal



March 16, 2012

Gary J Alfiero
Joanne B Alfiero
13 Fern Ave.
Windham, Me 04062

TO WHOM IT MAY CONCERN:

This letter is to certify that Gary and Joanne Alfiero of 13 Fern Ave., Windham Maine have had a long standing banking relationship with Norway Savings Bank. During this time they have maintained an excellent credit history and have currently obtained a working line of credit for the Raymond Beach Project.

Sincerely,

A handwritten signature in cursive script that reads "Iva A. Carroll".

Iva A. Carroll
Vice President & Branch Manager

Raymond Beach RFP Summary

Name: Rhonda Keene
Address: 8 Aerie Drive
Windham, ME 04062

Contact Info: (207) 939-8688
rhonda_keene@yahoo.com

| <i>Bank Letter</i> | <i>Proof of Insurance</i> | <i>Bonding (Optional)</i> | <i>Serve Safe</i> | <i>Signed Non-collusion statement</i> | <i>Professional References Provided</i> | <i>Number of Employees</i> | <i>Term of Proposal</i> | <i>Payment Offered</i> |
|--------------------|---------------------------|---------------------------|----------------------|---------------------------------------|---|----------------------------|-------------------------|------------------------|
| No | Yes | NA | Process of acquiring | No | 4 | Herself and family members | Not specified | Not Specified |

Comments: Ms. Keene states that she is not sure what the Town is looking for in compensation.

Past Business History:

Food Industry (since High School)- Dunkin Donuts; currently manager (25 years)
Tommy's Variety (Naples); managed (6 years)

Financial History:

Her financial experience is obtained from managing various businesses which includes managing payroll, budgets, scheduling, inventory control and vendor relations. She currently owns her own hot dog cart.

Activities Conducted:

Ms. Keene's plan is to manage a hot dog cart selling hot dogs, sausages, sandwiches, chips, soda and specialty foods while doing so with low overhead costs. She plans to make weekly income that will be rolled back over into the business which will be focused on customer service and quality food. She and her family members will manage the beach and the hot dog cart.

3/14/12

To whom it may concern

I, Rhonda Keene, am proposing to the Town of Raymond the placement of a hot dog cart at the Raymond beach for the summer season 2012.

I have been in the food industry during and since high school, and have gained the necessary experience and knowledge to run a food business as I have managed similar businesses in the past for others. My experience includes such areas as food service, customer service, and cost and budget ratios.

I currently manage Dunkin Donuts, which I have done for the majority of 25 years. In addition, I also ran a variety store in Naples, Maine, Tommy's Variety for six years. I have successfully grown into the management team in my past endeavors.

My financial experience comes from my past work in running other people's businesses. As a manager I have been responsible for taking care of payroll, budgets, scheduling, ordering and vendor relationships. My personal financial savvy has allowed me to purchase a hot dog cart. This cart is paid in full so I do not have any large outstanding overhead costs associated with my cart. My only immediate costs will only entail the supplies and food I need to purchase for sale. These costs include condiments, paper supplies and food.

I plan to make a weekly income that will be rolled over into the business. It will be a low based income, focused on quality customer service and quality food items. My income will also cover any necessary fees payable to the town of Raymond.

Not knowing what the town of Raymond requires for payment at this time leaves me at a slight disadvantage. I am aware of my responsibilities to upkeep Raymond Beach and I am fully up to this task.

The hot dog cart I am proposing by me and family members. Therefore, in terms of any payroll expenses will be minimal and I do not foresee any financial hardships in this area.

The services I will offer will follow very professional guidelines. As far as activities to be conducted it will be sale of hot dogs, sausages, sandwiches, some of my own specialties chips and soda. The unit I will be running is small and will not interfere with parking and the boat launch in any manner. In all of my years in the food industry, I have been accustomed to long hours and good work ethics. I do not shy away from either.

As far as insurance, I am waiting for my insurance company to get a quote to me & immediately, so very poor to follow.

My business will not hold the town of
Raymond for any matters.
I responsible

Serve Safe Certification: I am in the
process of studying the serve safe book and my
certificate will be soon to follow.

I have enough contributions to maintain
my business on my own.

Being a local resident for 30 years of Naples,
Raymond and Wicaham area and being in the
food industry for as long as I have been, I
have an outstanding reputation with a loyalty
to customer service and quality food products
that has reflected in all of my past and
present management roles.

I would greatly appreciate the opportunity
to set forth good & wholesome beach standings
with the highest of food quality service and
the upkeep of the local town of Raymond Beach
standings.

I thank you for the opportunity to submit
this proposal to the Town of Raymond which
is being considered.

Sincerely,

Rhonda Kure

To Whom it Concerns, Rhonda Keene
worked for Trams Donuts DBA. Dunkin Donuts
in all phases of the business, -
Scheduling, food prep, Sandwiches,
cleaning, Sanitation, etc. She has exceeded
the understanding of time mang.
Efficiency levels, people handling and
motivational skills all in a business
which has some of the highest demands
in the A.S.R. industry.

Dunkin Brands leading among giants
No. one in the world in coffee, donuts,
and bagel sales,

Sincerely, Bruni Lee
owner.

March 12, 2012

To Whom It May Concern:

Rhonda Keene was an employee at Charlie's On The Causeway in Naples, Maine, as a bartender during the summer seasons of 2005 and 2006. Charlie's closed after the 2006 season.

Rhonda was an exemplary employee who was very versatile in her abilities. She was well read in the food industry on food service, customer service, and sanitation, as well as a quick learner of a computer system. She has the ability to foresee needs and works to put solutions into effect before workflow is interrupted or falls behind.

Rhonda also was eager to help her fellow co workers so the restaurant ran smoothly and helped solve any delay in food service. She was responsible for the money in her draw plus the money of the wait staff on her shift and there were never any discrepancies.

I could always count on Rhonda to be on time and ready to work when she arrived. Customers loved her upbeat personality and eager to please attitude. I didn't have to worry if I had a vendor coming with an order when I couldn't be there, Rhonda could always take care of it.

Rhonda was a pleasure to have as an employee, and I would recommend her to any employer luck enough to have her as part of their team.

Sincerely,

A handwritten signature in cursive script, reading "Susan E. Viherek".

Susan E. Viherek
Former Bar Manager
Charlie's On The Causeway

To whom it may concern,

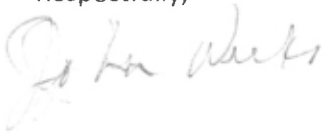
Rhonda has worked for me for approximately three years as part of our management team. Her skill set assists me in that she has the ability to work in multiple locations with different crews and work seamlessly with them. She has the ability to adapt to her surroundings and deal with different personalities while in a foreign environment all the while maintaining a profitable and healthy work environment.

Rhonda also maintains the standards of the Brand meticulously. With her years of Quick Service Restaurant experience she is also up to date with all of the safest and newest food service standards. Maintaining food safety is paramount for her followed by quality service.

Rhonda is always highly professional in her behavior is a good representative for our company. I would have no problem recommending Rhonda for any position.

If you have any questions, please feel free to call me anytime at (202) 212-9054.

Respectfully,

A handwritten signature in dark ink, appearing to read "John B. R. Weeks". The signature is fluid and cursive, with the first name "John" being the most prominent.

John B. R. Weeks

General Manager

Dunkin' Donuts

North Conway, NH

March 13, 2012

To whom it may concern:

Rhonda Keene has worked for Dunkin Donuts for well over a decade and always provides quality service to her customers. Rhonda shows great commitment to every task that she performs. Working in the food service industry for so many years Rhonda has developed a strong understanding of proper food handling procedures. She is very cautious in all food handling aspects of the business. Rhonda has been a great asset to both the Bridgton, Maine and North Conway, New Hampshire locations. She is well rounded and capable in all aspects of the business including Management positions from scheduling and ordering to delegating and ensuring the store runs successfully. We are all supportive of her future endeavors. Anywhere she goes she will be nothing but an asset.

Regards,

A handwritten signature in black ink that reads "Joshua Cahill". The signature is written in a cursive, slightly slanted style.

Joshua E. Cahill

Manager

Frams Donuts INC. DBA Dunkin Donuts

1946 White Mountain Highway

North Conway, NH 03860



**Peerless
Insurance.**

Member of Liberty Mutual Group

email

Rhonda - Keene @

ycena.com

COMMERCIAL INSURANCE PROPOSAL

PREPARED FOR:

RHONDA KEENE

PRESENTED BY:

CROSS INSURANCE-WINDHAM

DATE OF PROPOSAL:

03-13-2012

POLICY PERIOD:

EFFECTIVE DATE: **05-01-2012**

EXPIRATION DATE: **05-01-2013**

QUOTE NUMBERS INCLUDED:

| MLA 4008626008 | | |
|------------------|--------------|---------------|
| Line of Business | Quote Number | Policy Number |
| CP | 4008626041 | |
| IM | 4008626041 | |
| GL | 4008626041 | |
| | | |
| | | |

*This Quote Proposal has been developed solely as an estimate of premium for the listed coverages shown, based on the information provided to the Company, and all amounts shown herein are subject to change. This Quote Proposal does not bind or provide actual coverage and is not an offer of insurance.

Specific terms of coverage, exclusions, and limitations are contained solely in a completed insurance policy issued by the Company to a named insured and for which a premium has been paid.

COMMERCIAL INSURANCE PROPOSAL – PREMIUM RECAP

| | | |
|--|-----------|---------------|
| COMMERCIAL PROPERTY COVERAGE: | | |
| TOTAL BUSINESS PERSONAL PROPERTY PREMIUM | \$ | 98.00 |
| EQUIPMENT BREAKDOWN COVERAGE | \$ | 29.00 |
| OPTIONAL PROPERTY COVERAGE PREMIUM | \$ | 111.00 |
| TOTAL COMMERCIAL PROPERTY PREMIUM † | \$ | 238.00 |
| INLAND MARINE COVERAGE: | | |
| MISCELLANEOUS/SCHEDULED PROPERTY FLOATER RISK PREMIUM | \$ | 88 |
| TOTAL INLAND MARINE RISK PREMIUM | \$ | 88 |
| GENERAL LIABILITY COVERAGE: | | |
| GENERAL LIABILITY PREMIUM | \$ | 44.00 |
| OPTIONAL LIABILITY COVERAGE PREMIUM | \$ | 33.00 |
| TOTAL GENERAL LIABILITY PREMIUM | \$ | 77.00 |
| TRIA COVERAGE: (Please refer to the appropriate *Disclosure Notice for details) | | |
| Property | \$ | 9.00 |
| General Liability | \$ | 2.00 |
| Inland Marine | \$ | 2.00 |
| BALANCE TO MEET MINIMUM PREMIUM(S): | | |
| General Liability | \$ | 132.00 |
| TOTAL PROPOSAL PREMIUM: ** | \$ | 548.00 |

† Subject to Rate.

***ST-ML-505 (Terrorism Insurance Premium Disclosure and Opportunity to Reject)**

This notice provides information pertaining to the Terrorism Risk Insurance Act ("TRIA"). You may elect to reject coverage for any Commercial Property, General Liability, Inland Marine, Commercial Protector (BOP), Custom Commercial Protector (CCP), Farm (other than "Multi Peril"), and Umbrella for losses resulting from an "act of terrorism" according to the instructions included within this document. However, this disclosure notice and rejection option does not apply to any Workers Compensation, Crime, Professional Liability, Farm Multi Peril or Commercial Auto coverage that is included in this Quote Proposal. Please refer to the enclosed notice for additional information regarding this act, its effect regarding your policy coverages, and its impact on your premium.

GENERAL LIABILITY PROPOSAL

LIABILITY LIMITS OF INSURANCE:

| | | |
|---------------------------------------|-------------|--------------------------------|
| Each Occurrence Limit | \$1,000,000 | Per Occurrence |
| Medical Expenses | \$5,000 | Per Person |
| Personal and Advertising Injury Limit | \$1,000,000 | Any One Person or Organization |
| Fire Legal Liability | \$100,000 | Any one Fire or Explosion |
| PD Liability Deductible | \$0 | |

AGGREGATE LIMITS OF INSURANCE:

| | |
|---|-------------|
| General Aggregate Limit (Other Than Products- Completed Operations) | \$2,000,000 |
| Products-Completed Operations Aggregate Limit | \$2,000,000 |

| CLASS: | CLASS DESCRIPTION: | EXPOSURE TYPE: | EXPOSURE: |
|--------|--|----------------|-----------|
| 16820 | Restaurants - operated by concessionaires - Not-For-Profit only - With cooking | Gross Sales | \$15, |

This policy may be subject to audit.

GENERAL LIABILITY COVERAGE FORM INCLUDES:

| Coverage Extension Supplemental Payments: | Limit of Insurance: |
|---|---------------------|
| Bail Bonds | \$250 |
| Loss of Earnings | \$250 per day |

Marketing Brochure - Custom Protector Endorsement

Inland Marine Proposal

| COMMERCIAL LINES MISCELLANEOUS/SCHEDULED PROPERTY FLOATER COVERAGE: | | LIMITS |
|--|----|--------|
| At Location: 8 Aerie Dr, Windham, ME 04062 | | |
| Total of Scheduled Property Limit | \$ | 5,900 |
| Transit Limit | \$ | 0 |
| Deductible | | \$ 500 |
| Coinsurance | % | 90 |
| Describe Covered Property: Food cart w/ property | | |

Raymond Beach RFP Summary

Name: Kevin McAllister
Address: 27 Meadowview Road
Windham, ME 04062

Contact Info: (207) 671-2584
KevinMcAllister@gmail.com

| <i>Bank Letter</i> | <i>Proof of Insurance</i> | <i>Bonding (Optional)</i> | <i>Serve Safe</i> | <i>Signed Non-collusion statement</i> | <i>Professional References Provided</i> | <i>Number of Employees</i> | <i>Term of Proposal</i> | <i>Payment Offered</i> |
|--------------------|---------------------------|---------------------------|-------------------|---------------------------------------|---|----------------------------|-------------------------|--------------------------------------|
| Pending Approval | Yes | NA | Yes | Yes | 3 | 2 onsite from 9am-8pm | Not specified | Clean-up and management of the beach |

Comments: Mr. McAllister indicated that he would provide missing documents if his proposal is chosen to move forward.

Past Business History:

Restaurant Business- Started Pat's Pizza (Windham)
Tailgate Sport's Bar (Gray); owned
Binga's Stadium (Portland); managed
Pat's Pizza (Old Port); managed
Nosh Kitchen Bar (Portland); currently manages

Financial History:

Mr. McAllister will provide financial credentials, if his proposal is chosen. Plans to earn money selling quality foods from a hot dog cart. He states that he has been pre-approved for financing on 8'x22' hot dog trailer/cart.

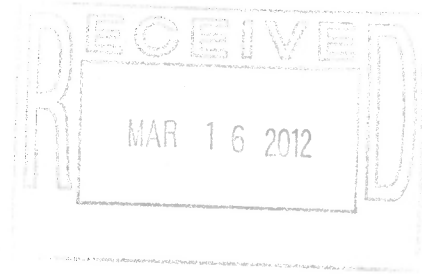
Activities Conducted:

Plans to put a modern twist on hot dog vending by offering traditional foods with a “delicious twist” and making them with quality, local ingredients. Plans to operate out of an 8'x22' trailer/cart which he will park in the grass area, between the parking and beach areas, to maximize parking. This trailer is equipped with a full kitchen including hood and built to fire/health codes.

27 Meadowview Rd
Windham, Maine 04562
(207) 671-2584
KevinMcAllister12@gmail.com

March 14, 2012

Town of Raymond
ATTN: Danielle Loring
401 Webbs Mills Road
Raymond, ME 04071



To Whom It May Concern,

I am writing in response to the Raymond Beach Management position. I was born and raised in Windham, Maine and have spent many a days as a youth at Raymond, Beach. My first attraction to this proposal was the idea of the potential business Raymond Beach could generate, in which I believe that my business plan could harness.

I am 34 years old and my professional history has primarily been in the restaurant industry. I started at Pat's Pizza in Windham as a bartender at age twenty and went on to conceptualize, own, and operate Tailgate Sports Bar in Gray. After selling Tailgate in 2006, I managed multiple well-known restaurants in Portland. My most recent employment history has been management positions at Binga's Stadium (Portland), Pat's Pizza (Old Port), and Nosh Kitchen Bar (Portland), where I am currently employed. I am ServeSafe qualified and have a great knowledge of food safety and the rules and regulations of food and beverage service.

My proposed business plan for Raymond Beach, as you may have already guessed, is centered on food service. I would like to use my knowledge of delicious, well made food and appreciation for fast, friendly service to run a food concession trailer from the beach area. My hope would be to have a spin-off of your traditional "frozen burger and hot dog" cart. I would be serving traditional food with a delicious twist using local, quality ingredients and perfected recipes. My selling point and marketing campaign would be the actual appeal of the food. Working at Nosh Kitchen Bar, which was featured on The Food Networks, Man Versus Food, has allowed me to see how easily a tasty burger and perfectly crispy fries literally fly off the shelf. I would hope to receive the business of not only the people using the beach and the boat launch, but become a destination stop for locals, motorists and vacationers alike.

Should my proposal be chosen, I would purchase a concession trailer. I have done extensive research on the trailers and have been pre-approved for financing. I would be using this same trailer near one of the Maine Ski Mountains during the winter. The trailer is 8 feet by 22 feet, and has a fully equipped kitchen with a 10

foot hood system. The concession trailers are built to code for both health and fire inspections. In order to maximize available parking, I would ideally like to park the trailer on the grassy area to the left, between the parking lot and the beach. I would like to place a small number of picnic tables surrounding the trailer. I am including a picture of an example food concession trailer to show that it is esthetically pleasing. I believe it would enhance the overall image of the beach.

As payment to the town for the use of area to park the concession trailer, I would have two employees present at all times. This would allow for sufficient management of the beach and parking lot area, including a morning and nighttime trash sweep. My hours of operation would be from 11am to 7pm; however, I would have paid employees present during the two hours before and one hour after, in order to supervise and maintain the public area.

Upon deciding if this idea is something the Town of Raymond would like to further pursue, I will give a full disclosure of financial statements and other requests by the town at that time.

Thank you for your consideration of my proposal. Please do not hesitate to contact me with further questions regarding this proposal. I look forward to hearing from you.

Sincerely,

Kevin McAllister

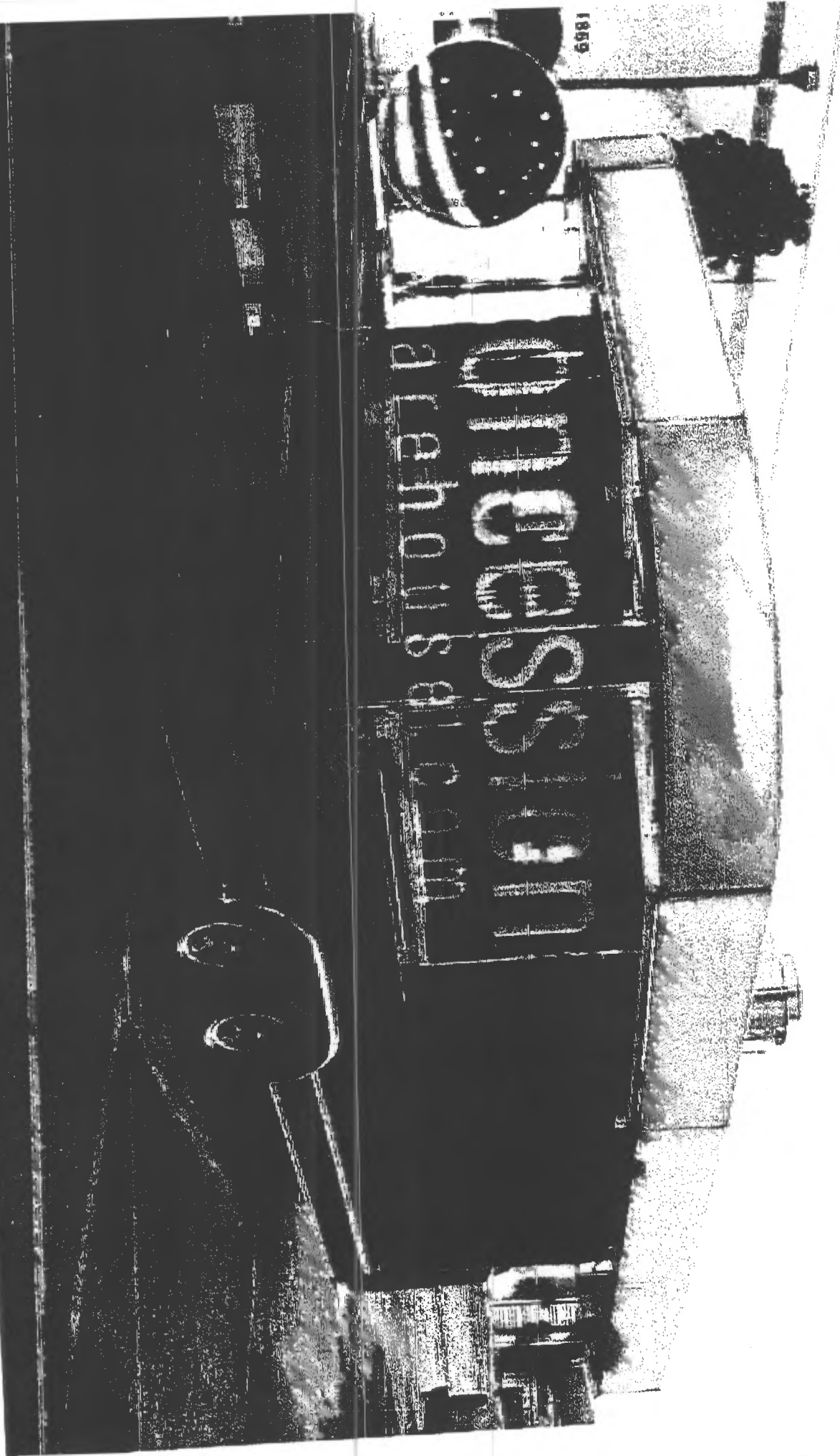


Professional References:

Matt Moran
207 749-0340
Owner of Nosh Kitchen Bar/ Taco Escobarr

Chris Tyll
207-776-3831
Owner of Pat's Pizza Old Port

Thad Millet
207 615 8006
Sales Manager for National Distributors



TOWN OF RAYMOND Assessing Office

401 Webbs Mills Road Raymond, Maine 04071
Phone 207.655.4742 x51 Fax 207.655.3024
assessor@raymondmaine.org

INTEROFFICE MEMORANDUM

TO: RAYMOND BOARD OF ASSESSORS
FROM: CURT LEBEL, ASSESSORS AGENT
SUBJECT: TAX ABATEMENTS
DATE: 3/29/2012
CC:

Dear Board Members,

Attached please find three abatements which have been reviewed by my office and are recommended for consideration at your April 10, 2012 meeting. Two of the abatements being considered are either recommended denials or partial abatements of the requested amounts. I plan to attend your meeting on the 10th to present an overview of these requests and answer any questions you may have. The abatement deadline for overvaluation issues was March 16, 2012. I do not anticipate the board will consider any further requests for the 2011 tax year beyond this meeting unless they pertain to error in assessment rather than valuation issues.

Sincerely,

Curt Lebel

Assessors Agent, Town of Raymond

Certificate of Abatement

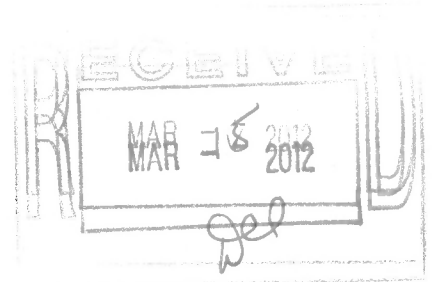
36 M.R.S.A § 841

We, the Board of Assessors of the municipality of Raymond, hereby certify to Donald Willard, tax collector, that the accounts herein, contain a list of valuations of the estates, real and personal, that have been granted an abatement of property taxes by us for the April 1, 2011 assessment on April 10, 2012. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: April 10, 2012

Attest: _____ Don Willard, Town Manager

| Tax Year | # | M/L | ACCT# | OWNER OF RECORD | OLD ASSESSMENT | NEW ASSESSMENT | VALUATION ABATED | TAX AMOUNT | TAX RATE | MISCELLANEOUS INFORMATION |
|----------|---|---------|--------|-------------------|----------------|----------------|--------------------|-----------------|----------|---|
| 2011- 7 | | 078-001 | L1040R | Gordon E Linneken | \$ 213,200.00 | \$ 191,200.00 | \$ 22,000.00 | \$ 228.80 | 0.0104 | Property assessed in error for incorrect acreage. 1.48 acres was conveyed out to abutter in 2006. Change was not reflected in the assessment and property owner has been assessed for the extra acreage. |
| 2011- 8 | | 066-005 | K0700R | Alphine Kleeman | \$ 651,400.00 | \$ 640,200.00 | \$ 11,200.00 | \$ 116.48 | 0.0104 | Data errors found on assessment card and depreciation evident in the assessment not accounted for, resulting in overvaluation. Property is considered to be equitable with other similar properties. Evidence presented that the home was marketed for less but did not sell is not considered substantial enough evidence to warrant further abatement of taxes. |
| | | | | | TOTALS | | \$33,200.00 | \$345.28 | | |



APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(Title 36 M.R.S.A., Section 841)

This application must be signed and filed with the municipal assessor(s). A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued. Attach supporting documents as needed.

** 2011 TOWN TAX MAP STILL IN ERROR,*

| | |
|--|--|
| 1. Name of Applicant: | Gordon Linneken |
| 2. Mailing Address and Phone Number: | P.O. BOX 562 So. Casco, Me. 04077 655-3743 |
| 3. Tax year for which abatement is requested: | (2006 to 2012) or Present Year. |
| 4. Map/Lot # | 078/001 |
| 5. Assessed valuation: | From 213,200- to Current 191,200 (-1.5 Acres) |
| 6. Taxpayer's opinion of value: | |
| 7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes): | Discussion with Curt Habelle 1-19-12 concerning 1 1/2 Acres Purchased in 2002 From Mike Hersey And Then Re-Selling Land Back to Mike in 2006. Survey later showed land to be in Casco, that Abated my lot #1 which now also after 30 years was Surveyed to be in Casco. New tax Bill 7-11 to 6-2012 Shows tax still being Paid on Rear Lot. 1.86 Acres. Seeking maximum allowable Refund for taxes on 1 1/2 Acres over Several Years OR I can Back as discussed with Curt. |

To the assessing authority of the Town of Raymond,

In accordance with the provisions of Title 36 M.R.S.A., Section 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

March 15, 2012
Date

Gordon Linneken
Signature of Applicant

QUITCLAIM DEED

(Release Deed)

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS

THAT I, GORDON E. LINNEKEN, of Raymond, County of Cumberland, State of Maine, for consideration paid, release to MICHAEL J. HERSEY and MARTHA L. HERSEY, as Joint Tenants, whose mailing address is P.O. Box 513, South Casco, Maine 04077, a certain lot or parcel of land, with any buildings thereon, located in Raymond, County of Cumberland, State of Maine, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being the same premises described in a deed from Michael J. Hersen and Martha L. Hersey to Gordon E. Linneken, dated April 16, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17546, Page 212.

The intent of this conveyance is to transfer all of Grantor's interest which he acquired in a certain deed given by the Grantees as referenced above.

IN WITNESS WHEREOF, GORDON E. LINNEKEN has caused this instrument to be executed on this 11 day of MAY, 2006.

SIGNED, SEALED AND DELIVERED
in presence of

Michelle C. Carver
Witness

Gordon E. Linneken
GORDON E. LINNEKEN

STATE OF MAINE
CUMBERLAND COUNTY

May 11, 2006

Then personally appeared the above-named GORDON E. LINNEKEN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Michelle C. Carver
Notary Public/Attorney-at-Law

Print Name:

COMMISSION EXPIRES:

SEAL

Michelle C. Carver
Notary Public
State of Maine
My Commission Expires
July 7, 2011

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land situated in the Town of Raymond, County of Cumberland, State of Maine, adjoining land presently owned by Gordon Linneken (being Lot 90 as shown on Plan entitled Thomas Pond Shores recorded in the Cumberland County Registry of Deeds in Plan Book 45, Page 37) (the "Linneken lot"). The lot herein conveyed is bounded and described as follows:

Beginning at an existing pin on the Casco-Raymond town line at the northwesterly corner of the Linneken lot;

Thence in a northwesterly direction along the Casco-Raymond town line Three Hundred (300') feet to a set pin;

Thence in an easterly direction One Hundred Seventy-Five (175') feet to a set pin;

Thence in a southeasterly direction Three Hundred Fifteen and Fifty-Nine One-Hundredths (315.59') feet to an existing pin on a line which is an extension, in an easterly direction of the northerly boundary line of the Linneken lot;

Thence in a westerly direction Two Hundred Seventy-Three (273') feet along the extension of the northerly boundary line of the Linneken lot, and then along the northerly boundary line of the Linneken lot, to the point of beginning.

Received
Recorded Register of Deeds
Jul 27, 2006 11:33:21A
Cumberland County
John B O'Brien

CAS

006

Lot

Bought From
m.k. harsy
1888
Deeded back
85 516

Hannagan

5

1

2

3

4

6

7

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10

37

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078

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39

Property Location: 2 SHORE RD (CASCO)

MAP ID: 078/ 001/ 000/ 000/

Bldg Name:

State Use: 1010

Vision ID: 3806

Account # L1040R

Bldg #: 1 of 1

Sec #: 1 of 1

1 Card 1 of 1

Print Date: 03/29/2012 09:50

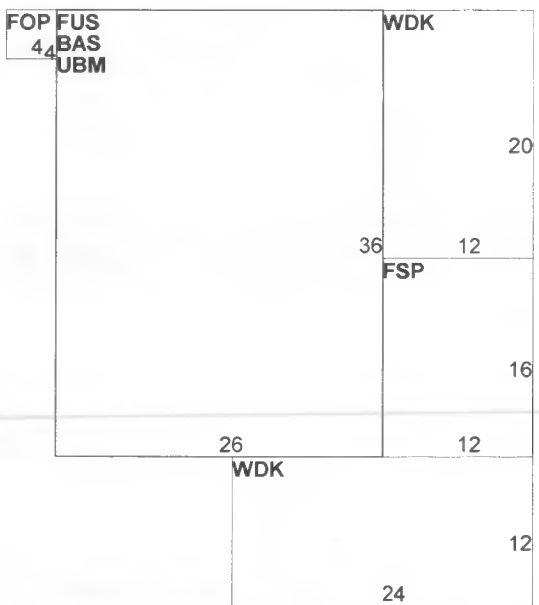
| CURRENT OWNER | | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | | | 3218 Raymond, ME VISION | | | | | | | | | |
|-----------------------------|------------|-----------------|-------------|-------------------|-------------|--------------------|------------|---|----------------|--|-----------|-----------|----------------|--------------------------|-------------------|-----------------|-----------------|------------|--------|
| LINNEKEN, GORDON E | | 4 Rolling | 5 Well | 3 Unpaved | 3 Rural | Description | Code | Appraised Value | Assessed Value | | | | | | | | | | |
| P.O. BOX 562 | | | 6 Septic | | | RESIDNTL | 1010 | 153,400 | 153,400 | | | | | | | | | | |
| SOUTH CASCO, ME 04077 | | | | | | RES LAND | 1010 | 37,100 | 37,100 | | | | | | | | | | |
| Additional Owners: | | | | | | RESIDNTL | 1010 | 700 | 700 | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | 191,200 | 191,200 | | | | | | | | |
| Other ID: 078001000000 | | SEND VALU | | | | | | | | | | | | | | | | | |
| TIF CODE | | TAP | | | | | | | | | | | | | | | | | |
| USE PROGRAM | | Field 8 | | | | | | | | | | | | | | | | | |
| TG ENROLL Y | | Field 9 | | | | | | | | | | | | | | | | | |
| TG PLAN YR | | Field 10 | | | | | | | | | | | | | | | | | |
| LD1 TYPE | | | | | | | | | | | | | | | | | | | |
| GIS ID: 078001000000 | | ASSOC PID# | | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | |
| LINNEKEN, GORDON E | | 24208/ 338 | 07/26/2006 | U | I | 0 | | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | | | | | | |
| LINNEKEN GORDON E | | 4113/ 82 | | | | | | 2011 | 1010 | 153,400 | 2005 | 1010 | 153,400 | | | | | | |
| | | | | | | | | 2011 | 1010 | 59,100 | 2005 | 1010 | 59,100 | | | | | | |
| | | | | | | | | 2011 | 1010 | 700 | 2005 | 1010 | 700 | | | | | | |
| | | | | | | | | Total: | 213,200 | Total: | 213,200 | Total: | 213,200 | | | | | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | |
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. | | | | | | | | | | | |
| | 10 | homestead | 10,000 | | | | | | | | | | | | | | | | |
| Total: | | | 10,000 | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | |
| NBHD/ SUB | | NBHD NAME | | STREET INDEX NAME | | TRACING | | BATCH | | | | | | | | | | | |
| 0001/A | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | |
| WATER-ACCESS | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Appraised Bldg. Value (Card) | | | | 153,000 | | | | | | | |
| | | | | | | | | Appraised XF (B) Value (Bldg) | | | | 400 | | | | | | | |
| | | | | | | | | Appraised OB (L) Value (Bldg) | | | | 700 | | | | | | | |
| | | | | | | | | Appraised Land Value (Bldg) | | | | 37,100 | | | | | | | |
| | | | | | | | | Special Land Value | | | | 0 | | | | | | | |
| | | | | | | | | Total Appraised Parcel Value | | | | 191,200 | | | | | | | |
| | | | | | | | | Valuation Method: | | | | C | | | | | | | |
| | | | | | | | | Exemptions | | | | 10,000 | | | | | | | |
| | | | | | | | | Adjustment: | | | | 0 | | | | | | | |
| | | | | | | | | Net Total Appraised Parcel Value | | | | 181,200 | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | | | | | |
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | Date | Type | IS | ID | Cd. | Purpose/Result | | | | | |
| | | | | | | | | | 1/19/2012 | | | CL | 41 | Change Source Info | | | | | |
| | | | | | | | | | 12/16/2004 | | | BB | 02 | Measur+2Visit - Info Car | | | | | |
| | | | | | | | | | 7/12/2004 | | | DB | 01 | Measur+1Visit | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | |
| B # | Use Code | Use Description | Zone | D | Frontage | Depth | Units | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | Adj. Unit Price | Land Value | |
| 1 | 1010 | Single Family | LRR1 | | | | 16,559 SF | 1.65 | 0.80 | 4 | 1.0000 | 1.00 | TPA | 1.70 | WA | | | 2.24 | 37,100 |
| Total Card Land Units: | | | | | | | 0.38 AC | Parcel Total Land Area: 0.38 AC | | | | | | | Total Land Value: | | | | 37,100 |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|-----|----------------|---------------------------------|-----|-----|-------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 06 | | Conventional | | | | |
| Model | 01 | | Residential | | | | |
| Grade | 03 | | Average | | | | |
| Stories | 2 | | | | | | |
| Occupancy | 1 | | | | | | |
| Exterior Wall 1 | 14 | | Wood Shingle | | | | |
| Exterior Wall 2 | | | | | | | |
| Roof Structure | 07 | | Gambrel | | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | | | | |
| Interior Wall 1 | 05 | | Drywall/Sheet | | | | |
| Interior Wall 2 | | | | | | | |
| Interior Flr 1 | 14 | | Carpet | | | | |
| Interior Flr 2 | | | | | | | |
| Heat Fuel | 02 | | Oil | | | | |
| Heat Type | 05 | | Hot Water | | | | |
| AC Type | 01 | | None | | | | |
| Total Bedrooms | 03 | | 3 Bedrooms | | | | |
| Total Bthrms | 1 | | | | | | |
| Total Half Baths | 1 | | | | | | |
| Total Xtra Fixtrs | 0 | | | | | | |
| Total Rooms | 7 | | | | | | |
| Bath Style | 02 | | Average | | | | |
| Kitchen Style | 02 | | Average | | | | |

| CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------------------|---------------|----------|-------------|
| Element | Cd. | Ch. | Description |
| | | | |
| MIXED USE | | | |
| Code | Description | | Percentage |
| 1010 | Single Family | | 100 |
| COST/MARKET VALUATION | | | |
| Adj. Base Rate: | | 80.95 | |
| Section. RCN: | | 175,095 | |
| Net Other Adj: | | 7,000.00 | |
| Replace Cost | | 182,095 | |
| AYB | | 1986 | |
| EYB | | 1989 | |
| Dep Code | | A | |
| Remodel Rating | | | |
| Year Remodeled | | | |
| Dep % | | 16 | |
| Functional ObsInc | | | |
| External ObsInc | | | |
| Cost Trend Factor | | 1 | |
| Condition | | | |
| % Complete | | | |
| Overall % Cond | | 84 | |
| Apprais Val | | 153,000 | |
| Dep % Ovr | | 0 | |
| Dep Ovr Comment | | | |
| Misc Imp Ovr | | 0 | |
| Misc Imp Ovr Comment | | | |
| Cost to Cure Ovr | | 0 | |
| Cost to Cure Ovr Comment | | | |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|-------------|-----------------|---|----|--------|------|------|--------|-----|------|
| Code | Description | Sub Description | L | % | Cost | Yr | Gde | Dep Rt | Cnd | %Cnd |
| SHD1 | SHED FRAME | | 1 | 00 | 2005 | | Null | E | 90 | 700 |
| HRT | HEARTH | | 1 | 1 | 500.00 | 1989 | 1 | E | 84 | 400 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|-----------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Underrec. Value |
| BAS | First Floor | 936 | 936 | 936 | 80.95 | 75,769 |
| FOP | Porch, Open, Finished | 0 | 16 | 3 | 15.18 | 243 |
| FSP | Porch, Screen, Finished | 0 | 192 | 48 | 20.24 | 3,886 |
| FUS | Upper Story, Finished | 936 | 936 | 936 | 80.95 | 75,769 |
| UBM | Basement, Unfinished | 0 | 936 | 187 | 16.17 | 15,138 |
| WDK | Deck, Wood | 0 | 528 | 53 | 8.13 | 4,290 |
| Tot. Gross Liv/Lease Area: | | 1,872 | 3,544 | 2,163 | | 182,095 |





APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(Title 36 M.R.S.A., Section 841)

This application must be signed and filed with the municipal assessor(s). A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued. Attach supporting documents as needed.

| | |
|--|---|
| 1. Name of Applicant: | Alphine C. Kleeman |
| 2. Mailing Address: | 222 Sea Road Kennebunk, ME 04043 |
| 3. Tax year for which abatement is requested: | 2011-2012 |
| 4. Map/Lot # | Map 66 Lot 5 |
| 5. Assessed valuation: | \$651,400.00 |
| 6. Taxpayer's opinion of value: | Too high. True value is below \$550,000.00 |
| 7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes): | In May Feb. 2011 the property was offered for sale through a reputable real estate agent for \$599,000.00. In May the price was lowered to \$549,999.00. Since being placed on the market, there have been no purchase offers. I conclude that the value is significantly below \$550,000.00 |

To the assessing authority of the Town of Raymond,

In accordance with the provisions of Title 36 M.R.S.A., Section 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

Oct. 4, 2011
Date

Alphine C. Kleeman 10.4.11
Signature of Applicant

Faxed 5/7/11 207-892-7184

**LISTING AGREEMENT ADDENDUM
(Price Changes)**

To the Listing Agreement dated February 14, 2011, between
Maine's Real Estate Connection ("Agency")
and Alphine C. Kleeman, ("Seller")
for property located at 57 Stark Cove Road, Raymond,

The terms of the Listing Agreement are modified as follows:

1. The listing price set forth in the Listing Agreement is changed to \$ 549,999.00.
2. All other terms and conditions of the Listing Agreement shall remain in full force and effect.

Date: May 6, 2011

Alphine C. Kleeman
Seller
Alphine C. Kleeman

Seller

Accepted by _____ on behalf of Maine's Real Estate Connection
(Agent) (Agency)



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Maine's Real Estate Connection 639 Roosevelt Trail Windham, ME 04062
Phone: (207)232-7647

Fax: BEVERLY SMITH-PETERSEN

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Alphine C.

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

AGENCY: Maine's Real Estate Connection DATE: February 14, 2011

DISCLOSURE PROVISIONS APPOINTED AGENT:

Agency has a policy of appointing a specific agent(s) (hereinafter "Appointed Agent") within the Agency to represent you. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. The Appointed Agent(s) representing you is/are _____

BeverlySmith-Petersen

and holds a

Associate Broker

Maine real estate license. The Appointed Agent(s) will owe you, the client, fiduciary duties, which include among other things, the obligation not to reveal confidential information obtained from you to other licensees, except the designated broker or the designated broker's designee for the purpose of seeking advice or assistance for your benefit. This Agency may be representing both the Seller and the Buyer in connection with the sale or purchase of real estate. Should the appointed agent named above be unable to fulfill the terms of the brokerage contract, or by agreement between you and the designated broker, another agent from this Agency may be appointed during the term of your brokerage contract with this agency. Appointment of another agent as a new or additional agent does not relieve the agent named above of any fiduciary duties owed to you.

Client has read Appointed Agent Disclosure prior to entering into a brokerage contract with Agency, and hereby consents to the appointment to the Agent(s). ☒ Yes ☐ No **ACK**

DISCLOSED DUAL AGENT:

Client(s) acknowledge they have been informed by Agency that the Agency has a policy that permits Disclosed Dual Agency. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. In a transaction where a Buyer Client desires to purchase a Seller Client's listing, Disclosed Dual Agency may arise. In serving as a Disclosed Dual Agent, Agency:

1. represents two clients, the Buyer and the Seller, whose interests are adverse and the agency duties are limited;
2. may disclose to Buyer any information provided by Seller and may disclose to Seller any information provided by Buyer except:
 - the willingness or ability of Seller to accept less than the asking price;
 - the willingness or ability of Buyer to pay more than has been offered;
 - confidential negotiating strategy not disclosed in the sales offer as terms of the sale;
 - the motivation of Seller for selling and the motivation of Buyer for buying.

Client has read and understood the Agreement. Client understands they may choose to consent, or not consent, to Agency serving as a Disclosed Dual Agent. Client hereby voluntarily consents to the Agency and Appointed Agent acting as a Disclosed Dual Agent. ☐ Yes ☒ No

In consideration of Agency's agreement to list and promote the sale of (☒ all ☐ part of; If 'part of' see explanation or description attached hereto) Seller's property situated in municipality of Raymond, County of Cumberland, State of Maine, located at 57 Stark Cove Road and described in deed(s) recorded at said County Registry of Deeds in Book(s) 7102, Page(s) 311, the undersigned as Seller, hereby gives the Agency the exclusive right to sell or exchange said property at a price of \$ 599,000.00, and on the terms herein stated, or at any other price or terms to which Seller may authorize or consent. If, during the term of this agreement, a Buyer is produced who is ready, willing and able to purchase at said price, or any other price or terms to which the Seller may agree, or if the property is sold or exchanged by anyone, including the Seller, then Seller agrees to pay Agency a commission of 5.000 % of contract price. This Agreement begins on February 14, 2011 and will expire on August 14, 2011, unless if prior to such expiration date the Seller places the property under any type of contract, in which case this Agreement will expire upon closing, transfer of title and/or termination/expiration of such contract.

The commission as provided above shall be due if the property is sold, conveyed, exchanged, optioned or otherwise transferred within 6 months after the expiration of this agreement to anyone with whom Agency has negotiated unless listed in good faith with another real estate brokerage agency. Negotiation shall include providing information about the property, showing the property, or presenting offers on the property. All rights under this paragraph shall expire on February 14, 2012.

SUBAGENCY

- ☐ Yes ☒ No This Agency's policy is to cooperate with other agencies acting as subagents of you the Seller.
☐ Yes ☒ No This Agency's policy is to share compensation with subagents.

BUYER'S AGENCY

- ☒ Yes ☐ No This Agency's policy is to cooperate with other agencies acting as Buyer's agents.
☒ Yes ☐ No This Agency's policy is to share compensation with Buyer's agents.

TRANSACTION BROKERS

- ☒ Yes ☐ No This Agency's policy is to cooperate with other agencies acting as transaction brokers.
☒ Yes ☐ No This Agency's policy is to share compensation with transaction brokers.

DISCLOSURE OF VARIABLE COMPENSATION

- ☒ Yes ☐ No This Agency's policy is to compensate all other real estate brokerage agencies in the same manner. If no, Seller acknowledges this policy may limit the participation of other agencies in the marketplace.
☐ Yes ☒ No This Agency's policy on paying commissions to its affiliated licensees is to provide a greater commission for an in-house sale versus sales involving a cooperating real estate brokerage agency.

Agency has disclosed its policies regarding cooperation and compensation so as to inform Seller of any policy that would limit the participation of any other Agency.

Page 1 of 2 - ERTS Seller's Initials **ACK**

Seller acknowledges and/or agrees:

- A continuing duty between the signing of this listing agreement and the final closing to disclose to Agency all information about the property, adverse or otherwise, and understands that all such information shall be disclosed by Agency to Buyer.
 - To hold Agency harmless for any claim which may result from the Seller's failure to disclose information about the property.
 - To refer all inquiries to Agency.
 - To convey property by Warranty deed.
 - To authorize a "For Sale" sign on the property. ☒ Yes ☐ No
 - To authorize the advertising of the property. ☒ Yes ☐ No
 - To authorize use of a key and/or a lock box on the property. ☒ Yes ☐ No
 - To authorize Agency to divulge the existence of offers on the property. ☒ Yes ☐ No
 - To authorize publication of property in the MLS and use of information for marketing, appraisal and statistical purposes. ☒ Yes ☐ No
 - To authorize the Agency to use and make exterior and interior photographs of said property in promoting its sale. ☒ Yes ☐ No
 - To authorize inclusion of street address of the property on Internet display to the public. ☒ Yes ☐ No
 - To authorize inclusion of automated estimate of market value (AVM) on the property shown on virtual office websites. ☐ Yes ☒ No
 - To authorize inclusion of allowing comments or reviews about the listing on virtual office websites. ☐ Yes ☒ No
 - To authorize purchase of a Home Warranty Plan to be paid at Seller's expense. (\$ n/a) ☐ Yes ☒ No
- The Licensee/Agency anticipates receiving the following compensation or other valuable consideration in return for referring a home warranty company to the parties in this transaction when the sale closes: \$ n/a
- That Agency has discussed with Seller safeguarding of personal property and valuables located within the Property. Seller acknowledges that the Agency is not an insurer against loss of or damage to personal property.
 - That the State of Maine law requires Buyers of property owned by non-resident Sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Service.
 - That the State of Maine law says that the owner of property as of April 1 is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1 which could have a negative effect on their credit rating.
 - To seek legal, tax, and other professional advice as necessary in connection with sale of property.
 - Receipt of a copy of this agreement.
 - That Agency has informed Seller of his/her obligation to provide buyers with information developed by the Department of Health and Human Services (Bureau of Health) regarding what homeowners should know about arsenic in private water supplies and arsenic in treated wood.
 - That Agency has informed Seller of his/her disclosure and certification obligations regarding the presence of lead-based paint and lead-based paint hazards and a Buyer's right to conduct a risk assessment or inspection of the property to determine the presence of lead-based paint or lead-based paint hazards.
 - Any property management services are only provided by Agency if agreed to by separate written agreement.
 - If earnest money is forfeited by a Buyer, it shall be distributed one half to Seller, and one half to Agency. In no event shall the Agency portion exceed the agreed upon commission set forth above.

Seller agrees to hold Agency harmless from any loss or damage that might result from authorizations provided in the Agreement.

FIXTURES: The Seller agrees that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump, and electrical fixtures are included with the sale except for the following: No Exceptions

PERSONAL PROPERTY: The following items of personal property may be included with the sale at no additional cost, in "as is" condition with no warranties if specified in the Purchase & Sale Agreement: Range-Electric, Refrigerator, Dryer, Dishwasher

Other Conditions: None

Seller acknowledges receipt of a copy of the Residential Property Transaction Booklet ☐ Yes ☒ No

Agency and Seller agree that Agency shall represent Seller and that this Agreement creates an agency/client relationship as defined in the Real Estate Brokerage License Act.

Agency and Seller each agree that this property is to be offered without regard to race, color, religion, sex, handicap/disability, familial status (families with children), ancestry, sexual orientation, or national origin.

I hereby consent to receive fax or other electronic transmissions from Agency to fax number(s) and/or email address(es) provided herein.

SELLER(S) Alphine C. Kleeman
Alphine C. Kleeman

Accepted by _____ on behalf of Maine's Real Estate Connection
(REAL ESTATE LICENSEE) (AGENCY)

222 Sea Road, Kennebunk, ME 04043
SELLER(S) Mailing Address: _____

SELLER(S) Phone Number(s): (207) 967-2365
franciskleeman3@comcast.net

SELLER(S) E-mail Address: _____ SELLER(S) Fax Number(s): _____



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Page 2 of 2 - ERTS





October 6, 2011

Alphine C. Kleeman
222 Sea Road
Kennebunk, ME 04043

RE: Map/Lot : 66/005 application for abatement

Dear Taxpayer,

Your application for abatement has been received by our office. Our office is making all attempts to process your request for decision by the Board of Assessors in a timely manner. Unfortunately, due to many different circumstances a decision on your application will not be made within 60 days of application.

Under Maine Law (Title 36 Section 842), If the assessors fail to give written notice of their decision with 60 days of the date of filing of the application, the application is deemed to have been denied and the applicant may appeal as provided in sections 843 and 844 of Title 36, unless the applicant has in writing consented to further delay.

The Assessors intend to make decision on your application as soon as possible but will likely occur in early 2012 and request an extension in order to process your appeal. If you do not wish to grant this extension, you may continue with your appeal to the Local Board of Assessment Review if you so choose.

Granting an extension will not affect your right to appeal going forward. Please complete the appropriate box and return it to our office.

Curt E. Lebel
Assessors Agent, Town of Raymond

☒ I hereby consent to an extension of the appeal deadline so that my appeal may be considered by the Assessors.

☐ I do not consent to an extension.

Signature of Taxpayer

207-967-2365
Telephone: (207)655-4742

Fax: (207)655-3024

10/14/11
www.raymondmaine.org



January 5, 2012

Alphine C. Kleeman
222 Sea Road
Kennebunk, ME 04043

RE: Map/Lot : 66/005 application for abatement

Dear Taxpayer,

Our office is currently reviewing your request for abatement of taxes. In order to fully investigate whether the tax distribution attributed to you by your valuation is fair and equitable; more information is requested from you the applicant. In accordance with the provisions of MRSA Title 36 § 706, the Assessor requests access to the property for the purposes of performing an inspection. Please contact the Assessor's office within 14 days to schedule an appointment at (207) 655-4742 ext 133.

Sincerely,

Curt E. Lebel
Assessors Agent, Town of Raymond

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF RAYMOND AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANIMETRIC MAPS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTICED THAT THE AFOREMENTIONED PUBLIC PRIMARY

INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

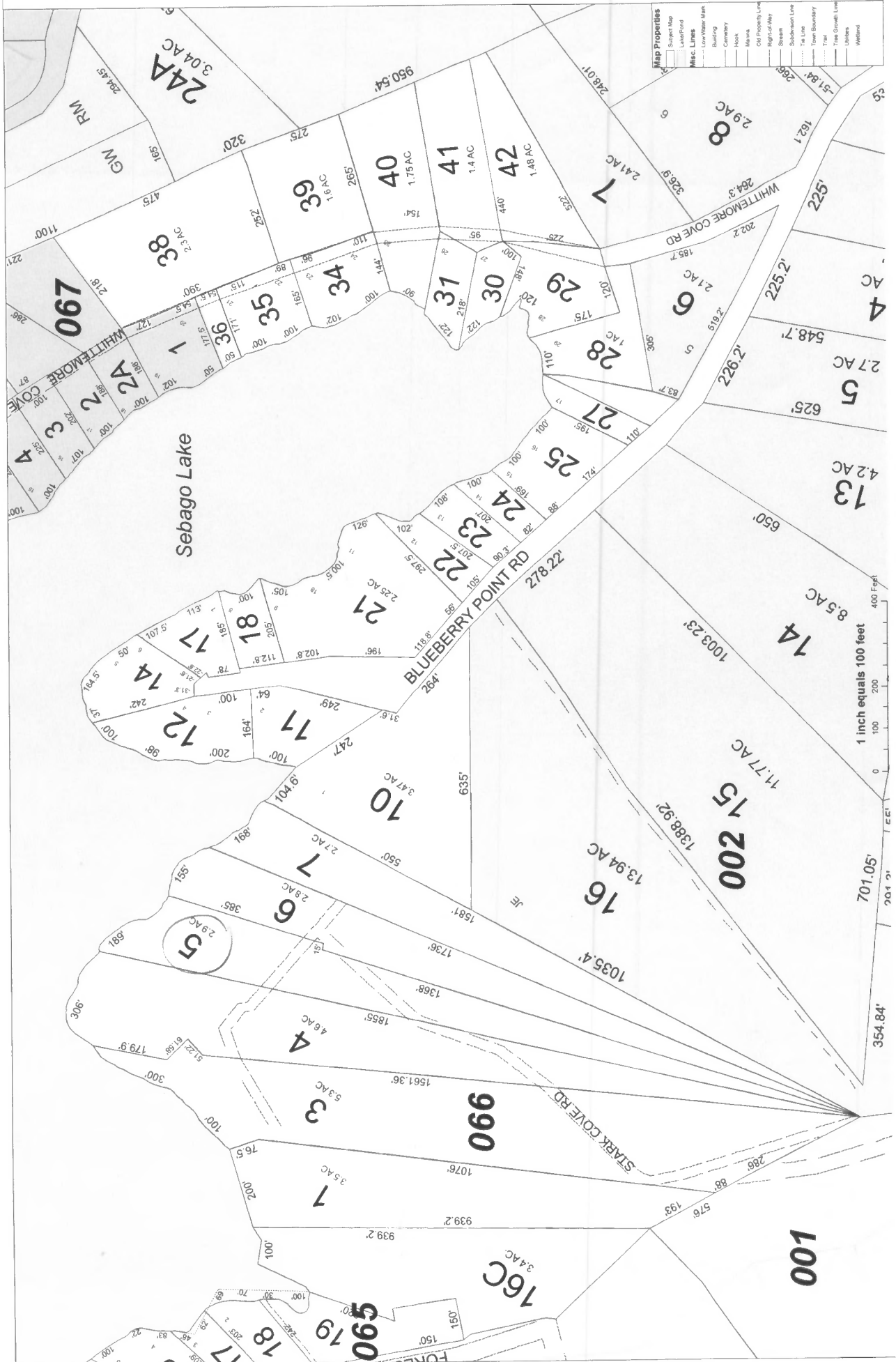
TOWN OF RAYMOND Cumberland County, Maine 2011 Property Map



Sources:
Raymond Assessors' Database
Maine Office of GIS
Prepared by:
Town of Raymond GIS Department
Essex Trimmer, GIS Technician
Effective Date: April 1, 2011



Map 66



| | | | | | | | | | | | | | | | | | | | | | |
|--|------------|-----------------------|-------------|-------------------|------------|-------------|------------|--------------------------------|-----------|------------|------------|-----------------------|---|-----------------|---------------------------|--|-----------------|----------------|---------|------|----------------|
| CURRENT OWNER | | | | TOPO. | | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 3218 Raymond, ME VISION | | | | | |
| KLEEMAN ALPHINE C PLOUGHSHORE FARM 222 SEA ROAD KENNEBUNK, ME 04043 Additional Owners: | | | | 4 | Rolling | 5 | Well | 3 | Unpaved | 7 | Waterfront | Description | Code | Appraised Value | Assessed Value | | | | | | |
| | | | | | | 6 | Septic | | | | | RESIDENTL | 1013 | 86,400 | 86,400 | | | | | | |
| | | | | | | | | | | RES LAND | 1013 | 553,800 | 553,800 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | | | | | | |
| Other ID: 066005000000 | | | | | | SEND VALU | | | | | | | | | | | | | | | |
| TIF CODE | | | | | | TAP | | | | | | | | | | | | | | | |
| USE PROGRAM | | | | | | Field 8 | | | | | | | | | | | | | | | |
| TG ENROLL Y | | | | | | Field 9 | | | | | | | | | | | | | | | |
| TG PLAN YR | | | | | | Field 10 | | | | | | | | | | | | | | | |
| LD1 TYPE | | | | | | | | | | | | | | | | | | | | | |
| GIS ID: 066005000000 | | | | | | ASSOC PID# | | | | | | Total 640,200 640,200 | | | | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | | SALE DATE | | q/u | v/i | SALE PRICE | | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| KLEEMAN ALPHINE C | | | | 7102/ 311 | | | | | | | | | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
| | | | | | | | | | | | | | 2011 | 1013 | 97,600 | 2005 | 1013 | 97,600 | 2005 | 1013 | 99,400 |
| | | | | | | | | | | | | | 2011 | 1013 | 553,800 | 2005 | 1013 | 799,600 | 2005 | 1013 | 799,600 |
| | | | | | | | | | | | | | Total: | | 651,400 | Total: | | 897,200 | Total: | | 899,000 |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | | | | | | | | | | | | | | |
| Year | Type | Description | Amount | | Code | Description | Number | | Amount | | Comm. Int. | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| Total: | | | | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | | | |
| NBHD/ SUB | | NBHD NAME | | STREET INDEX NAME | | TRACING | | BATCH | | | | | | | | | | | | | |
| 0001/A | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | |
| BROWN 1A INTERIOR DATED ROCKY SHORE/LEDGE LAKE WATER SEASONAL DWELLING | | | | | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | VISIT/CHANGE HISTORY | | | | | | | | | |
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | | Date | Type | IS | ID | Cd. | Purpose/Result | | | | | | |
| | | | | | | | | | | 9/8/2005 | | | MO | 00 | Measur+Listed | | | | | | |
| | | | | | | | | | | 8/31/2005 | | | BB | 41 | Change Source Info | | | | | | |
| | | | | | | | | | | 7/1/2004 | | | DB | 02 | Measur+2Visit - Info Card | | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | | |
| B # | Use Code | Use Description | Zone | D | Frontage | Depth | Units | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | Adj. Unit Price | Land Value | | | |
| 1 | 1013 | Single Fam Waterfront | LRR2 | | | | 52,000 SF | 0.72 | 2.50 | 9 | 1.0000 | 0.95 | SL2 | 6.20 | WF/ROW | | 10.60 | 551,200 | | | |
| 1 | 1013 | Single Fam Waterfront | LRR2 | | | | 1.71 AC | 1,500.00 | 1.00 | 0 | 1.0000 | 1.00 | | 0.00 | | | 1,500.00 | 2,600 | | | |
| Total Card Land Units: | | | | | | | 2.90 AC | Parcel Total Land Area: 2.9 AC | | | | | | | Total Land Value: | | | | 553,800 | | |

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | | | 3218 Raymond, ME VISION |
|---|-----------|-----------|------------|--------------|--------------------|------|-----------------|----------------|--|
| KLEEMAN ALPHINE C CLOUGHSHORE FARM 22 SEA ROAD KENNEBUNK, ME 04043 Additional Owners: | 4 Rolling | 5 Well | 3 Unpaved | 7 Waterfront | Description | Code | Appraised Value | Assessed Value | |
| | | 6 Septic | | | RESIDENTIAL | 1013 | 86,400 | 86,400 | |
| | | | | | RES LAND | 1013 | 553,800 | 553,800 | |
| | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | Total | | | | |
| Other ID: 066005000000 | | | SEND VALU | | 640,200 | | | | 640,200 |
| TIF CODE | | | TAP | | | | | | |
| USE PROGRAM | | | Field 8 | | | | | | |
| TG ENROLL YR | | | Field 9 | | | | | | |
| TG PLAN YR | | | Field 10 | | | | | | |
| LD1 TYPE | | | | | | | | | |
| GIS ID: 066005000000 | | | ASSOC PID# | | | | | | |

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|-------------|-----------|-----|-----|------------|------|--------------------------------|------|----------------|--------|------|----------------|
| KLEEMAN ALPHINE C | 7102/ 311 | | | | | | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
| | | | | | | | 2011 | 1013 | 97,600 | 2005 | 1013 | 99,400 |
| | | | | | | | 2011 | 1013 | 553,800 | 2005 | 1013 | 799,600 |
| | | | | | | | Total: | | 651,400 | Total: | | 899,000 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | |
|------------------------|------|-------------|--------|-------------------|-------------|---------|--------|---|--|------------|
| Year | Type | Description | Amount | Code | Description | Number | Amount | | | Comm. Int. |
| | | | | | | | | | <div>APPRaised VALUE SUMMARY</div> <div><div>Appraised Bldg. Value (Card)</div><div>Appraised XF (B) Value (Bldg)</div><div>Appraised OB (L) Value (Bldg)</div><div>Appraised Land Value (Bldg)</div><div>Special Land Value</div><div>Total Appraised Parcel Value</div><div>Valuation Method:</div><div>Exemptions</div><div>Adjustment:</div><div>Net Total Appraised Parcel Value</div></div> <div><div>86,400</div><div>0</div><div>0</div><div>553,800</div><div>0</div><div>640,200</div><div>C</div><div>0</div><div>0</div><div>640,200</div></div> | |
| Total: | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | |
| NBHD/ SUB | | NBHD NAME | | STREET INDEX NAME | | TRACING | | BATCH | | |
| 0001/A | | | | | | | | | | |
| NOTES | | | | | | | | | | |
| BROWN IA | | | | | | | | | | |
| INTERIOR DATED | | | | | | | | | | |
| ROCKY SHORE/LEDGE | | | | | | | | | | |
| LAKE WATER | | | | | | | | | | |
| SEASONAL DWELLING | | | | | | | | | | |

Tax Abatements Denied

36 M.R.S.A. § 841

We, the Board of Assessors of the municipality of Raymond, have hereby considered the abatement requests of the following list of estates, real and personal, and have voted to deny the following applications for abatement of the April 1, 2011 assessment on April 10, 2012.

Voted by the Raymond Board of Assessors on: April 10, 2012

Attest: _____ Don Willard, Town Manager

| Tax Year | M/L | ACCT# | APPLICANT | ASSESSED VALUATION | REASON FOR DENIED APPLICATION FOR ABATEMENT |
|----------|---------|--------|----------------|--------------------|---|
| 2011 | 022-026 | G0440R | Brian Bouchard | \$ 380,700.00 | Property was purchased by the applicant on July 29, 2011 for the amount of \$287,500. Record owner on April 1, 2011 was Edward, Denise, Robert, Jeffry, Scott and Denis Gale. The purchase date of the property is nearly four months after the date of assessment and is therefore not considered within the sale sample range for the April 1, 2011 assessment. Further, the sellers of the property were contacted and indicate that the property was sold under duress at an amount considerable under its full market value. An exterior inspection of the property was conducted in January, 2012 but an interior inspection was unable to be coordinated between the assessors and the applicant. No errors were found as the result of the inspection. It is the opinion of the assessors that the purchase price of this property, does not equal its market value and therefore is unsuitable for use in ad valorem taxation. The assessment is found to be equitable with other similar properties, therefore the abatement request is denied. |
| | | | | | |



APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(Title 36 M.R.S.A., Section 841)

This application must be signed and filed with the municipal assessor(s). A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued. Attach supporting documents as needed.

| | |
|--|--|
| 1. Name of Applicant: | Brian Bouchard |
| 2. Mailing Address: | 16 Baker Place, Stamford, CT 06905 (primary) 36 Plummer Drive, Raymond, ME 04071 (secondary) |
| 3. Tax year for which abatement is requested: | 2011 / 2012 |
| 4. Map/Lot # | Map 22 Lot 26 (36 Plummer Drive, Raymond) |
| 5. Assessed valuation: | \$380,700 |
| 6. Taxpayer's opinion of value: | \$287,500 |
| 7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes): | I purchased the property at market value on July 29, 2011 for \$287,500. Comparable properties in the area have sold for similar prices. The assessed value of \$380,700 was made in 2005 which was prior to the local (and national) decline in real estate values. Real estate values in the area have declined significantly since 2005 (30%+). |

To the assessing authority of the Town of Raymond,

In accordance with the provisions of Title 36 M.R.S.A., Section 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

9/29/2011
Date


Signature of Applicant

Revised 02/10



January 5, 2012

Brian Bouchard
16 Baker Place
Stamford, CT 06905

RE: Map/Lot : 022/026 application for abatement

Dear Taxpayer,

Our office is currently reviewing your request for abatement of taxes. In order to fully investigate whether the tax distribution attributed to you by your valuation is fair and equitable; more information is requested from you the applicant. In accordance with the provisions of MRSA Title 36 § 706, the Assessor requests access to the property for the purposes of performing an inspection. Please contact the Assessor's office within 14 days to schedule an appointment at (207) 655-4742 ext 133.

In addition, a request for extension was mailed to you in October 2011. We have not received a completed extension form. I have provided another attached to this letter. Please complete and forward back to the Assessors Office at 401 Webbs Mills Road, Raymond, ME 04071

Sincerely,

Curt E. Lebel
Assessors Agent, Town of Raymond



October 6, 2011

Brian Bouchard
16 Baker Place
Stamford, CT 06905

RE: Map/Lot : 022/026 application for abatement

Dear Taxpayer,

Your application for abatement has been received by our office. Our office is making all attempts to process your request for decision by the Board of Assessors in a timely manner. Unfortunately, due to many different circumstances a decision on your application will not be made within 60 days of application.

Under Maine Law (Title 36 Section 842), If the assessors fail to give written notice of their decision with 60 days of the date of filing of the application, the application is deemed to have been denied and the applicant may appeal as provided in sections 843 and 844 of Title 36, unless the applicant has in writing consented to further delay.

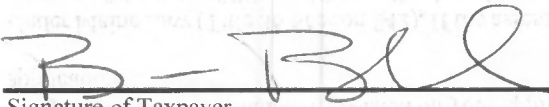
The Assessors intend to make decision on your application as soon as possible but will likely occur in early 2012 and request an extension in order to process your appeal. If you do not wish to grant this extension, you may continue with your appeal to the Local Board of Assessment Review if you so choose.

Granting an extension will not affect your right to appeal going forward. Please complete the appropriate box and return it to our office.

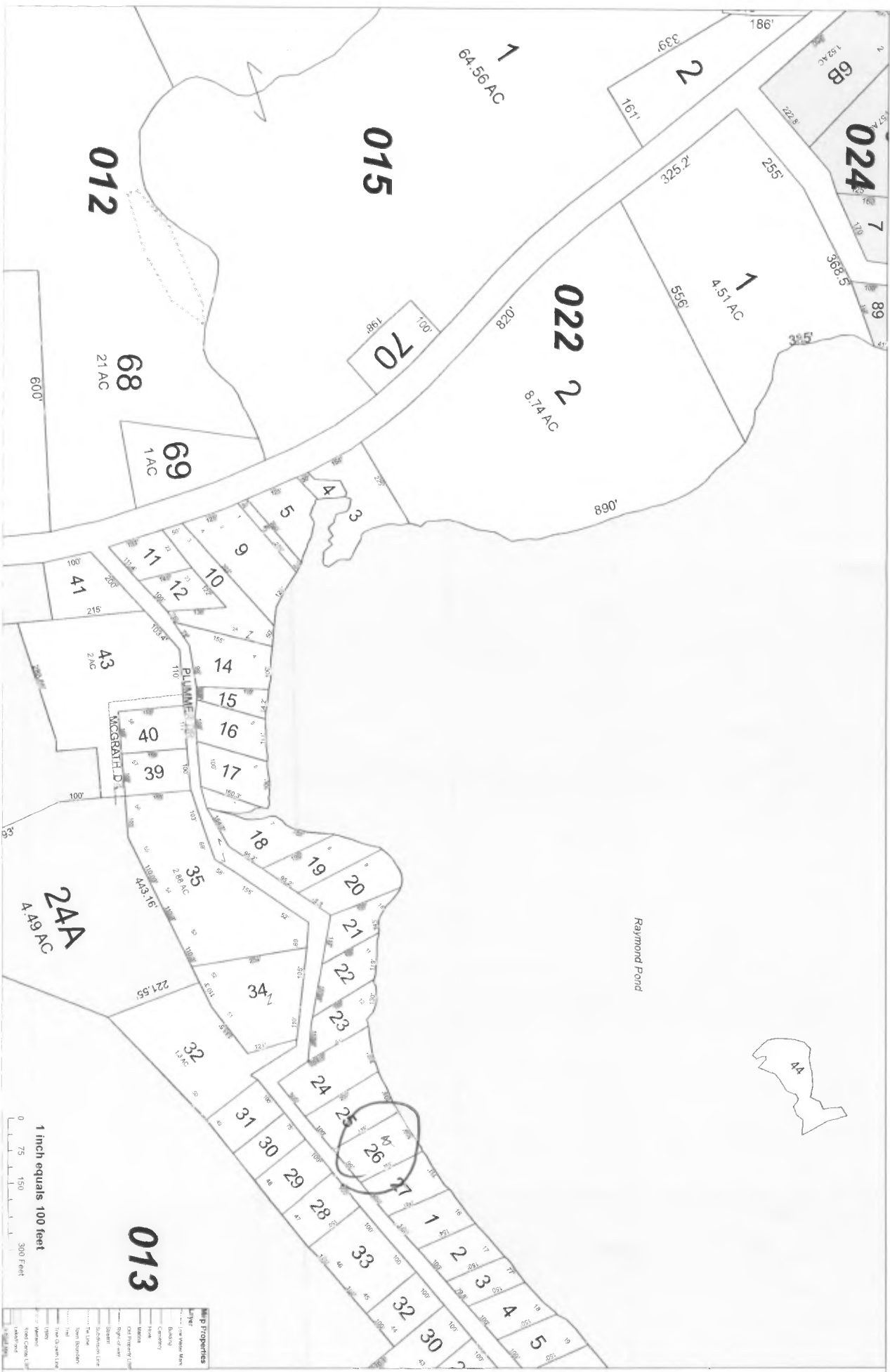
Curt E. Lebel
Assessors Agent, Town of Raymond

☒ I hereby consent to an extension of the appeal deadline so that my appeal may be considered by the Assessors.

☐ I do not consent to an extension.



Signature of Taxpayer



| | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------|-----------------------|-------------|--------------------------|-------------|------------------|------------|-------------------|------------|-------------------|------------|---|---------------------------------------|--------------------------------|----------------|---|-----------------|----------------|------|---------------------------|----------------|--|--|
| CURRENT OWNER | | | | TOPO. | | UTILITIES | | STRT./ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | <div>3218 Raymond, ME</div> <div>VISION</div> | | | | | | | |
| BOUCHARD, BRIAN P. BOUCHARD, GENEVIEVE M. 16 BAKER PLACE STAMFORD, CT 06905 Additional Owners: | | | | 3 | Low | 5 | Well | 3 | Unpaved | 7 | Waterfront | Description | Code | Appraised Value | Assessed Value | | | | | | | | |
| | | | | 6 | Waterfront | 6 | Septic | | | | | RESIDNTL | 1013 | 130,500 | 130,500 | | | | | | | | |
| | | | | | | | | | | RES LAND | 1013 | 247,800 | 247,800 | | | | | | | | | | |
| | | | | | | | | | | | | RESIDNTL | 1013 | 2,400 | 2,400 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | | | | | | | | |
| Other ID: 022026000000 | | | | SEND VALU | | | | | | | | | | | | | | | | | | | |
| TIF CODE | | | | TAP | | | | | | | | | | | | | | | | | | | |
| USE PROGRAM | | | | Field 8 X | | | | | | | | | | | | | | | | | | | |
| TG ENROLL Y | | | | Field 9 | | | | | | | | | | | | | | | | | | | |
| TG PLAN YR | | | | Field 10 | | | | | | | | | | | | | | | | | | | |
| LD1 TYPE | | | | | | | | | | | | | | | | | | | | | | | |
| GIS ID: 022026000000 | | | | ASSOC PID# | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Total | | | | 380,700 | 380,700 | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | | SALE DATE | | q/u | v/i | SALE PRICE | | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| BOUCHARD, BRIAN P. GALE EDWARD F & DENISE M | | | | 28858/ 280 6917/ 300 | | 08/01/2011 | | U | I | 287,500 | | V.C. | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | | |
| | | | | | | | | | | | | | 2011 | 1013 | 130,500 | 2005 | 1013 | 130,500 | 2005 | 1013 | 130,500 | | |
| | | | | | | | | | | | | | 2011 | 1013 | 247,800 | 2005 | 1013 | 247,800 | 2005 | 1013 | 247,800 | | |
| | | | | | | | | | | | | | 2011 | 1013 | 2,400 | 2005 | 1013 | 2,400 | 2005 | 1013 | 2,400 | | |
| | | | | | | | | | | | | | Total: | | | 380,700 | Total: | | | 380,700 | Total: | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | |
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. | | | | | | | | | | | | | | | |
| Total: | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 130,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,400 Appraised Land Value (Bldg) 247,800 Special Land Value 0 Total Appraised Parcel Value 380,700 Valuation Method: C Exemptions 0 Adjustment: 0 Net Total Appraised Parcel Value 380,700 | | | | | | | | | | | |
| NBHD/ SUB | | NBHD NAME | | STREET INDEX NAME | | TRACING | | BATCH | | | | | | | | | | | | | | | |
| 0001/A | | | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | | | |
| GREY I=A SANDY BEACH PARTIAL FLOOD ZONE A1 | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | VISIT/ CHANGE HISTORY | | | | | | | | | | | |
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | Date | Type | IS | ID | Cd. | Purpose/Result | | | | | | | | | |
| | | | | | | | | | 6/24/2005 | | | PM | 00 | Measur+Listed | | | | | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | | | | |
| B # | Use Code | Use Description | Zone | D | Frontage | Depth | Units | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | Adj. Unit Price | Land Value | | | | | |
| 1 | 1013 | Single Fam Waterfront | LRR1 | | | | 17,424 SF | 1.58 | 2.50 | 9 | 1.0000 | 1.00 | RP2 | 3.60 | WF | | 14.22 | 247,800 | | | | | |
| Total Card Land Units: | | | | | | | | | | | | 0.40 | AC | Parcel Total Land Area: 0.4 AC | | | | | | Total Land Value: 247,800 | | | |

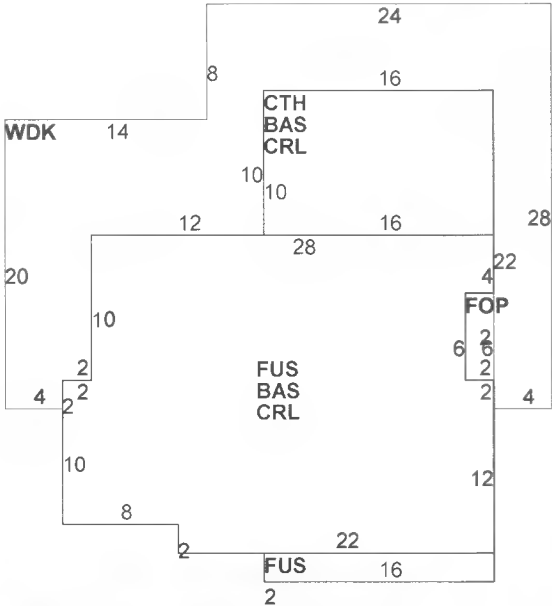
| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|-----|----------------|---------------------------------|-----|-----|-------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 07 | | Modern/Contemp | | | | |
| Model | 01 | | Residential | | | | |
| Grade | 03 | | Average | | | | |
| Stories | 2 | | | | | | |
| Occupancy | 1 | | | | | | |
| Exterior Wall 1 | 13 | | Pre-Fab Wood | | | | |
| Exterior Wall 2 | | | | | | | |
| Roof Structure | 03 | | Gable/Hip | | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | | | | |
| Interior Wall 1 | 05 | | Drywall/Sheet | | | | |
| Interior Wall 2 | | | | | | | |
| Interior Flr 1 | 14 | | Carpet | | | | |
| Interior Flr 2 | 06 | | Inlaid Sht Gds | | | | |
| Heat Fuel | 02 | | Oil | | | | |
| Heat Type | 04 | | Forced Air-Duc | | | | |
| AC Type | 01 | | None | | | | |
| Total Bedrooms | 02 | | 2 Bedrooms | | | | |
| Total Bthrms | 1 | | | | | | |
| Total Half Baths | | | | | | | |
| Total Xtra Fixtrs | | | | | | | |
| Total Rooms | 5 | | | | | | |
| Bath Style | 02 | | Average | | | | |
| Kitchen Style | 02 | | Average | | | | |

| MIXED USE | | |
|-----------|-----------------------|------------|
| Code | Description | Percentage |
| 1013 | Single Fam Waterfront | 100 |

| COST/MARKET VALUATION | | |
|--------------------------|--|----------|
| Adj. Base Rate: | | 94.32 |
| Section. RCN: | | 146,762 |
| Net Other Adj: | | 5,000.00 |
| Replace Cost | | 151,762 |
| AYB | | 1988 |
| EYB | | 1991 |
| Rep Code | | A |
| Remodel Rating | | |
| Year Remodeled | | |
| Rep % | | 14 |
| Functional ObsInc | | |
| External ObsInc | | |
| Cost Trend Factor | | 1 |
| Condition | | |
| % Complete | | |
| Overall % Cond | | 96 |
| Apprais Val | | 130,500 |
| Rep % Ovr | | 0 |
| Rep Ovr Comment | | |
| Misc Imp Ovr | | 0 |
| Misc Imp Ovr Comment | | |
| Cost to Cure Ovr | | 0 |
| Cost to Cure Ovr Comment | | |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | |
|--|-------------|-----------------|-----|------|------------|------|-----|------|-----|------|------------|
| Code | Description | Sub Description | L/B | Area | Unit Price | Yr | Gde | Rt | Cnd | Cond | Appr Value |
| CAB1 | CABIN-MINIM | | L | 144 | 22.00 | 2005 | | Null | G | 75 | 2,400 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------------|-------------|------------|-----------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Underrec. Value |
| BAS | First Floor | 772 | 772 | 772 | 94.32 | 72,815 |
| CRL | Crawl Space | 0 | 772 | 77 | 9.41 | 7,263 |
| CTH | Cathedral Ceiling | 0 | 160 | 16 | 9.43 | 1,509 |
| FOP | Porch, Open, Finished | 0 | 12 | 2 | 15.72 | 189 |
| FUS | Upper Story, Finished | 644 | 644 | 644 | 94.32 | 60,742 |
| WDK | Deck, Wood | 0 | 452 | 45 | 9.39 | 4,244 |
| Tot. Gross Liv/Lease Area: | | 1,416 | 2,812 | 1,556 | | 151,762 |



Town of Raymond, Maine
Public Works Department

NOTICE
Mowing/ Snow Removal Bid

Sealed bids for furnishing the Town with yearly mowing and snow removal services as specified, will be received by Nathan White, Public Works Director, 401 Webbs Mills Road, Raymond, Maine 04071, until 2:00pm, March 16, 2012 and they will be publicly opened March 21, 2012 at 10:00am. For more information and required forms see www.raymondmaine.org for details.

Specifications:

The Town of Raymond is seeking bids for facility lawn mowing and snow removal. All mowing will include spring clean-up with the exception of sidewalks. All snow removal will be completed within 24 hours after the snow has ended and per the Public Works Director's instructions. This is a three (3) year contract starting July 1, 2012 with a yearly review.

Facilities include:

- Weekly mowing and Trimming of Raymond Town Office
- Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road; Raymond Hill)
- Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach
- Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302).
- Annual roadside mowing for all 37 miles of Town road (74 lane miles)
- Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road)
- Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season)
- Winter snow removal and sanding of Rte 302 sidewalks (sand supplied by Town) from Raymond Beach to Windham town line

*Submitted bid shall give the yearly cost for each of the above items

Requirements:

- All mowing equipment will be of commercial grade, subject to approval from Public Works Director
- All equipment will be owned at the time of bid
- All mowing equipment will be in good working order and with all safety equipment in good working order at the time bid is submitted and before work is started.
- Roadside mowing equipment will have a minimum of seven foot (7') sickle-bar type mower and be a minimum of 1800 pound, 36 horsepower, 4x4 tractor
- Snow removal equipment will be a minimum of four foot (4'), two (2) stage snow blower with hydraulic controlled chute and attached to a minimum of an 1800 pound, 36 horsepower, 4x4 tractor with the ability to spread sand
- All equipment operated on Town/State roads will have current registration and insurance and current Maine State Inspection sticker (if applicable) at the time of bid and before work is started.
- A comprehensive general liability insurance policy with the following limits of coverage:
 - Bodily Injury: \$1,000,000 each occurrence
 - Property Damage: \$400,000 each occurrence
 - \$1,000,000 aggregate of all claims per occurrence
- A comprehensive automobile insurance policy with the following limits
 - Bodily Injury: \$1,000,000
 - Property Damage: \$500,000 per each occurrence
- All of the insurance must be issued by an insurer licensed, authorized and maintaining an office to do business in Maine

Submission:

- Bid showing yearly cost and break down for each facility (attached to Proposal Form) in sealed envelop
- Proof of vehicle and liability insurances with appropriate limits
- List of equipment, condition and specifications
- Company information and list of employees

Reservation of Rights:

The Town reserves the right to reject any or all proposals, waive any irregularities, and to accept the proposal judged by the Board of Selectmen to be in the best interest of the Town. The Town reserves the right to substantiate any proposer's qualifications, capability to perform, availability, past performance records and to verify that the bidder is current in its financial obligations to the Town. The Town also reserves the right to negotiate with the selected firm regarding fee structure. All information included in a proposal may be incorporated, at the sole discretion of the Town, into the contract to be entered into between the Town and the selected firm.

PROPOSAL
This Page Must Be Included in a Sealed Envelope*

Company/Individual's Name: _____

Authorized Representative: _____
Title: _____

Address: _____
Phone: _____ Email: _____
Fax: _____ Federal ID: _____

CERTIFICATE OF NON-COLLUSION

The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Authorized Official:

Date

| <i>Facility</i> | <i>Yearly Cost</i> |
|---|---------------------------|
| Weekly mowing and Trimming of Raymond Town Office | |
| Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road; Raymond Hill) | |
| Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach | |
| Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302) | |
| Annual roadside mowing for all 37 miles of Town road (74 lane miles) | |
| Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road) | |
| Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season) | |
| Winter snow removal of Rte 302 sidewalks from Raymond Beach to Windham town line | |
| TOTAL | |

Note: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the bid package.

TOWN OF RAYMOND
401 Webbs Mills Road
Raymond, Maine 04071

ROUTE 302 CLEAN UP BID OPENING
MINUTES
Tuesday, March 26, 2010

ATTENDANCE: Nancy Yates, Finance Director, Louise Lester, Town Clerk, and Danielle Loring, Town Manager Assistant.

OTHERS: None.

1. Call to order. Nancy Yates called the meeting to order at 10:02 am at the Raymond Town Office.
2. Four bids were opened and read. Listed in order of opening.

| Name | Address | Price | Insurance | Equipment List | Employee List |
|-------------------|--------------|-------------|-----------|--------------------------|---------------|
| LCE Landscaping | Raymond, Me | \$27,290.00 | yes | yes | yes |
| Richard Sanborn | Raymond, Me | \$27,939.05 | on file | has done job for 9 years | |
| IDS | Raymond, Me | \$26,330.00 | yes | yes | yes |
| Fagan Landscaping | Standish, Me | \$70,400.00 | no | no | no |

Mr. White will be researching the references of the low bidders.

The meeting was adjourned at 10:07 am.

Louise H. Lester
Town Clerk

| <i>Bidder</i> | LCE Landscaping | IDS | Fagan Landscaping | Richard Sandborn |
|---|----------------------------|-------------------|------------------------------|-----------------------------|
| Weekly mowing and Trimming of Raymond Town Office | \$840.00 | \$800.00 | \$2600.00 | \$766.97 |
| Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road; Raymond Hill) | \$9800.00 | \$11240.00 | \$8000.00 | \$8680.34 |
| Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach | \$1050.00 | \$3000.00 | \$6000.00 | \$4044.84 |
| Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302) | \$1300.00 | \$860.00 | \$2000.00 | \$1063.63 |
| Annual roadside mowing for all 37 miles of Town road (74 lane miles) | \$3200.00 | \$3085.00 | \$18000.00 | \$2500.00 |
| Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road) | \$2000.00 | \$1275.00 | \$4000.00 | \$1675.00 |
| Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season) | \$4100.00 | \$2960.00 | \$3800.00 | \$3834.84 |
| Winter snow removal of Rte 302 sidewalks from Raymond Beach to Windham town line | \$5000.00 | \$3850.00 | \$26000.00 | \$5373.43 |
| TOTAL YEARLY COST | \$27290.00 | \$27070.00 | \$70400.00 | \$27939.05 |
| Proof of Insurances | Yes | Yes | No | On file |
| List of Equipment/Approved by PWD | Yes/Yes | Yes/Yes | No/No | On file/ Yes |
| Signed Non-collusion form | Yes | Yes | Yes | Yes |
| List of Employees | Yes | Yes | No | On file |

PROPOSAL

This Page Must Be Included in a Sealed Envelop*

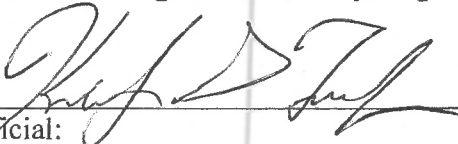
Company/Individual's Name: Innovative Distribution Services

Authorized Representative: Kenwood Freeley
Title: Project Manager

Address: P.O. Box 1357 Raymond, ME 04071
Phone: 207-650-1657 Email: kfreeley@ids.tc
Fax: 207-797-2519 Federal ID: 010546613

CERTIFICATE OF NON-COLLUSION

The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.


Authorized Official: _____

3/15/12
Date

| Facility | Yearly Cost |
|--|-----------------|
| Weekly mowing and Trimming of Raymond Town Office | \$800 |
| Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road) | \$10,500 |
| Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach | \$3,000 |
| Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302) | \$860 |
| Annual roadside mowing for all 37 miles of Town road (74 lane miles) | \$3,085 |
| Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road) | \$1,275 |
| Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season) | \$2,960 |
| Winter snow removal of Rte 302 sidewalks from Raymond Beach to Windham town line | \$3,850 |
| TOTAL | \$26,330 |

Note: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the bid package.

ADDENDUM TO 2012 MOWING/SNOW REMOVAL BID

Submitted March 15, 2012

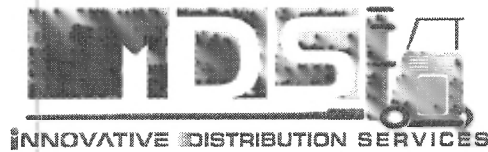
Submitted March 21, 2012

I, Lonnie Taylor, President of IDS, increase our bid, to include the mowing of Raymond Hill Cemetery, from \$10,500 to \$11,240, which brings our total bid to \$27,070.



Lonnie Taylor, President, IDS

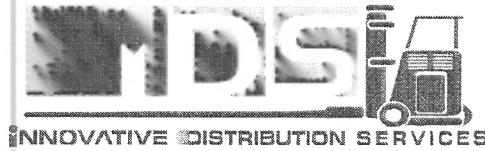
Date: 3-21-12



Equipment

- Chevrolet 4500 4x4 dump body truck, 9.5ft. Fisher V plow
- Chevrolet 2500 4x4, 8 ft. Fisher plow
- Ford F250 4x4 pick up
- 1 6x10 landscape trailer
- 1 6x14 landscape trailer
- 2 6x10 dump trailers
- 3 Red Max commercial trimmers
- 2 Red Max commercial back pack blowers
- 2 Red Max commercial power brooms
- Walker MT 26hp 48" deck mower, 42' two stage snow blower
- ExMark 36" commercial walk behind 9hp mower
- John Deere 16hp 48" commercial walk behind mower
- Honda 21" commercial 7hp push mower
- John Deere 3520 37hp utility tractor (purchase in progress)
 - 59" two stage snow blower
 - 7' 8" Frontier sickle bar mower
 - Frontier RC 2060 lift-type rotary mower (bush hog)

*All equipment is in excellent working condition and is regularly maintained by professionals.
All safety devices are intact on all equipment.



Nathan White
Public Works Director
Raymond, Maine

Nathan,

Thank you for the opportunity to provide our proposal for mowing and snow removal in the Town of Raymond. We are excited to present this proposal to you and we are positive we would exceed your expectations.

Company Information

IDS is a Maine based company with over 250 employees operating throughout the east coast. The core of our business is specialized warehouse labor and we provide services at 21 facilities for our customers. There are three divisions of IDS, IDS Distribution, ISS Shipping, and IDS Property Management.

IDS Property Management continues to grow each year. With a team of experienced professionals we consistently exceed our customer's expectations. We currently have 10 employees that provide property management services. Our property management services include;

- Lawn Maintenance
- Snowplowing/Sanding
- Landscaping
- Spring/Fall Clean Up
- Lawn Installation
- Excavation
- Construction
- Tree Maintenance/Removal
- Hardscaping

Below are the employees that would be dedicated to your account.

Lonnie Taylor President
Ken Freeley Project Manager
Charlie Justice Account Supervisor
Tyler McNeal
Nick Mallice



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/13/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | | | | | | | | | | | | | |
|--|--------------|---|--|-------------------------------------|--------------|---|------|---------------------------|--|------------|--|------------|--|------------|--|
| PRODUCER Chalmers Insurance Group - Gorham PO Box 10 65 Main Street Gorham ME 04038 | | CONTACT NAME: Lucinda Drown PHONE (A/C, No, Ext): (207) 839-3371 FAX (A/C, No): (207) 839-7050 E-MAIL ADDRESS: | | | | | | | | | | | | | |
| INSURED Innovative Distribution Services PO Box 1357 Raymond ME 04071 | | INSURER(S) AFFORDING COVERAGE <table border="1"><tr><td>INSURER A: Acadia Insurance Company</td><td>NAIC # 31325</td></tr><tr><td>INSURER B: Continental & California Cas</td><td>0850</td></tr><tr><td>INSURER C: Liberty Mutual</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table> | | INSURER A: Acadia Insurance Company | NAIC # 31325 | INSURER B: Continental & California Cas | 0850 | INSURER C: Liberty Mutual | | INSURER D: | | INSURER E: | | INSURER F: | |
| INSURER A: Acadia Insurance Company | NAIC # 31325 | | | | | | | | | | | | | | |
| INSURER B: Continental & California Cas | 0850 | | | | | | | | | | | | | | |
| INSURER C: Liberty Mutual | | | | | | | | | | | | | | | |
| INSURER D: | | | | | | | | | | | | | | | |
| INSURER E: | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | |

COVERAGES

CERTIFICATE NUMBER: CL121606856

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | | | | | | | | | | | | | | |
|---|---|--|------------------------------------|-------------------------|-------------------------|--|---|--------------------------------|---|---------------|------------------------------|--------------|--------------------------------|--------------|----------------------|--------------|------------------------|--------------|--|----|
| A | GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | CPA0312099-12 | 12/1/2011 | 12/1/2012 | <table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 500,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 10,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table> | EACH OCCURRENCE | \$ 1,000,000 | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 500,000 | MED EXP (Any one person) | \$ 10,000 | PERSONAL & ADV INJURY | \$ 1,000,000 | GENERAL AGGREGATE | \$ 2,000,000 | PRODUCTS - COMP/OP AGG | \$ 2,000,000 | | \$ |
| | EACH OCCURRENCE | \$ 1,000,000 | | | | | | | | | | | | | | | | | | |
| | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 500,000 | | | | | | | | | | | | | | | | | | |
| | MED EXP (Any one person) | \$ 10,000 | | | | | | | | | | | | | | | | | | |
| PERSONAL & ADV INJURY | \$ 1,000,000 | | | | | | | | | | | | | | | | | | | |
| GENERAL AGGREGATE | \$ 2,000,000 | | | | | | | | | | | | | | | | | | | |
| PRODUCTS - COMP/OP AGG | \$ 2,000,000 | | | | | | | | | | | | | | | | | | | |
| | \$ | | | | | | | | | | | | | | | | | | | |
| A | AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> 19 | <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | CAA0312100-12 | 12/1/2011 | 12/1/2012 | <table border="1"><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td>Auto Broadening Endt</td><td>\$</td></tr></table> | COMBINED SINGLE LIMIT (Ea accident) | \$ 1,000,000 | BODILY INJURY (Per person) | \$ | BODILY INJURY (Per accident) | \$ | PROPERTY DAMAGE (Per accident) | \$ | Auto Broadening Endt | \$ | | | | |
| | COMBINED SINGLE LIMIT (Ea accident) | \$ 1,000,000 | | | | | | | | | | | | | | | | | | |
| | BODILY INJURY (Per person) | \$ | | | | | | | | | | | | | | | | | | |
| | BODILY INJURY (Per accident) | \$ | | | | | | | | | | | | | | | | | | |
| PROPERTY DAMAGE (Per accident) | \$ | | | | | | | | | | | | | | | | | | | |
| Auto Broadening Endt | \$ | | | | | | | | | | | | | | | | | | | |
| B | <input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB | <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE | UO 54192450 | 5/30/2011 | 5/30/2012 | <table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 10,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 10,000,000</td></tr><tr><td></td><td>\$</td></tr></table> | EACH OCCURRENCE | \$ 10,000,000 | AGGREGATE | \$ 10,000,000 | | \$ | | | | | | | | |
| | EACH OCCURRENCE | \$ 10,000,000 | | | | | | | | | | | | | | | | | | |
| AGGREGATE | \$ 10,000,000 | | | | | | | | | | | | | | | | | | | |
| | \$ | | | | | | | | | | | | | | | | | | | |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | <input type="checkbox"/> Y/N N/A | 73-834240-01-01 73-834240-01-02 | 1/3/2012 1/3/2012 | 1/3/2013 1/3/2013 | <table border="1"><tr><td><input checked="" type="checkbox"/> WC STATUTORY LIMITS</td><td><input type="checkbox"/> OTHER</td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table> | <input checked="" type="checkbox"/> WC STATUTORY LIMITS | <input type="checkbox"/> OTHER | E.L. EACH ACCIDENT | \$ 1,000,000 | E.L. DISEASE - EA EMPLOYEE | \$ 1,000,000 | E.L. DISEASE - POLICY LIMIT | \$ 1,000,000 | | | | | | |
| <input checked="" type="checkbox"/> WC STATUTORY LIMITS | <input type="checkbox"/> OTHER | | | | | | | | | | | | | | | | | | | |
| E.L. EACH ACCIDENT | \$ 1,000,000 | | | | | | | | | | | | | | | | | | | |
| E.L. DISEASE - EA EMPLOYEE | \$ 1,000,000 | | | | | | | | | | | | | | | | | | | |
| E.L. DISEASE - POLICY LIMIT | \$ 1,000,000 | | | | | | | | | | | | | | | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**Town of Raymond
Town office
Raymond, ME 04071

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Amy Leonard/AMYLEO

PROPOSAL

This Page Must Be Included in a Sealed Envelope*

Company/Individual's Name: L.C.E. Landscaping

Authorized Representative: CASEY GLEW
Title: Owner

Address: P.O. Box 1332 Raymond, ME 04071

Phone: 207-653-7453 Email:

Fax: Federal ID: 01-053-9348

CERTIFICATE OF NON-COLLUSION

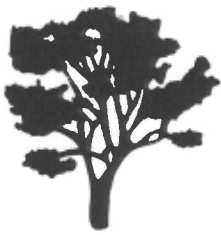
The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.


Authorized Official:

3/15/12
Date

| Facility | Yearly Cost |
|---|-------------------------------|
| Weekly mowing and Trimming of Raymond Town Office | \$840. ⁰⁰ |
| Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road; Raymond Hill) | \$9,800. ⁰⁰ |
| Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach | \$1,050. ⁰⁰ |
| Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302) | \$1,300. ⁰⁰ |
| Annual roadside mowing for all 37 miles of Town road (74 lane miles) | \$3,200. ⁰⁰ |
| Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road) | \$2,000. ⁰⁰ |
| Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season) | \$4,100. ⁰⁰ |
| Winter snow removal of Rte 302 sidewalks from Raymond Beach to Windham town line | \$5,000. ⁰⁰ |
| TOTAL | \$27,290.⁰⁰ |

Note: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the bid package.



LCE LANDSCAPING

P.O. Box 1332
Raymond, ME 04071

Equipment List

2 Walker mowers (year 2006, 31 hp, 48 inch cut)
1 Dixie Chopper (year 2003, 28 hp, 62 inch cut)
1 Bobcat Toolcat (year 2009, 61 hp, 5,835 lbs)
1 Bobcat A300 skid steer (year 2006, 81 hp, 8,673 lbs)
1 John Deere 990 tractor (year 1999, 40 hp, 3,175 lbs)
1 sickle-bar mower (7 ft)
1 bobcat 5 ft 2 stage high flow snowblower

L.C.E. Landscaping
P.O. Box 1332
Raymond, ME 04071

Est. 1999

Employee list

Casey Glew
Brian Kimball
Colby Fogg

Payments will be made in 7 monthly from April 1st through October 1st

Cell: 207-653-7453
Payable upon receipt



GLEWCA1

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | | |
|---|--|---------------------|--|-----------------------|
| PRODUCER PRATT INSURANCE AGENCY INC P O BOX 439 WESTBROOK, ME 04098 Pratt Insurance Agency Inc | | 207-854-9745 | CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: | FAX (A/C, No): |
| | | | INSURER(S) AFFORDING COVERAGE | NAIC # |
| | | | INSURER A : HANOVER INSURANCE CO. | |
| | | | INSURER B : National Grange Mutual | |
| | | | INSURER C : | |
| | | | INSURER D : | |
| | | | INSURER E : | |
| | | | INSURER F : | |

INSURED
CASEY GLEW
DBA LCE LANDSCAPING
P.O. BOX 1332
RAYMOND, ME 04071

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|---|----------------|-------------------------|-------------------------|--|
| B | GENERAL LIABILITY | | MPT 1431B | 06/21/11 | 06/21/12 | EACH OCCURRENCE \$ 1,000,000 |
| | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | MED EXP (Any one person) \$ 10,000 |
| | | | | | | PERSONAL & ADV INJURY \$ 1,000,000 |
| | | | | | | GENERAL AGGREGATE \$ 2,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC | | | | | \$ |
| A | AUTOMOBILE LIABILITY | | AWP 9331734 00 | 10/23/11 | 10/23/12 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 |
| | <input type="checkbox"/> ANY AUTO | | | | | BODILY INJURY (Per person) \$ |
| | <input type="checkbox"/> ALL OWNED AUTOS | | | | | BODILY INJURY (Per accident) \$ |
| | <input type="checkbox"/> HIRED AUTOS | | | | | PROPERTY DAMAGE (Per accident) \$ |
| | <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS | | | | | \$ |
| | UMBRELLA LIAB | | | | | EACH OCCURRENCE \$ |
| | EXCESS LIAB | | | | | AGGREGATE \$ |
| | DED | | | | | \$ |
| | RETENTION \$ | | | | | |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | WC STATUTORY LIMITS |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | <input type="checkbox"/> Y / <input type="checkbox"/> N | | | | OTHER |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | | | E.L. EACH ACCIDENT \$ |
| | | | | | | E.L. DISEASE - EA EMPLOYEE \$ |
| | | | | | | E.L. DISEASE - POLICY LIMIT \$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
LANDSCAPING CONTRACTOR

CERTIFICATE HOLDER**CANCELLATION****TOWNOF R**

TOWN OF RAYMOND
401 WEBBS MILLS ROAD
RAYMOND, ME 04071

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Pratt Insurance Agency Inc

Wayne Pratt

PROPOSAL

This Page Must Be Included in a Sealed Envelope*

Company/Individual's Name: Richard A. Sanborn ~~Sanborn~~

Authorized Representative: Richard A. Sanborn
Title: Owner

Address: 74 No. Raymond Rd Raymond Me.

Phone: 998-4270 Cell 712-0044 Email: _____

Fax: Matthew Cell 712-0043 Federal ID: 005-32-1615

CERTIFICATE OF NON-COLLUSION

The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Richard A. Sanborn
Authorized Official:

3/16/12
Date

| Facility | Yearly Cost |
|---|-----------------|
| Weekly mowing and Trimming of Raymond Town Office | 766.97 |
| Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road; Raymond Hill) | 8680.34 |
| Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach | 4044.84 |
| Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302) | 1063.63 |
| Annual roadside mowing for all 37 miles of Town road (74 lane miles) | 2500.00 |
| Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road) | 1675.00 |
| Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season) | 3834.84 |
| Winter snow removal of Rte 302 sidewalks from Raymond Beach to Windham town line | 5373.43 |
| TOTAL | 27939.05 |

Note: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the bid package.

PROPOSAL

This Page Must Be Included in a Sealed Envelope*

Company/Individual's Name: Fagan Landscaping & Building Maintenance

Authorized Representative: Bryan Fagan

Title: Owner

Address: 9 Crestwood Dr Standish Me 04084

Phone: (207) 409-2050


Email: faganbryan@aol.com

Fax: N/A

Federal ID: 521 25 0580

CERTIFICATE OF NON-COLLUSION

The undersigned certifies that under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.


Authorized Official:

3-16-12
Date

| Facility | Yearly Cost |
|---|-----------------|
| Weekly mowing and Trimming of Raymond Town Office | \$2,600.00 |
| Weekly mowing and trimming of all Raymond Cemeteries (Mill Street; Plains Road; North Raymond Road; Raymond Hill) | \$8,000.00 |
| Weekly mowing and trimming of all Rte 302 sidewalks and Raymond Beach | \$6,000.00 |
| Weekly mowing and trimming of Raymond Veterans' Memorial Park (Rte 302) | \$2,000.00 |
| Annual roadside mowing for all 37 miles of Town road (74 lane miles) | \$18,000.00 |
| Annual bush hog mowing of two former landfills (Patricia Avenue and Egypt Road) | \$4,000.00 |
| Mowing for Mill Street ball field (twice a week during baseball season and weekly during off-season) | \$3,800.00 |
| Winter snow removal of Rte 302 sidewalks from Raymond Beach to Windham town line | \$26,000 |
| TOTAL | \$70,400 |

Note: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the bid package.

Hi Danielle - got your message. The RCC voted unanimously in favor of the following motion at our March 7, 2012:

Do you favor expending \$10,000 from the Raymond Open Space Reserve Fund to be used toward the purchase of 32 acres along the Tenny River, contingent upon a conservation easement being successfully negotiated with Loon Echo ? The property includes approximately 900 feet of river frontage and includes High and Moderate-High Priority land areas as mapped during the recently completed GreenPrint project. The land would be purchased and owned by the Pine Tree Counsel (Boy Scouts of America).

We received three email votes in favor on the day of the meeting from members who could not attend the meeting and five votes in person at the meeting. During the meeting the following conditions were added to the motion:

1. Loon Echo holds the easement
2. The entire acreage of the lot be included in the project (it is acknowledged that the actual acreage is 29)
3. An outline of the terms of the easement be provided to the town for approval ahead of any closing.

See you on the 10th, thanks

John Rand
RCC Chair

Hi Don - I am forwarding information provided by my cousin Anne Gass regarding the Tenny River Corridor project. Anne put the information together in support of other grant funds that she is pursuing. We will be having a vote at our next RCC meeting to support contributing \$10,000 from the Open Space Fund for this project, contingent on a conservation easement being successfully negotiated with Loon Echo. Get back with any questions you may have or feel free to contact Anne directly. Thanks for you input on how best to proceed - I assume we need to get on the Selectboard agenda to request funds. Thanks

jbr
Chair RCC

Tenny River Corridor Protection Project

Purpose

We are requesting \$10,000 towards a total project cost of \$226,000 to help purchase 32 acres of land along the Tenny River in Raymond Maine. This is Phase 1 of a larger planned effort to preserve all of the land along both sides of the mile-long river, which flows between Crescent Lake and Panther Pond. The land to be purchased abuts Camp Hinds, the flagship campus of the Pine Tree Council (PTC) of the Boys Scouts of America. The PTC signed a purchase and sale agreement with the seller in August 2011. The land had been on the market, is zoned for two-acre house lots, and the seller was motivated; he had partially cleared one building lot on the river to enhance its marketability. There is clear danger of residential development.

Expected Results

The Tenny River Corridor Protection Project will preserve habitat, protect water quality, and expand availability of low-impact recreational opportunities. The PTC will negotiate a conservation easement with Loon Echo Land Trust to help protect the land in perpetuity. The shallow, slow moving Tenny is home to a wide range of fish, birds, and other wildlife, including redbreast sunfish, bullhead and largemouth bass, heron, loons, painter and snapping turtles, and butterflies, and many others. Grasses and reeds along the sides of the boating channel provide shelter for young fish and other aquatic life. The woods along the banks provide shade, and filter runoff that could harm water quality. Since the Tenny is part of the Casco Bay watershed, this is a vital contribution. The land along the river is also part of the recharge area for the aquifers supplying the Lakes Region.

In 2010 the Loon Echo Land Trust, the Trust for Public Land, and many other communities and stakeholders completed a “Greenprint” for the Lakes Region, to identify the lands that contribute most to quality of life and should be protected (see http://loonecholandtrust.org/html/lake_region_greenprint.html for more information about this process). The Greenprint identified seven goals; the top two priorities were protecting water resources and preserving plant and animal habitat. As the attached map illustrates, the land bordering the Tenny is listed as high priority for protection of water resources, and very high/high on the map for preserving plant and animal habitat. Acquiring the land along the Tenny, starting with this first parcel, will help make measurable progress towards the goals identified in the Greenprint.

Lake residents and visitors travel through the Tenny to enjoy its natural beauty, and to explore or fish in the lakes on either end. A public boat launch on the southern end of Crescent Lake, right by the northern tip of the Tenny, allows for public access as well. The volunteer boat inspectors at the Crescent Lake launch estimate that approximately one-third of the 610 boats they counted on weekends between Memorial Day and Labor Day went through the Tenny. Finally, each year 5,700 youth come to Camp Hinds for summer programs, camporees, and other special programming, assisted by over 3,450 adults. The Tenny features prominently in Camp Hinds’ programming. The land purchase will protect land abutting Camp Hinds, providing a buffer from residential development, and preserving the pocket of wildness that for many Scouts is their first introduction to Maine’s unparalleled outdoor recreation opportunities.

How Results will be Measured

In the next 18 months, we will measure results by the following methods:

- Tracking progress towards fundraising goals, including private, foundation, and corporate contributions that allow us to complete the purchase of the first parcel by the 2014 deadline. Other funding will come from a combination of private, foundation and corporate contributions. Already, a group of Panther Pond landowners have contributed \$70,000 towards the purchase.
- Negotiating and signing the conservation easement with Loon Echo Land Trust.
- Securing a purchase and sale agreement with another Tenny River property owner who has already signaled her interest in selling the parcel (Phase 2).
- Opening discussions with the final Tenny River landowner around acquiring that property, and signing an option or a purchase and sale agreement to secure that parcel (Phase 3).

TRCP- Phase 1 Parcel - Overall Conservation Values



LEGEND

Reference Data

Overlays

- Town Boundaries

Greenprint Results

Overall Conservation Priorities

- High Priority
- Moderate-High Priority
- Moderate Priority



**TOWN OF RAYMOND
WARRANT FOR THE ELECTION OF OFFICERS**

Tuesday, June 12, 2012

To: Nathan White, Resident of Raymond, or Town Constable 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 Jordan-Small Middle School gymnasium in said Town on Tuesday the twelfth day of June A.D. 2012 at 7:00 am then and there to act on the following articles:

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

ARTICLE 2 To elect all necessary State/Federal Primary candidates, Town Officers and referendum by secret ballot.

The polls for voting on Article 2 will open at 7:00 AM and close at 8:00 PM.

The Registrar of Voters will hold office hours while the polls are open to correct any error in or change a name or address on the voting list, to accept the registration of any person who is not registered as a voter. A person who is not registered as a voter may not vote in any election.

Given under our hands this 10 day of April A.D. 2012.

_____ Joseph Bruno

_____ Samuel Gifford

_____ Charles Leavitt

_____ Michael Reynolds

_____ Lawrence Taylor

SELECTMEN OF RAYMOND

| Party | First Name | Name | Address |
|-------|------------|-------------|---------------------|
| D | Susan | Accardi | P O Box 928 |
| D | Rachel A. | Akins | 82 Myron Hall Rd |
| D | Robert | Akins | 82 Myron Hall Rd |
| R | Linda | Alexander | 1 Pine Lane |
| R | Jane | Bartlett | 106 Sloanes Cove Rd |
| D | Abel | Bates | 1 Cape Rd |
| R | Kathleen | Bent | 5 Shore Rd |
| R | Shirley | Bloom | 26 Sebago Rd |
| D | Alice | Bredenberg | PO Box 655 |
| R | Suzanne | Brockelbank | 3 Mill Street |
| R | Joseph | Bruno | 4 Christina Court |
| R | Suzanne | Bruno | 4 Christina Court |
| R | Carolyn | Burnham | 36 Wind In Pines Rd |
| D | Nancy | Buzzell | PO Box 483 |
| D | Basil | Champriss | 3 Glen Rd |
| D | Melanie | Champriss | 3 Glen Road |
| R | Marie | Connolly | 10 Chickadee Ln |

| | | | |
|---|------------|-----------|-----------------------------------|
| R | Charles | Cragin | 85 Spring Valley Rd |
| R | Louise | Doyle | 2 Dolimont Rd |
| D | Deborah | Eastman | PO Box 129 |
| R | Laurie | Forbes | 17 Webbs Mills Rd |
| U | Natalie | Foss | 4 Brown Rd |
| R | Greg | Foster | 29 Ledge Hill Rd |
| D | Deborah G. | Gideon | 179 Raymond Hill Rd |
| D | Janice | Gower | 9 Oxview Lane |
| U | Susan | Grondin | P O Box 869 |
| D | Susan | Hamilton | PO Box 845 |
| R | Tacy | Hartley | PO Box 1034 46 Northern Pines Rd. |
| D | Dorothy | Hartman | PO Box 1274 |
| D | Robert | Hartman | PO Box 1274 |
| R | Steven | Haycock | 174 North Raymond Rd |
| D | Susan | Hirsch | 123 Spring Valley Rd |
| R | Anita | Holmquist | P O Box 354 |
| U | Jane | Hubbell | 5 Kristin Lane |
| D | Ellen | Huber | 16 Pulpit Rock Rd |

| | | | |
|---|-------------|----------------|----------------------|
| R | Charlotte | Jewell | 17 Hartley Lane |
| D | Dacia | Klinkerch | 143 Spiller Hill Rd |
| D | Elisabeth | Lachance | 20 Long Dr |
| U | Susan | Lawler | 19 Medawisla Ln |
| R | Louise | Lester | P O Box 346 |
| D | Catherine | Lipton-McKenna | 382 North Raymond Rd |
| R | John | Logan | 15 Wawenock Rd |
| U | Sue | Lowberg | 9 Elizabeth Ave |
| D | Cheryl | Lunde | 43 Turtle Cove Rd |
| R | Carol | Meader | 24 Sloanes Cove Rd |
| R | Peggy | Merrill | 15 Elizabeth Ave |
| U | Cindy | Merriman | 4 Vogel Rd |
| R | Irene | Morris | 6 Kings Grant |
| D | Martha | Morrison | 718 Webbs Mills Rd |
| R | Roberta | Morton | PO Box 809 |
| D | Christopher | Mulvihill | 63 Gore Rd |
| R | Vonla | Murdock | 42 Mill St |
| R | Deborrah | Murray | 5 Damon Rd |

| | | | |
|---|-----------|----------|------------------------------------|
| D | Louise | Murray | P O Box 227 |
| R | Robert | Murray | 5 Damon Rd |
| R | Lisa | Nunley | 1 Brook Road |
| U | Elizabeth | O'Donal | 93 Pipeline Rd c/o Patricia Kramer |
| D | Barbara | O'Neill | 67 Spring Valley Rd |
| R | Steven | Phillips | 154 Cape Rd |
| U | Elizabeth | Rand | 518 Webbs Mills Rd |
| U | Alice | Richards | 15 Oakledge Hills |
| D | Anne | Richards | 40 Daggett Dr |
| R | Teresa | Sadak | 207 Webbs Mills Rd |
| D | Karen | Sanford | 222 Mountain Rd |
| R | Joseph | Sousa | 61 Sloans Cove Rd |
| R | Eileen | Stiles | 94 Deep Cove Rd |
| D | Lee | Street | PO Box 70 |
| D | Linda | Taylor | 46 Cleanwater Dr, PO Box 494 |
| U | Kim | Tees | PO Box 388 42 Blueberry Point Rd |
| R | Loretta | Toder | PO Box 317 |
| D | Faith M. | Towle | 12 Woodland Road |

| | | | |
|---|--------|-----------|-------------------|
| G | Elisa | Trepanier | 5 Salmon Run |
| R | Brenda | Tubbs | 70 Farm View Dr |
| D | Marlee | Turner | 31 Big Pine Rd |
| D | Laurie | Wallace | 36 Pulpit Rock Rd |
| D | Steve | Warshaw | 16 Plummer Dr |
| G | Debbi | Webber | 136 Mountain Rd |



TAX ACQUIRED PROPERTY POLICY

Adopted by the Board of Selectmen - May 18, 1995

Amended - August 3, 1999

Amended – March 9, 2010

1. The purpose of this policy is to provide guidance regarding properties acquired by the Town for non-payment of taxes.
2. If the former owner, after the property has achieved tax acquired status, requests a reasonable payment schedule that will provide for the repayment of all outstanding taxes, the Tax Collector will allow a payment schedule for up to 60 months from the date of automatic foreclosure. (a) If the payment schedule, as established by the Tax Collector, is not acceptable to the taxpayer, appeal may be made to the Board of Selectmen.
3. If the Taxpayer becomes more than 90 days delinquent in meeting the payment schedule as established, or is not current as of June 30th of any given year, the account will be referred to the Board of Selectmen for redemption and/or sale.
4. If the Selectmen determine that a property should not be retained under Section 5 and that the taxpayer is delinquent under Section 3, the Taxpayer or other party in interest will be offered the right of immediate redemption by paying all outstanding taxes, interest and costs within 30 days of receiving notice.
5. Retention of Property: The Selectmen shall retain property for the benefit of the Town, if they deem it in the best interest of the town to do so. By way of example, but not of limitation, the Selectmen might deem it in the best interest of the town to retain property where: (a) The property has or will have recreational value or economic value to the Town, (b) The property has or will have potential for a public facility or additions to public facilities, (c) Retention of the property will provide a residence for an individual or individuals who otherwise will require public assistance from the Town.
6. Sale: If a property is not retained by the Selectmen under Section 5, and if the property is not redeemed under Section 4, the property shall be sold by sealed bid or any other method approved by the Selectmen which maximizes the return to the Town. The Selectmen shall reserve the right to accept or reject bids in any bid process. A notice of intent to sell the property shall be published in the newspaper; shall be posted in those areas where warrants are posted; and shall be sent to the Taxpayer or Taxpayers who lost the property by certified mail, return receipt requested to their last known address.

TAX AQUIRED PROPERTY

| NAME | MAP\LOT | ADDRESS | SIZE | RES/LAND | YEAR | TOTAL 4/10/12 |
|---------------------------|----------------|---------------------|-------------|-----------------|-------------|----------------------|
| BARTOLOMEO, CARL | 47/8 | 5 MILL STREET | 0.3 | RES | 09/10 | \$3,436.45 |
| CAREY, ELIZABETH | 31/3 | BOND ST | 0.71 | LAND | 08/09 | \$3,088.14 |
| CAREY, ELIZABETH | 30/3 | HASKELL AVE | 1 | LAND | 08/09 | \$3,539.65 |
| CAREY, ELIZABETH | 30/16 | HASKELL AVE | 1.75 | LAND | 06/07 | \$7,337.97 |
| CAREY LOUIS HEIRS | 31/2 | BOND ST | 0.34 | LAND | 06/07 | \$4,607.12 |
| GLICOS, DAVID | 30/20 | 94 HASKELL AVE | 0.22 | LAND | 09/10 | \$2,093.56 GARAGE |
| HAM, JOAN | 41/50 | BOULDER RD | 0.12 | LAND | 04/05 | \$3,613.64 |
| MILLER, WILLIAM | 12/59 | 172 RAYMOND HILL RD | 8.75 | RES | 09/10 | \$3,697.07 |
| MURPHY, DEBRA | 33/11 | COBB RD | 0.32 | LAND | 05/06 | \$13,773.33 |
| MURRAY, MARTHA | 52/52 | 6 BOATERS WAY | 0.19 | LAND | 09/10 | \$4,121.91 |
| PAYNE, ROBERT | 18/11 | TENNY HILL RD | 19.87 | LAND | 09/10 | \$1,657.41 |
| PETERSON, TERRI-LEE | 78/3 | 6 SHORE RD | 0.34 | LAND | 09/10 | \$1,435.48 |
| PLUMMER, DANIEL | 46/27B | MEADOW RD | 1.38 | LAND | 09/10 | \$1,559.97 |
| RICHARDSON, TINA & WESLEY | 50/14 | 38 MAIN ST | 0.4 | RES | 09/10 | \$7,986.18 |
| THOMPSON, DAVID | 16/2A | 9 PEPPERCORN WAY | 2.1 | RES | 08/09 | \$2,835.66 |
| WHITNEY, MICHAEL | 11/17A | MAREN | 5.9 | LAND | 09/10 | \$1,844.08 |
| WILLIS ADMA | 2/24 | QUARRY COVE RD | 15.18 | LAND | 09/10 | \$1,685.51 |
| | | | | | | \$70,026.39 |

PAYMENT PLANS

| NAME | MAP\LOT | ADDRESS | SIZE | RES/LAND | YEAR | MONTHLY PAYMENTS |
|-------------------------------|----------------|------------------------|-------------|-----------------|-------------|-------------------------|
| BRANDT, MAX & JEAN | 16/61 | 188 NORTH RAYMOND | 1.65 | RES | 06/07 | \$300.00 |
| JORDAN BAY REALESTATE | 46/08 | 71 MAIN STREET | 0.83 | BUS | 08/09 | \$50.00 |
| CHAPMAN, WILLIAM | 18/27A | TENNY HILL RD | 7.97 | LAND | 07/08 | \$200.00 |
| CONLEY, ROBERT | 15/79 | 8 CRAGGY KNOLL RD | 1 | RES | 07/08 | \$100.00 |
| COPPERSMITH, WILLIAM | 52/108 | 49 TOMMAHAWK TRL | 0.17 | LAND | 09/10 | \$100.00 |
| COPPERSMITH, WILLIAM | 52/50102A00 | 1314 ROOSEVELT TRL | | | 09/10 | \$100.00 |
| COX, JEFFREY | 55/3 | 1246 ROOSEVELT TRL | 0.81 | BUS | 07/08 | \$150.00 |
| DEEP COVE SHORES | 60/7 | DEEP COVE RD | 2.2 | LAND | 09/10 | \$200.00 |
| DEEP COVE SHORES | 60/17 | 124 DEEP COVE RD | 0.75 | RES | 08/09 | \$200.00 |
| FIELDER ERNEST | 66/35 | 42 WHITTEMORE COVE | 0.92 | RES | 09/10 | \$25.00 |
| KRAFT, MARGARET | 01/07 | 14 ANDERSON RD | 4.3 | RES | 09/10 | \$500.00 |
| LEWIS, JAMES | 21/2 | NOTCHED POND RD | 0.45 | LAND | 08/09 | \$200.00 LETTER 3/30/12 |
| MCINTYRE, RICHARD | 40/2 | 1 PANTHER POND PINES | 0.72 | LAND | 09/10 | LETTER 3/30/12 |
| REED, DIANE / CALLOW, ERNEST/ | 42/19 | 40 LAKESIDE DR | 0.13 | RES | 07/08 | \$185.00 |
| JAQUES, DENNIS | | TOTAL \$2200.00 A YEAR | | | | |
| STROUT, RICHARD | 50/14 | 9 SHAKER WOODS RD | 102 | RES | 08/09 | \$200.00 |
| THORNE, SIDNEY | 16/18 | SPRING VALLEY RD | 2.07 | LAND | 08/09 | \$75.00 |
| THORNE, SIDNEY | 54/60 | 1 BAYVEIW | 0.71 | LAND | 08/09 | \$25.00 |

Hi Danielle - as requested, the RCC toured the attached lots on December 15, 2011. We spent time in the field looking at conservation values for each of them. As a result of our tours and further discussion at our December 20 meeting, we voted unanimously to recommend to the Selectmen that the Town retain ownership of Lot 16 on Map 30 for conservation purposes, and to allow the Selectmen to dispose of the remaining lots as they see fit.

Tax Acquired Properties Summary

| Account # | Previous Owner | Address | Acreage | Map /Lot | Taxes owed through 12/06/11 (Includes Lien costs) | Assessed Value | Other information | Staff Notes |
|-----------|----------------|---------------|---------|----------|--|----------------|---|--|
| C0280R | E. Cary | 0 Haskell Ave | 1.75 | 030/016 | \$7,138.43 | \$83,100.00 | Most of lot in Resource Protection Zone | Has Access to Crescent Lake. May be worthy of consideration for possible Town Retention. Has building impediments but possible parking developments. |
| C0310R | L. Cary | 0 Bond | 0.33 | 031/002 | \$4,494.90 | \$51,600.00 | *See Note | Possible building lots w/ access to Crescent Lake. Recommend for sale. |
| C0250R | E. Cary | 0 Bond | 0.71 | 031/003 | \$2,978.49 | \$58,100.00 | | |
| C0260R | E. Cary | 0 Haskell | 1.00 | 030/003 | \$3,419.72 | \$67,100.00 | | Has access to Crescent Lake. Buildable lot. Rcommend for sale |
| H0485R | Hamm | 0 Boulder | 0.12 | 041/050 | \$3,509.64 | \$27,000.00 | Has right of way to Panther Pond, unbuildable lot | Has a 50' right-of-way off Chickadee Lane to Panther Pond. Likely sale to abutters because of expressed interest but small unbuildable lot. |

*Note: These two lots will be combined per Shoreland Zoning Ordinance Section 12.E.2, because they are two nonconforming, contiguous lots with the same owner (Town of Raymond).

Haskell Ave and Bond St

There are four properties listed to either Elizabeth or Louis Heirs Carey. The address for all three is the same, a P.O. Box in Rangely, which is a business listed for David Carey. This past spring, they made a \$20,000 payment that paid off all the taxes for the parcel with the building on it and made a payment arrangement for the remaining (approximately \$10,000) to have it paid off by March, but no payments were ever made and now the taxes due in April are delinquent.

Boulder Road

This property is listed under Joan Hamm at 190 Spring St in Westbrook. The last payment received was for the 2004/2005 fiscal year. She has never accepted any of the certified mailings and it is Sue's belief that she is just not interested in the property because there is only .12 acres. Certified mail returned as unclaimed. We have recently learned that they have been using the property because of the water access and have been trashing the right-of-way. We have several parties interested in purchasing this property.

Dates:

May 10, 2011: Motion made to send demand letters in Accordance with TAP policy. Sue Carr sent out 30 Day Demand Letter sent out with notice of intent to sell

June 21, 2011: Legally drafted letter of interest sent out

Danielle and Don,

I have attached an updated draft Animal Noise Ordinance. The underlines and strike-throughs indicate what is being changed from the existing Barking Dog ordinance, so I have not highlighted in the attached draft what changes I made from the version you sent me; however, I have discussed the changes I made in my notes below.

1. Agricultural protection: I included a paragraph referring to the agricultural protection. It doesn't make specific reference to the statute, but it mirrors the language there (and in the Scarborough Ordinance).

2. Warning and offenses: I changed some of the language in the description of the warning and violations.

1. First, I want to confirm that the Town intends to have the ability to provide the violator with notices of violation and fines within a 6-month period following a written warning, and, that after that 6-month period is over, the violator has a clean slate at which point the process could start over.

2. Second, calling the violation a "civil violation" makes it clearer that the Town has the authority to enforce this ordinance at the Town's option in court through the Maine Civil Rules of Procedure Rule 80H process. If and when the Town chooses to pursue the enforcement of the ordinance through the courts as opposed to having the Town handle it on its own, consultation with me will be necessary. Rule 80H requires, among other things, that the citation be in a certain form and provide a court date and time to the violator.

3. Finally, I believe the intention is for the third offense penalty to be repeated if the offense occurs more than three times within 6 months of a warning. As a result, I added the language "and each subsequent offence." [Note: the ordinance uses an old British spelling of offense – offence. This can be changed or left at the Town's discretion].

3. Disturbance time: Danielle mentioned the Board of Selectmen felt a 10 minute disturbance time was too short. This is a policy decision and certainly other towns have implemented longer disturbance times. Among the ordinances we reviewed around the state, the most common disturbance time was 10 minutes, but the Town of Raymond can pick what it feels is appropriate. One issue to consider is that if the Town were to pursue an enforcement of this ordinance in court, proving a disturbance lasted 20 minutes will be more difficult than proving a disturbance lasted 10 minutes. In circumstances where the Town believes it will pursue an action in court, we should discuss how best to document the violation for purposes of presenting this proof to a judge.

Without having been present at the Board of Selectmen meeting where this ordinance was discussed and without having viewed the alternative proposal Danielle tells me was presented, I hope that I have fully addressed the concerns. If not, please let me know and we can talk further.

Thank you,

Shana

TOWN OF RAYMOND, MAINE
Animal Noise Ordinance ~~BARKING DOGS~~
May 1984

~~No person shall own, possess or harbor within the Town of Raymond any dog which by loud and frequent and habitual barking, howling, or yelping disturbs the peace of any person. It shall be a violation of this Animal Noise Ordinance to keep any animal which unreasonably causes annoyance, alarm, or noise disturbance at anytime of the day or night by repetitive barking, whining, screeching, howling, braying, crowing or other like sounds common to its species, which may be heard beyond the boundary of the owner's or keeper's property under conditions wherein the animal sounds are shown to have occurred either as an episode of continuous noise lasting for a minimum period of ten minutes or repeated episodes of intermittent noise lasting for a minimum period of thirty minutes.~~

This Animal Noise Ordinance shall not apply to farm animals kept on a property in connection with the commercial production of agricultural products and is either a conforming use or a lawful nonconforming use under the Raymond Land Use Ordinance.

Any person, who shall violate the provisions of this ~~section~~ Animal Control Ordinance, shall upon the first occasion thereof, be given a written warning, which shall include the date and time it was issued. Upon ~~commission conviction~~ of any subsequent violations within a period of six (6) months from such warning, the person shall have committed a civil violation and ~~found to be in violation~~ shall be punished by a civil penalty according to the following schedule:

First Offence \$ 50.00

Second Offence 100.00

Third Offence and each subsequent offence 200.00 [Amended 3/17/01]

Plus reasonable attorney costs for prosecution. [Amended 3/97]

This Ordinance shall be enforced by the Animal Control Officer ~~Dog Constable~~ and the other Town Constables of the Town of Raymond.