



Town of Raymond Board of Selectmen ePacket January 9, 2018 Table of Contents

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Agenda



BOARD OF SELECTMEN Agenda

January 9, 2018

6:30pm – Regular Meeting

Broadcast Studio
423 Webbs Mills Road

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

1) Call to order

2) Minutes of previous meetings

- a) November 14, 2017 – Regular meeting
- b) December 12, 2017 – Special meeting (executive session only)

3) Public Hearing

- a) Consider Application for Liquor License Renewal for Café Sebago

4) New Business

- a) Sebago Lake Rotary Annual Ice Derby – Ingo Hartig
Proposed to be held February 24 & 25, 2018.
- b) Loon Echo Land Trust (LELT) Land Management for Raymond Community Forest – Thom Perkins, Executive Director of LELT
- c) Abatement Request – Curt Lebel, Contract Assessor
- d) Discuss Proposed Budget-Finance Ordinance Changes – Marshall Bullock, Chairman
- e) Draft Purchasing Policy – Don Willard, Town Manager
- f) Draft Sign Use Policy – Don Willard, Town Manager
- g) Cemetery Ordinance Proposed Changes – Sue Look, Town Clerk
The proposed changes are to organize the items listed in the current ordinance into categories to make the document more "useable" for the staff, as well as for the owners of plots.
- h) Update the Fee Schedule to Incorporate Changes to the Tassel Top Fees – Sue Look, Town Clerk
The Tassel Top Board of Trustees have met to set the fees for the 2018 season.
- i) Consideration of Printing Single Annual Town Report – Sue Look, Town Clerk
Proposal to revamp website pages for the Annual Report and post the department, board and committee reports online; only print the reports required by Maine State

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Statute along with the Warrant for Town Meeting in the Spring.

5) Public Comment

6) Selectman Comment

7) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- February 13, 2018
- March 13, 2018

b) Reminder of Budget Schedule

- February 13, 2018 – Budget from Town Manager to Select Board
- February 27, 2018 – Department Head Review #1
- March 12, 2018 – Department Head Review #2
- March 24, 2018 – Budget Workshop

c) Reminder of Upcoming Holiday Schedule

- Monday, January 15th – MLK Jr Day

8) Treasurer's Warrant

9) Adjournment

Previous Meeting Minutes - 11/14/2017



BOARD OF SELECTMEN Minutes

November 14, 2017

6:30pm – Regular Meeting

Broadcast Studio
423 Webbs Mills Road

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Selectmen in attendance: Joe Bruno, Samuel Gifford, Teresa Sadak, Lawrence Taylor and Rolf Olsen

Selectmen absent: none

Town Staff in attendance:

Don Willard – Town Manager
Cathy Ricker – Finance Director
Nathan White – Public Works Director
Sue Look – Town Clerk

1) **Called to order** at 6:30pm by Chairman Sadak. Add marijuana for January with Jess Fay

2) **Minutes of previous meetings**

a) October 10, 2017

Motion to approve as presented by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved.

3) **Public Hearing**

a) Proposed Miscellaneous Ordinance Change – Elections

It has been proposed to strike the existing Miscellaneous Ordinance entitled *Elected Official Recall & Appointment Ordinance* (because the verbiage is contained in 30-A MRSA) and replace it with one entitled *Elections* with a subsection dealing with write-in candidates for municipal elections.

Public Hearing opened at 6:30pm by Chairman Sadak.

No comments.

Public Hearing closed at 6:32pm by Chairman Sadak.

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4) New Business

a) Purchasing Policy Rewrite – Don Willard, Town Manager

At the request of the Board of Selectmen the Town of Raymond's Purchasing Policy has been reviewed and the decision was to rewrite rather than to simply update the existing policy.

Town Manager Willard – It is an amalgam of several towns and cities that have more sophisticated policies than Raymond. Our policy is significantly old and certainly could be improved upon. We are seeking to improve upon while still having something that is manageable for what is a small town without a purchasing department. So, we want to codify our existing policies, maintain flexibility, innovation, and transparency. This policy gives the Selectmen the authority to approve all contracts for the Town. That's not what you are going to do, you are going to delegate it and maintain the right to approve, that is in flexibility. Mostly this is going to be administered by the Town Manager and the Finance Department and by the Department Heads. It provides for competitive bidding, competitive requests for proposals (RFPs), and a number of exceptions that we use as a small town to advantage ourselves. We use a lot of innovate techniques here to get good pricing and they include: flexibility for purchases that are below \$25,000, naturally if we have an emergency, sometimes we have grant funds that we use and sometimes there are specific conditions that are attached to grant funds, participation in group purchase agreements (GPCOG, Maine Power Options). Sometimes we do a competitive process here and we get no bids or bids that are unreasonable. We purchase a lot of equipment used, especially computer equipment. Legal services, of course, you want flexibility on. We buy a ton of used equipment here to our advantage which is not something you can easily competitively bid. We use benchmarking. We look at what towns receive for bids on their processes and can sometimes beat that due to our own due-diligence. Pre-approving vendors with no obligation to use the vendors. This policy gives us flexibility to purchase brand name products. It provides for evaluating qualifications of perspective vendors and an appeal process for disqualified vendors. It is quite comprehensive compared to what we had, but I would say comprehensive and also incorporates and maintains flexibility and the ability to innovate. So, that is what I attempted to do, I don't think we can go with a full-blown policy along the line of what some of the larger towns have. We just don't have the internal bureaucracy to support it. This is a middle ground that maintains the best of Raymond and incorporates more strictures and language to help guide particularly some of the more sophisticated procurements.

Chairman Sadak – Any questions or comments?

Selectman Bruno – So we are going from 1 page to 5.

Town Manager Willard – That is small compared to most of the suburban, larger towns. The instruction that I had was to take a look at other towns were doing. Once again it is the classic Raymond conundrum – are we western Maine or are we more suburban Portland? If we are more suburban Portland, it would be a lot more than 5 pages, if you are western Maine then it is less than a page.

Selectman Bruno – I would like to think we are the "Common Sense Town". When you start getting into specific details you tie your hands up.

Town Manager Willard – That's what this attempting not to do. To give more specifics, more guidance, more policy, but to also enable the business practices that we have done in history, but to put some language around it so people understand what we are

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doing and why we are doing it.

Selectman Bruno – I never like putting specific dollar amounts on anything. That ties your hands right there. You're at \$25,000. What if something is \$25,001? Or \$25,100? Are you not going to move forward at that point? Where does the common sense come in on that one?

Finance Director Ricker – No, it says when you want something that is below \$25,000 you are going to use your judgement. When you are over you are going to pick from one of these methods.

Chairman Sadak – Please don't take this personally, Cathy. I don't know why the Finance Director is involved in a lot of this.

Finance Director Ricker – I was trying to use that as if we need something we will get it done. Most purchases are through the Finance Director. We are not taking anything away from the Department Heads.

Chairman Sadak – That is what I am reading on here, another level to Don to the Finance Director to the Department Heads. One of the things is that our Department Heads are good at getting deals.

Finance Director Ricker – No, this is Don to Department Heads. If we need additional rules or they need me to do something, I will do it. That's really what it is saying. It is not supplanting the Department Heads in any way.

Chairman Sadak – OK. Honestly, I think it is too much.

Town Manager Willard – It is more consistent with how things are running today than the old policy. The old policy is significantly out of date. We are not opposed to simplifying this, but you have to start somewhere. We started with trying to codify what we have now. What we do now is a combination of things which over time has advantaged the Town. We are more innovative and flexible than most towns, but it is hard to write that into a policy.

Chairman Sadak – I think you guys did a good job. I just think that it is a lot and could be cut down in words.

Town Manager Willard – We will take a shot at simplifying it, but we need some guidance. One piece of guidance we just got is dollar limits, don't put them in there. Is there other guidance that you want to give?

Selectman Bruno – To me the most important part of any purchasing policy is the competitive bid process. You have to define what is a competitive bid. The competitive bid is a request for proposal with the standards written out and then it might need Selectmen approval such as when we did the insurance. Competitive bidding is the most important part of the policy and then I would like to see that you can use common sense to make split second decisions without having to come to the Select Board. Because sometimes there are emergency situations and what are you going to do, call a meeting and come in and vote?

Town Manager Willard – No, that is why it is written as it is.

Finance Director Ricker – That's why there are exceptions.

Selectman Bruno – I would rather see it streamlined, maybe 2 pages. Maybe not 1, but I think you could do this in 2 at most that would still protect you and the Town.

Town Manager Willard – I think we can do that.

Selectman Olsen – I have seen more encompassing ones. I have seen less

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encompassing ones. When I suggested that we look at policies, if we have something that is really antiquated or whatnot, let's look at those and make sure we are not spinning our wheels when we don't have to spin our wheels and we are protecting ourselves when we need to protect ourselves. I don't think it is necessarily bad to have dollar amounts in there. There has to be some guidance. It is either that or you need to define a minor purchase and a major purchase, and where do you make that break. Is it in dollars or types of equipment? There should be some delineation between a major and a minor. Certainly, we don't want a major purchase to be to go out and buy copier paper, but we do want a policy where you are not going to go out and buy a fire truck without doing certain things.

Public Works Director White – More the common-sense factor. I am thinking of paving. We spend \$350,000 to \$400,000 a year on paving and I have been consistently below GPCOG's negotiated price.

Town Manager Willard – And that falls under benchmarking.

Selectman Bruno – You need to also state that you do not necessarily give the bid to the lowest bidder. This way you can negotiate with someone else to get the price down.

Town Manager Willard – We have been known to get a competitive bid and negotiate it lower.

Selectman Olsen – You can put that into the bid package. There is nothing wrong with that. My whole intent behind this is if there are things we are doing well then keep doing them and if there are areas we can improve on and do something a little bit better, then do that. It was not to try to copy somebody else's procedure.

Town Manager Willard – So I got us a little off track, but I have it now. What I think what we do is try to codify the best of what Raymond is doing and put some more specifics around how we do competitive bids. I still need some guidance on dollar limits or not. I think we can deliver what you want in 2 pages.

Selectman Bruno – I think there is a state statute that describes competitive bidding (*found to be in 5 MRSA §1826 A-J for the State Purchasing Department*).

Finance Director Ricker – They have their own statute.

Selectman Bruno – They have their own statute on the Administrative side, but I am thinking there must be something on the municipal side on what is competitive bidding.

Finance Director Ricker – Everything in this level is theoretically approved by the Selectmen unless there is a policy that says it is not, so this is a policy that says there is not. The whole municipal law thing says the power rests with the Selectmen. You can decide not to use a bid or a request for proposal.

Selectman Bruno – You can have something like, “unless the Selectmen delegate to the Town Manager...”

Finance Director Ricker – The first paragraph says that we are the Selectmen and we can do anything we want, and the second paragraph says...

Town Manager Willard – The policy maintains the Selectmen's overarching authority that can be delegated and where delegated here is how we do it. I think we can address where it is too complicated and too wordy. I am certain we will get to 2 pages somehow. What I don't know is whether you want dollar limits in there.

Selectman Olsen – I would try to define it as a major purchase and a minor purchase.

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Supplies are one thing and a capital purchase is something else.

Town Manager Willard – A capital purchase or a significant bid. I consider an insurance bid as a significant bid. Health insurance is significant. An exception is the paving as Nathan points out. He is able to beat the curve by benchmarking.

Chairman Sadak – We know that the Department Heads we have right now are very conservative, but we want to look at this policy long term.

Selectman Olsen – Nathan is really doing what is at the heart of what we want to be done. He is getting informal bids and then negotiating with them for the best price.

Town Manager Willard – One thing that is different about this town is that we make a conscientious effort to wring every dollar out of everything we are disposing of or discarding, and we leverage ourselves to the fullest possible extent with the purchases. We try to sell at retail and buy at wholesale. Most towns don't do that. They look for bureaucratic simplicity. They tend, in my mind, to spend more than they need to and receive less than they should.

Selectman Bruno – Some of this stuff is an operational issue that doesn't have to be in the policy. Like the appeal process, procurement, the quality of the bidder, etc. That is more like an operational manual.

Chairman Sadak – Thank you for putting that on there so we could see it.

Town Manager Willard – This is a middle point compared to some. Some are 20 pages.

b) Draft FY2018-19 Budget Schedule – Don Willard, Town Manager

Town Manager Willard – This has been simplified by only showing the dates pertaining to the Select Board and Budget-Finance Committee and not the dates for internal use only.

Move the March 13th meeting to March 12th.

Finance Director Ricker – I tried to set it up so there would not be 2 weeks in a row when you were meeting.

Open Town Meeting will be at 6pm on June 5th. It is the Election portion that is on June 12th.

c) Establish FY2018-19 Budget Goals – Board of Selectmen

Consensus was to deliver a budget that makes sense. Use common sense. We want more maintenance of roads. Shorten list to 4 or 5 items and bring it back to the next meeting.

d) Electronic Sign Policy – Don Willard, Town Manager

Since the signs were installed there have been several requests from various organizations to post information on them.

Consensus was that the policy should be for both the Public Safety and the Town Office, change the wording of political events, the Town of Raymond's events take priority, emergency messages (even no school during storms for example), no private organizations. Rework and bring back to the next meeting.

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- e) **** Discussion of Upgrading the Town Office Sign to Two-sided** – Don Willard, Town Manager

There have been some public comments/feedback that the sign at the Town Office should be visible from both directions.

Town Manager Willard – I would suggest that we put this in the budget.

Selectman Olsen – I was a proponent of 2 sides, but there was the line-of-sight issue. Maybe now that it is in we see how it looks through the winter with snow.

Public Works Director White – We can just push the snow the other way at the Town Office.

Town Manager Willard – It is hard to get a bead on the height of the sign until it is in. I would say that if you are going to do it, do it right.

Chairman Sadak – So we will move this to budget season.

Town Manager Willard – I was against color and that sign really stands out and Sue has done a good job. It takes some artistry and I think it is very cool.

- f) **Appointment of a Public Access Officer** – Sue Look, Town Clerk

Pursuant to Maine's Freedom of Access Act (FOAA – 1 MRSA §413) each municipality is required to appoint a Public Access Officer to serve as the point person for all data requests.

Motion to appoint Sue Look as the Public Access Officer by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved.

- g) **** Gore Road, Private Road Section**– Teresa Sadak, Chairman

There is a 1,790' section of Gore Road which has been classified as a private road. The Town of Gray is taking their section by eminent domain and rebuilding 660' in Gray. This leaves 1,130' in Raymond between Dismount Road and the Gray/Raymond town line.

Chairman Sadak – Gore Road goes from a public road to a private road and back to public again. This road is like no other private road that we have. It is used very heavily. We use this section with our Fire Trucks and I think they could lose a tire in some of the pot holes. This is an elephant in the room for the past 25 years. I would like to move this forward and not look at the past. I think we need to fix it, at least open the communications in this area. Rolf mentioned Brown Road and I have found that it is now a public road.

Public Works Director White – Gray put a development in just over their town line. In Gray's charter they must take on a road in a development that has been brought up to standards. By any logical sense this remaining section of private road should be town maintained. The hard part is that the lion's share of the traffic is from Gray. There are 7 or 8 houses on that section in Raymond. There are a couple of avenues we could go. I think we should talk to Gray, talk to the residents who live on that section of road to see if they will come together for the financial end of it. We do not have any other road in town that is laid out like this.

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Selectman Gifford – Do you have any information on the finances?

Public Works Director White – If we did it we are looking at about \$70,000. That would include ditching, tree removal, base and surface paving to our current road standards. The section that Gray is doing is \$150,000 to bring it to base surface. They did a 22” wide box-cut (*cutting the road to a depth of 22” and removing the material*) and they put 20” of material back in, they are going to ditch it and put culverts in (there is more work on that end). If we contract it out it would be around \$300,000. If we do it, it will probably come in at less than \$70,000. I overestimated everything.

Selectman Gifford – It seems like a no brainer really.

Public Works Director White – I think we should do some research and talk with Gray and/or the association for the road in Gray. Possibly they would be willing to meet us part way on the cost.

Town Manager Willard – Do we know that all the Raymond residents on that stretch want this to happen, or are we going to pay damages to condemn the road and take it by eminent domain?

Public Works Director White – I would stick my neck out and say that most of the residents on that section would not have any objections to this. I would not entertain paying damages. We are coming in and fixing their road.

Town Manager Willard – In the past I have talked with people who did not want it to happen and then you would be dealing with that issue.

Selectman Bruno – Is there an association there?

Public Works Director White – Not on the section in Raymond. There is an association for the section in Gray.

Selectman Bruno – So no one maintains that section of dirt road now?

Public Works Director White – It is basically paved with big chunks missing. Gray is plowing it because they have to get through there.

Selectman Bruno – When they plow they hit tar and push it to the side and make it worse?

Public Works Director White – Yes.

Selectman Bruno – What other private roads are going to come in and say, “We get a lot of traffic...”

Public Works Director White – A whole bunch.

Selectman Bruno – So if you are going to fix that private road why aren’t you going to fix the other ones.

Public Works Director White – I think the argument there is the fact that this road goes into another town and we don’t have another one that does that. Other than that, I do not have a good argument for it.

Chairman Sadak – This is also public – private – public.

Public Works Director White – Correct. You are going from to another town from a public road to a section of private. I don’t know of any other private roads in town that handle that volume of traffic.

Selectman Bruno – But that volume of traffic is mostly Gray traffic.

Town Manager Willard – Somehow there should have been coordination before that

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section got developed it should have been a prerequisite of the developers that the road be brought up to standards.

Public Works Director White – In their defense, that was in the late 1970's and I don't think the foresight was there and at that point you did not have the volume of traffic as today. That is how we ended up with Brown Road. A developer went in and did Ball Drive (off Brown Road) and part of the agreement was to bring Brown Road up to a standard and we would accept it.

Selectman Bruno – And then he defaulted if I remember correctly and got stuck with that one.

Public Works Director White – Correct. We got stuck with the surfacing of Ball Drive.

Selectman Bruno – So how often are we going to go in to maintain this? You are going to leave it a gravel piece, right?

Public Works Director White – I wouldn't take it unless we are going to fix it. Right now, it is a mess. Ditch it, pave it...

Selectman Bruno – I live on a private road, when are you doing mine?

Public Works Director White – Yours is one of the roads that I would say should be a Town road, whether gravel or paved. I believe that if the Planning Board is going to require these developments to build the road to a standard the Town should take them over. If a road is built correctly, a gravel road is not that bad to maintain.

Selectman Bruno – Since the new development went in on Abby Road it is totally washed out because they didn't ditch it or culvert it right. So, the expense falls on the association to fix it.

Chairman Sadak – I want it clear that no one on Gore Road came to me. This is mine. Mr King had the misfortune of having 2 trees come down (in the hurricane – 1 on his camper and 1 across the road). When we went up there I realized that the road is so bad. I also thought that we have this nice new fire equipment that will be sent out of alignment by this road. This has been an issue for a long time and I would like to get it cleaned up.

Selectman Bruno – And how many private roads around Raymond have that same issue?

Public Works Director White – I would say there are about 5 roads that I would say should be town roads. 1. They have active associations that have taken care of the roads. 2. They are built to much better standards. The road I grew up on, no way, it is a goat path and goes to a dead end (Sloan's Cove Road). We have over 200 camp/private roads that go to nothing. Gore Road does dead end at the lake. This is why I think we should pursue talking to the association and the Town of Gray. I am not comfortable saying that the Town of Raymond should bear that whole \$70,000 cost. I don't know if the argument that no other private road goes into another town and is between 2 sections of public road will stand or not.

Selectman Taylor – That was my apprehension about this as well. Once you do it for 1 it is really hard not to do it for all.

Public Works Director White – I would like to say you could stand your ground and say this is why we did it. Whether or not you can I don't know.

Selectman Taylor – I understand that. I think that is why we would want to sit with Gray since most of the traffic is from Gray residents. I simply make sense. That

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should be the first push. I understand that it makes sense to take on some roads, but we also have maintenance, too, year after year. You put \$70,000 into it this year and then another \$30,000 next year of the year after...

Public Works Director White – No, if it is fixed correctly we will not need to go back in there for about 10 or 15 years. I am not going to plow it. Gray is going to plow it. There's no reason for us to plow it. There are several spots where Gray overlaps with us and some of the we plow and some Gray plows. That is a common practice with us and Gray, and us and Casco.

Selectman Bruno – What if you were to just gravel the whole road?

Public Works Director White – You have to take all the asphalt up, grind it, and put it back to dirt. There is too much traffic down there for that. You would be down there every other week grading it.

Selectman Bruno – You bring it up to standard and then you say, "Now it is your responsibility to maintain it." If the homeowners down there are not caring enough to take care of their road, why is the Town doing it for them?

Public Works Director White – That is a very valid point.

Selectman Bruno – It is brought up to standard, they form an association and bring in someone once a year or so to grade it. The cost is about \$1,500 to have a road graded. And because it is a through way, Gray is plowing it for free. No other private road in Raymond is plowed for free.

Chairman Sadak – What I am hoping to do is open the communication. Are we willing to have Don talk to Gray and the property owners to see what they are willing to do?

Selectman Olsen – It is one thing to open conversation, but I think you need to decide what is your end game. There are a number of issues:

1. If you have someone on the private road that does not want this, then we have opened up a can of worms there and how are we going to deal with that. I would say we don't touch it unless we have 100% buy in.
2. We can't make the final decision anyway. Taking on a road as a Town Road requires a Town Meeting vote.
3. You have to determine who is going to pay what and when and where.

Chairman Sadak – I am looking at this as baby steps. If we find that 100% of the residents want this, then that is step 1.

Bob King – 90 Gore Road – I have been there since 1983. This road is a nightmare. There is no other private road in the Town of Raymond that has the traffic count that we do. Winter time an estimated 800 cars per day go up and down that road. Summer time 1,200 to 1,500 cars use that road per day. Tell me what other private road can compare. They did at one point grind the road and put an inch of hot-top on it.

Public Works Director White – That was in 1992, I think.

Mr King – Just binder. It is gone. Frost has heaved rocks up through there. Gray's school bus uses that road. It is very dangerous. Due to putting down so much sand there is now 2'-3' of sand on the sides of the road and it has destroyed it. We can't afford to fix that road with only about 6 people down there. It is too phenomenal. Use our tax money, use our Federal excise money, that's what we pay for. Don's gotten tired of me coming up to see him all the time I am sure. We are getting short changed. We really need help. For the public safety factor for both towns we need to do

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something with that road. It is not going to survive another winter. Just from Gray doing their section, the Raymond section is so broken and so fractured it just comes right up.

Chairman Sadak – Do you have a development going in just past you? There are a lot of trucks going up and down that road.

Mr King – Gray is rebuilding that section.

Chairman Sadak – So they are going over your section to get to that section.

Mr King – They are destroying it. I would also like to ask that a weight limit be put on that road. Tandem trucks only, no tri-axels.

Public Works Director White – There would have to be an ordinance change to do that. We only restrict during posted road season (*in the spring*). An ordinance change is another Town Meeting issue. If the road is built correctly it will not bother it.

Mr King – The road may have been built correctly 50 years ago, but not today. It has huge boulders popping up through it. When you compare it to other private roads in this town there are none that would even hold a candle to it. I understand how other people feel, but this is not good. It is very much a safety issue.

Chairman Sadak – Do school busses go down private roads?

Public Works Director White – No, unless there is a handicapped kid and currently there are none that live on private roads. That is State law. Gray does go down some private roads with their busses.

Chairman Sadak – So right now school busses are going over this section and it is really bad.

Mr King – What happens with Raymond's liability if Gray has an accident on that road?

Selectman Bruno – Nothing because it is private road. It becomes the land owners' responsibility because you live on that private road and it is up to you to maintain it.

Mr King – It was never in any of our deeds when we purchased property down there...

Selectman Bruno – There are no covenants?

Mr King – No covenants whatsoever.

Selectman – If we are going to move forward I would want to check the registry of deeds to make sure there are not some covenants on that private road.

Public Works Director White – I could get a traffic count from Maine DOT. I think a sit down with the association in Gray. I agree with Rolf that the 100% mark should be an absolute. If you have 1 or 2 people who do not want this, then it should be up to the residents to make this a complete road.

Mr King – I do not know of anybody there who would oppose that. CMP would need to be involved too because they own one of the houses there. I wanted to have them bring the road up to standard. They are going to bring a lot of heavy equipment in there to build their powerline expansion through there.

Public Works Director White – I think there are some avenues to be researched here. I agree with the point too of what are we going to do with the other 199 people who are going to show up and will be very angry because they do not understand this.

Chairman Sadak – This is a unique situation in so many ways. Now we also have kids on a school bus on this stretch of road.

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Selectman Bruno – With Gray’s kids.

Chairman Sadak – It is still a bus with kids on a bad road. I am just giving my opinion.

Mr King – I also brought that up when Gray had their big vote on the section that they redid, I attended their Town Council meeting. Thank you.

Jessica Fay – Spiller Hill Road – State Rep for part of Raymond, part of Poland, and part of Casco – I just wanted the Board to know that I have heard from residents down there prior to this issue being brought up this time. I am glad it is happening. Up until this year it was not required to inform people that purchased property on a private road that they must also maintain the road. So, there are people down there who did not know that when they purchased it. As of last week, if you purchase property on a private way and it is known who is plowing/maintaining that, they it has to be disclosed at the closing. Hopefully going forward that will help folks know what they are getting into when they buy on a private way.

Chairman Sadak – So, what does the Board want to do? Are you willing to take baby steps to move forward and see what we find out?

Selectman Gifford – I think we should open up a conversation with Gray.

Selectman Bruno – I think a traffic count is needed.

Public Works Director White – I think they put a counted near Dolimount Road, so the count should be mostly traffic going to and coming from Gray. When we have been down there working it is surprising how much traffic there is on that road.

Mr King – I have a copy online of the Registry of Deeds that basically says that the association down there has a deeded right of way to use that road and they will maintain it. But I have heard that this is null and void because of the additions and the laws have changed. I have no idea.

Public Works Director White – I think there is some research that needs to be done here.

Town Manager Willard – Even though the road proper is in Raymond, it seems to me that the beneficiaries are in Gray and if it were a private road anywhere else it would be up to the people who benefit from it, and I know there are only 6 people in Raymond and it is an undue burden. Somebody is generating those thousands of trips. I know the Town of Gray is stepping up, but I don’t see them stepping up for Raymond because I suggested that as a possible resolution. I think it hard enough for them politically to do this for the Gray section, which they have done, to make this go away as Chairman Sadak suggested. Maybe Raymond is a part of this, but there ought to be a significant component of this that comes from the beneficiaries of this, the people who are in Gray. That is how I look at it.

Chairman Sadak – I agree and I would like to get the talks going so we can get this fixed.

Public Works Director White – They have a pretty active association down there, I can’t remember the name of it.

Town Manager Willard – If there was a special assessment for those property owners on that section. I don’t know how you would administer that, but if there was some way for them to contribute. If there was a road association it should not be difficult.

Selectman Bruno – The section in Raymond does not have an association and they have never looked to maintain it. And now after 34 years *(Mr King moved there in*

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Selectman’s Meeting Minutes (Page 11 of 15) November 14, 2017

1983) you have not worried about it?

Mr King – I have fixed a part of the road on the edge. I can only do what I can do.

Selectman Bruno – I get on my tractor and do my whole road 3 or 4 times a year.

Mr King – I can't afford a tractor, Joe.

Selectman Bruno – I understand that. I am just saying that people who live on private roads know they have to maintain them. When I bought my house there were covenants given to me saying you have a right of way on this road, but you must maintain it.

Chairman Sadak – But you have people coming from public roads on both sides of that road using and abusing it. I would put a toll up. 😊

Selectman Bruno – How do you go to Gray and say, "We want you to contribute to this."? If you are a Gray resident it is not your responsibility.

Public Works Director White – That is why if it were up to me I would lean a bit more on the association. Most of that traffic is coming from the association.

Town Manager Willard – I don't think you have any leverage on them, I think it is going to be voluntary. I don't think you are going to get anything from the Town of Gray. I think they have done all they are going to do.

Chairman Sadak – I don't think we are there to bully them. I think we are there to say how can we all make this better. Can the owners contribute, can we contribute, can the association contribute?

Public Works Director White – Even if this ends with a resolution where the owners in Raymond form an association and the Gray associations contribute due to their wear-and-tear on the road, something has to be done.

Selectman Olsen – I would have a hard time putting money into it if we did not ultimately have it as a Town Road.

Public Works Director White – I would not advocate putting any money into it if it is not a Town Road.

Chairman Sadak – And everyone would need to sign off on that, too.

Selectman Taylor – How do we benefit from it being a Town Road?

Public Works Director White – There is some bad side to it, especially if it goes to Town Meeting. Unfortunately, there are many roads where people have called and complained that would never fall into this category and the ones that actually would we never hear from.

Selectman Bruno – There must be something in the deed that says it is a private way and they allow traffic to go over it.

Public Works Director White – It must be in an easement to the association down there.

Selectman Bruno – There has to be. Rosewood is a private road and you could shut that off.

Public Works Director White – There has got to be something in there, a public easement or something to each individual land owner down there that allows them to go across that. It would be another whole issue in itself if no one has an easement to go across that.

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Selectman's Meeting Minutes (Page 12 of 15) November 14, 2017

Mr King – I have my deed at home and there is nothing about an easement.

Public Works Director White – So, I guess I am looking for some direction. Do you want me to do a little more digging on this?

Selectman Bruno – I think you have to. I am not ready to make a decision tonight.

Selectman Taylor – I think you have no choice.

Chairman Sadak – I don't think you should make a decision. There are a lot of baby steps to be taken first. A lot of prep work, a lot of information, but I think this is something that needs to be addressed and fixed.

Mr King – We are very pleased that at least you are talking about it.

Selectman Gifford – Let's do whatever research we need to do, but with the idea that we are moving forward on it because it is something that I think needs to be done period.

Selectman Bruno – How do you do research and say we are moving forward. You can't.

Selectman Gifford – The purpose of the research is to determine if we are moving forward.

Public Works Director White – I will start with a traffic count and I will have Kaela do some research into the deeds.

5) Public Comment – none

6) Selectman Comment

Selectman Bruno – When Loon Echo Land Trust and Raymond got into a union to purchase the Raymond Community Forest, I specifically said to Carrie Wallia (*former Loon Echo Land Trust Executive Director and Raymond Community Forest Campaign Steering Committee Member*), and she is gone, as long as you can ensure me that people who have traditional uses, hunting, snowmobiling, any outdoor use will not be compromised. She assured me that that was the case. Now they are posting the land. They don't want any mechanized vehicles out there. Is a mechanized vehicle a snowmobile? I think so. I am thinking that the next step is they are going to outlaw hunting on that land. So, I am kind of upset that the Executive Director at the time made a deal with us and said we just want to purchase the land for conservation use and then goes back on their word since they have a new Executive Director and is posting signs all along that Community Forest. So, no one is supposed to go in there and snowmobile now. I am upset about it and Don contacted them. We got this big long email back that well Loon Echo owns that land and we can determine how it is used. That was not the deal when Raymond put up \$30,000 or more.

Town Manager Willard – You also had private contributions as well.

Selectman Bruno – And I put in some money, too. The fact that they are posting that land now really bothers me.

Chairman Sadak – Do you want them to come and talk to us?

Selectman Bruno – We are going to hear the same story.

Selectman Gifford – I don't think it is going to do any good.

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Selectman Bruno – Now, whenever we get a piece of property that Loon Echo is involved in, I want it all in writing. I don't know if we have anything in writing from them. The Boy Scouts went and built a bridge on that land on this side on River Road for a snowmobile bridge to cut across the Tenney. They tore it down. They tore it down. They said it was not there before and they weren't going to allow any new uses.

Chairman Sadak – I don't know if you guys saw the letter. One of the things they said was anything that was pre-existing can stay and anything new can not. The took some of the wood from what I understand and tried to salvage it to do something else. But the put the road back over closer to River Road because it was pre-existing. What I also understand from this letter is anything up where you are at (*Joe Bruno's property*) there was no snowmobile trails in there at all.

Selectman Bruno – There are some.

Selectman Taylor – And I ride snowmobiles and dirt bikes all through that whole hill and cliff area and have for years.

Chairman Sadak – If that is the case, then we have something to investigate. If there are some there that they are not acknowledging. From what I understand they went to the snowmobile club and they said no, but is does that mean there are no trails? Maybe we do need to get them here if this is going to be a problem in the future.

Selectman Bruno – I am all for land conservation, but allow the uses that were there previously. Outdoor traditional use of land is something that Maine has always done. I really think that their next step is to prohibit hunting on that land.

Town Manager Willard – Is the first step to do some more investigation before we get them here about what is pre-existing for trails? Can we consult with *you (Selectman Taylor)* about the trails?

Selectman Taylor – Absolutely.

Town Clerk Look – Would you I like me to go back through minutes to find these conversations?

Selectman Taylor – Yes.

Chairman Sadak – I have a couple of Selectman Comments. One is a huge, huge, huge THANK YOU to Public Works, the First Responders, CMP, to all the electrical people, and the Fire Department. The second one is that I am absolutely ticked off at this RSU. We are paying for a garage that we had no vote on. What makes me mad is that this Board would not have even known about it if I had not seen it on a meeting. I think our representatives failed this Town. Here we are talking about being conservative and cutting budgets back and our budget just got smaller because they are spending. And then they stand up there (*at the podium at a previous meeting*) and say that they did not get enough money from the State and it was a hard year. You could give Sandy Prince and Donn Davis a huge raise but you couldn't get the kids a playground. I am ticked and I think our representatives need to start speaking up on behalf of the citizens of Raymond.

Selectman Bruno – Our representatives said the State cut educational funding. We have our State Rep here who will attest to the fact that they put \$81 million more into educational funding over 2 years. The fact of the matter is that the valuations in Windham and Raymond went up so much that we didn't get any extra. We lost because of our valuations.

Chairman Sadak – We won't even use it. The buses stay here. If you watch the meeting... they had an informational meeting that we were invited to down in Windham

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and they stood up there and said that Windham is going to be paying for the bond.

7) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- January 9, 2018

b) Reminder of Upcoming Holiday Schedule

- Thursday, November 23rd & Friday November 24th in observance of Thanksgiving

8) ** Treasurer's Warrant

Motion to approve the Treasurer's Warrant dated 11/14/2017 for the amount of \$122,656.79 by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved.

9) Adjournment

Motion to adjourn at 8:04pm by Chairman Sadak. Seconded by Selectman Gifford.

Unanimously approved.

Respectfully submitted,

Susan L Look
Town Clerk

** TAKEN OUT OF ORDER

Selectman's Meeting Minutes (Page 15 of 15) November 14, 2017

Previous Meeting Minutes - 12/12/2017



BOARD OF SELECTMEN Minutes

December 12, 2017

6:00pm – Special Meeting

Broadcast Studio
423 Webbs Mills Road

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Selectmen in attendance: Joe Bruno, Samuel Gifford, Teresa Sadak, Lawrence Taylor and Rolf Olsen

Selectmen absent: none

Town Staff in attendance:

Don Willard – Town Manager

1) **Called to order** at 6:00pm by Chairman Sadak.

2) **Executive Session**

a) Consult with the Town Attorney (Pursuant to MRSA 1 §405 (6)(E))

Motion to go into Executive Session to consult with the Town Attorney as above by Selectman Bruno. Seconded by Selectman Gifford.

Unanimous approved.

Motion to leave Executive Session by Selectman Olsen. Seconded by Selectman Bruno.

Unanimously approved.

Motion that we allow our Town Attorney to proceed as discussed by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved.

3) **Adjournment**

Motion to adjourn at 6:38pm by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved.

Respectfully submitted,

Susan L Look, Town Clerk

Selectman's Meeting Minutes (Page 1 of 1) February 14, 2017

Liquor License Renewal - Cafe Sebago

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
10 WATER STREET, HALLOWELL, ME 04347
TEL: (207) 624-7220 FAX: (207) 287-3434
EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: Yes No

PRESENT LICENSE EXPIRES 2-6-18

INDICATE TYPE OF PRIVILEGE: MALT VINOUS SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|--------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) | <input type="checkbox"/> CLASS A LOUNGE (Class X) |
| <input type="checkbox"/> HOTEL (Class I,II,III,IV) | <input type="checkbox"/> HOTEL, FOOD OPTIONAL (Class I-A) | <input type="checkbox"/> BED & BREAKFAST (Class V) |
| <input type="checkbox"/> CLUB w/o Catering (Class V) | <input type="checkbox"/> CLUB with CATERING (Class I) | <input type="checkbox"/> GOLF COURSE (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> QUALIFIED CATERING | <input type="checkbox"/> OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>WHINES ENT. INC</u>			Business Name (D/B/A) <u>CAFE SEBAGO</u>		
APPLICANT(S) - (Sole Proprietor) <u>WILLIAM E HINES JR</u>		DOB: <u>12-20-52</u>	Physical Location: <u>1249 ROOSEVELT TRAIL</u>		
<u>KIMBERLY Y HINES</u>		DOB:	City/Town <u>RAYMOND</u>	State <u>ME</u>	Zip Code <u>04071</u>
Address <u>125 LIBBY ROAD</u>			Mailing Address <u>125 LIBBY RD</u>		
City/Town <u>CASCO</u>	State <u>ME</u>	Zip Code <u>04015</u>	City/Town <u>CASCO</u>	State <u>ME</u>	Zip Code <u>04015</u>
Telephone Number <u>632-2308</u>		Fax Number	Business Telephone Number <u>655-4006</u>		Fax Number
Federal I.D. # <u>27-0113199</u>			Seller Certificate #: or Sales Tax #: <u>1080907</u>		
Email Address: Please Print <u>WHINES2@MAINE.RR.COM</u>			Website:		

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: _____
- State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 511 K LIQUOR \$ 177 K

3. Is applicant a corporation, limited liability company or limited partnership? YES NO
 If Yes, please complete the Corporate Information required for Business Entities who are licensees.

4. Do you own or have any interest in any another Maine Liquor License? Yes No
 If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

 License # Name of Business (Use an additional sheet(s) if necessary.)

 Physical Location City / Town

On Premise Rev. 10-2017

5. Do you permit dancing or entertainment on the licensed premises? YES NO
6. If manager is to be employed, give name: _____
7. Business records are located at: 125 LIBBY RD, CASCO ME
8. Is/are applicant(s) citizens of the United States? YES NO
9. Is/are applicant(s) residents of the State of Maine? YES NO
10. 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 E HINES JR	12-20-52	MCKEESPORT, PA
KIMBERLY Y HINES	2-7-70	AUBURN, NY.
Residence address on all of the above for previous 5 years (Limit answer to city & state)		
CASCO, ME		

11. 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: _____ (use additional sheet(s) if necessary)

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

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

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

15. Describe in detail the premises to be licensed: (On Premise Diagram Required) FULL RESTAURANT AND BAR

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

17. 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? .5 MI

Which of the above is nearest? CHURCH

18. 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: EVERGREEN FED CREDIT UNION

The Division of Liquor Licensing & Enforcement 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: _____ on _____, 20____
Town/City, State Date

William E Hines Jr
 Signature of Applicant or Corporate Officer(s)

 WILLIAM E HINES JR
 Print Name

Please sign in blue ink

Kimberly Y Hines
 Signature of Applicant or Corporate Officer(s)

 KIMBERLY Y HINES
 Print Name

FEE SCHEDULE

FILING FEE: (must be included on all applications)	\$ 10.00
Class I Spirituous, Vinous and Malt	\$ 900.00
CLASS I: Airlines; Civic Auditoriums; Class A Restaurants: Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A Spirituous, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
CLASS I-A: Hotels only that do not serve three meals a day.	
Class II Spirituous Only	\$ 550.00
CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III Vinous Only	\$ 220.00
CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV Malt Liquor Only	\$ 220.00
CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
CLASS V: Clubs without catering privileges.	
Class X Spirituous, Vinous and Malt – Class A Lounge	\$2,200.00
CLASS X: Class A Lounge	
Class XI Spirituous, Vinous and Malt – Restaurant Lounge	\$1,500.00
CLASS XI: Restaurant/Lounge; and OTB.	

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. **All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.**

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval and signatures for liquor licenses prior to submitting them to the bureau.

All fees must accompany application, make check payable to the Treasurer, State of Maine.

This application must be completed and signed by the Town or City and mailed to:
Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, ME 04333-0008.
Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

TO STATE OF MAINE MUNICIPAL OFFICERS & COUNTY COMMISSIONERS:

Hereby certify that we have complied with Section 653 of Title 28-A Maine Revised Statutes and hereby approve said application.

Dated at: Raymond, Maine Comberland
City/Town (County)

On: _____
Date

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

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises 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).]

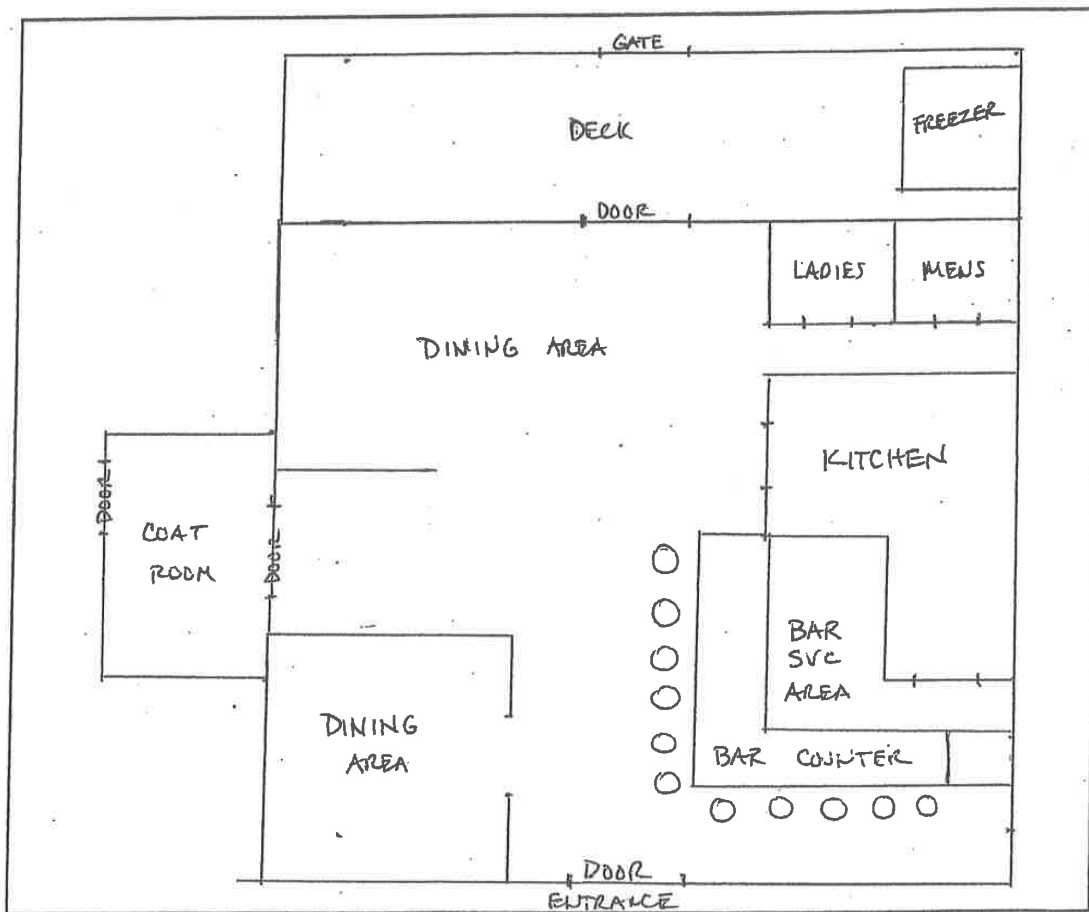
C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and 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-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application. [2003, c. 213, §1 (AMD).]



**SUPPLEMENTAL APPLICATION FORM
ON/OFF-PREMISE DIAGRAM**

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Liquor Licensing & Inspection Division is requiring all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, decks and all areas that you are requesting approval from the Department for liquor consumption.



On/OffPremDiag2003



Division of Alcoholic Beverages and Lottery
Operations
Division of Liquor Licensing and Enforcement

**Corporate Information Required for
Business Entities Who Are Licensees**

For Office Use Only:	
License #:	_____
SOS Checked:	_____
100% Yes	<input type="checkbox"/> No <input type="checkbox"/>

Questions 1 to 4 must match information on file with the Maine Secretary of State's office. If you have questions regarding this information, please call the Secretary of State's office at (207) 624-7752.

Please clearly complete this form in its entirety.

- Exact legal name: WHINES ENTERPRISES, INC
- Doing Business As, if any: CAPR SEBAGO
- Date of filing with Secretary of State: 1-11-2005 State in which you are formed: ME
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attach additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
WILLIAM E. HINES JR	125 LIBBY RD CASLO	12-20-52	PRES	50 %
KIMBERLY Y HINES	"	2-7-70	V. PRES	50 %

(Stock ownership in non-publicly traded companies must add up to 100%.)

- If Co-Op # of members: _____ (list primary officers in the above boxes)

7. Is any principal person involved with the entity a law enforcement official?

Yes No If Yes, Name: _____ Agency: _____

8. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

9. If Yes to Question 8, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:

 11-24-17
Signature of Duly Authorized Person Date

WILLIAM E HARRIS JR
Print Name of Duly Authorized Person

Submit Completed Forms to:

Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, Me 04333-0008 (Regular address)
10 Water Street, Hallowell, ME 04347 (Overnight address)
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov



Raymond Fire & Rescue

Occupancy: **Cafe Sebago**
Occupancy ID: **Roosevelt 1248**
Address: **1248 Roosevelt Trail RD**
Raymond ME 04071

Form: Annual 15-0830

Inspection Type: **Annual Life Safety**
Inspection Date: **1/4/2018** By: **Gosselin, Cathy J (GOSSELINC)**
Time In: **08:45** Time Out: **09:18**
Authorized Date: **Not Authorized** By:

Inspection Description:
Annual Inspection Form New and Change of Use Inspection Form
Inspection Topics:
General
Address numbers 3 inches high visible from street. Raymond Addressing Ordinance Article 6. Numbers must be a contrasting color to the background. Address numbers are critical to emergency personnel in finding people who may need assistance or aid in an emergency. Status: PASS Notes: PASS
Posted Maximum Occupancy signs at room entrances where required. Assembly uses shall have an Occupancy Permit issued by the Raymond Fire Department. Status: Notes:
Is a Knox Box installed. Are the keys current? All properties protected by a Fire Alarm System and/or a Fire Suppression System shall have a Knox Box with current keys to the property. Raymond Fire Protection Ordinance Article 5 Section 1 Status: PASS Notes: PASS
Other Other General Comments Status: PASS Notes: PASS
Housekeeping
Boiler, mechanical, and electrical panel rooms shall not be used for storage. Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result. Status: Notes:
Clean grease filters and hood/duct system over cooking equipment. Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of head through the exhaust outlet. Status: Information Notes: New fire suppression system over kitchen stoves installed PASS

<p>Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.</p> <p>Status: Notes:</p>
<p>Other Other Housekeeping Comments</p> <p>Status: Routine Maintenance Notes: Facility has limited space by hot water heater and electrical panels- try not to use for storage</p>
<p>Construction</p>
<p>Are Means of Egress components compliant with construction requirements? Elements of a Means of Egress must meet construction requirements and be kept clear of obstacles at all times.</p> <p>Status: Notes:</p>
<p>Are required occupancy separations constructed properly? Required fire barriers for separation of occupancies must be full height and sealed at floor, walls and roof/ceiling assemblies. All penetrations shall be properly protected with either a joint or through penetration sealant system.</p> <p>Status: Notes:</p>
<p>Seal unapproved openings with approved material. Flame, smoke, and hot gases can easily travel through holes and pipe chases, thus creating more damage and a hazard to occupants.</p> <p>Status: Notes:</p>
<p>Keep attic and scuttle covers closed, and ceiling tiles in place. Ceilings are an integral part of the building feets fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.</p> <p>Status: Notes:</p>
<p>Other Other Construction Comments</p> <p>Status: PASS Notes: PASS</p>
<p>Fire Extinguishers</p>
<p>Are potable fire extinguishers properly mounted, charged and inspected? Portable fire extinguishers need to be routinely checked to maintain usefulness.</p> <p>Status: Notes:</p>
<p>Mount extinguishers where readily available, not more than 4 feet above floor. Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.</p> <p>Status: Notes:</p>
<p>Other Other Fire Extinguisher Comments</p> <p>Status: Information Notes: Extinguishers on floor in bar area- no place to mount on walls. PASS</p>

Exits
<p>Are exit doors clear of obstructions, snow and ice?</p> <p>101:7.1.10 Doors in means of egress or escape shall be maintained free of obstructions, including snow and ice.</p> <p>Status:</p> <p>Notes:</p>
<p>If the occupancy is more than 50 persons, are exit doors equipped with panic or fire exit hardware?</p> <p>Include reference</p> <p>Status:</p> <p>Notes:</p>
<p>Are there dead ends longer than 20 feet?</p> <p>Maximum dead end is 20 feet with the following exceptions: The following occupancies in buildings with fire sprinkler systems have increased dead end lengths. Business:</p> <p>Status:</p> <p>Notes:</p>
<p>Are emergency egress light fixtures installed and operational?</p> <p>Test battery and check for broken or missing light fixtures.</p> <p>Status:</p> <p>Notes:</p>
<p>Unlock all required and marked exit doors during business hours.</p> <p>Locked exit doors make it impossible for occupants to escape in an emergency.</p> <p>Status:</p> <p>Notes:</p>
<p>Remove storage from exit stairs.</p> <p>Items stored beneath or in exit stairs present a fire risk that can endanger persons using that escape route.</p> <p>Status:</p> <p>Notes:</p>
<p>Other</p> <p>Other Exit Comments</p> <p>Status: PASS</p> <p>Notes: PASS</p>
Fire Alarm
<p>Is a monitored fire detection and alarm system installed?</p> <p>Raymond Fire Protection Ordinance Article 5 requires all commercial, assembly and public occupancies over 1000 sf to have a monitored fire alarm system.</p> <p>Status:</p> <p>Notes:</p>
<p>Has a current fire alarm test report on file with the Raymond Fire Department.</p> <p>Raymond Fire Protection Ordinance (Article 5 Section 1) requires an annual fire alarm test report be filed with the Office of the Fire Inspector before January 1 each year.</p> <p>Status:</p> <p>Notes:</p>

Carbon monoxide is a colorless, odorless gas that can create a life threatening situation without warning. Carbon Monoxide detectors are recommended in all occupancies. Carbon Monoxide detectors are required in all occupancies with sleeping rooms or areas and Day Cares Occupancies.

Status:

Notes:

Other

Other Fire Alarm Comments

Status: PASS

Notes: PASS

Fire Sprinkler

Is a fire sprinkler system installed?

Installed fire sprinkler systems shall comply with NFPA101:9.7 for the type hazard being protected.

Status:

Notes:

Is the main valve open and secured with an operational tamper switch?

The main source of water supply must always be open unless maintenance is being performed. A trouble alarm must be activated in the fire alarm system if the valve is not in the full open position.

Status:

Notes:

Remove obstacles within 18 inches of sprinkler heads. (36 inches if sprinkler heads are installed more than 12 feet above the floor)

Obstacles stored or installed too close to sprinkler heads will not allow adequate coverage to properly protect the area from fire.

Status:

Notes:

Maintain access to and operation of standpipes, fire hose, sprinkler valves, fire hydrants, fire extinguishers, and other fire protection equipment

Fire protection equipment must have clear access and be operational at all times to be effective in an emergency.

Status:

Notes:

If the system includes a pump, is the power supply monitored.

If a pump is required to provide the hydraulic pressure to the sprinkler system, the pump's power supply must be monitored by the fire alarm system. A trouble alarm shall be activated if power to the pump is lost.

Status:

Notes:

Other

Other Fire Sprinkler Comments

Status:

Notes:

Electrical Systems

Are electrical systems properly installed?

Electrical systems shall be installed to comply with NFPA 70 National Electric Code. Improperly installed systems present a significant fire and life safety danger.

Status:

Notes:

<p>Discontinue use of extension cords as permanent wiring. Extension cords do not afford the durability, safety and protection from shock or fire. No more than (1) one 6-outlet surge protected power strip should be used on any circuit.</p> <p>Status: Notes:</p>
<p>Each outlet box shall have a cover faceplate or fixture canopy. Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.</p> <p>Status: Notes:</p>
<p>Label all circuit breakers and provide blank panels for spares. Proper identification of the areas served by a circuit breaker is important during an emergency.</p> <p>Status: Notes:</p>
<p>Maintain at least 30 inches clearance in front of electrical panel. Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.</p> <p>Status: PASS Notes: PASS</p>
<p>Heating System</p>
<p>Are any unvented fuel fired heated equipment in use? Unvented fuel-fired heating equipment, other than gas space heaters in compliance with NFPA 54 National Fuel Gas Code, shall be prohibited.</p> <p>Status: Notes:</p>
<p>Are all heating appliances protected from clients touching hot surfaces or open flame. Any heating equipment in spaces occupied by clients shall...protect clients from hot surfaces and open flames...</p> <p>Status: Notes:</p>
<p>Other Other Heating System Comments</p> <p>Status: PASS Notes: PASS</p>
<p>Hazardous Materials</p>
<p>Are flammable materials stored closer than 10 feet from the building. Fuel oil, propane, and other flammable liquids, gases, or solids must be stored more than 10 feet form any building or structure. Raymond Fire Protection Ordinance Article 6.</p> <p>Status: Notes:</p>
<p>Are quantities of hazardous materials maintained below established limits? The Fire Code establishes maximum quantities of hazardous materials that can be stored and used in an occupancy without classifying the occupancy as hazardous.</p> <p>Status: Notes:</p>

Heavy duty or metal containers are necessary to confine a fire in the receptacle to prevent fire spreading to the building.

Status:
Notes:

Provide spill protection and proper storage for flammable liquids in containers larger than 10 gallons.
Flammable liquids can readily accelerate the spread of a fire. Confining flammable liquids in individual containers larger than 10 gallons must be in appropriately designed storage and provide a means of spill protection when in use to reduce the hazard.

Status:
Notes:

Store Class 1 liquids in approved containers.
Class 1 flammable liquids are highly flammable and should only be used in small quantities for approved purposes and stored in approved storage cabinets.

Status:
Notes:

Other
Other Hazardous Material Comments

Status: PASS
Notes: PASS

Other Comments

Additional Inspection Items
Enter additional inspection comments

Status: Information
Notes: Christmas tree to be removed today

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 33 minutes
Total Time: 33 minutes

Summary:

Overall Result: Passed

The occupancy is in compliance with the Raymond Fire Protection Ordinance and State Fire Code.

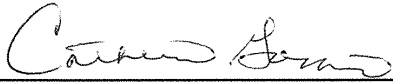
Inspector Notes: Should back door used to go out to smoking deck have Exits signs?

Closing Notes:

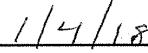
This fire prevention inspection has been made by the Raymond Fire Department for the purpose of promoting fire safety and to assist the Owner or Operator of the Occupancy in identifying conditions that require correction. Items listed in this inspection report must be corrected before the Occupancy will deemed in compliance with the Raymond Fire Protection Ordinance.

Inspector:

Name: Gosselin, Cathy J
Rank: EMS Deputy Chief



Signature



Date

Sebago Lake Rotary Annual Ice Derby

Board of Selectmen – Agenda Item Request Form

401 Webbs Mills Rd
Raymond ME 04071
204-655-4742 fax 207-655-3024
sue.look@raymondmaine.org

Requested Meeting Date:

Meeting Date December 12. 2017

Requested By & Date:

Ingo Hartig for the Sebago Lake Rotary Club

CONTACT INFORMATION

Address:

P.O. Box 450
Address Line 2
Raymond, ME 04071

Email Address:

wolfingo@hartex.com

Phone #:

Phone # 655-7733 - 655-5505 cell

AGENDA ITEM REQUESTED

Agenda Item Subject:

Fishing Derby

Agenda Item Summary:

We would like to have permission to hold our annual Fishing Derby on February 24 & 25.

Action Requested/Recommendation:

Approval Public Hearing Information Only

List of Attachments Included:

List of Attachments

Loon Echo Land Trust - Raymond Community Forest

Board of Selectmen – Agenda Item Request Form

401 Webbs Mills Rd
Raymond ME 04071
204-655-4742 fax 207-655-3024
sue.look@raymondmaine.org

Requested Meeting Date:

Requested By & Date:

CONTACT INFORMATION

Address:

Email Address:

Phone #:

AGENDA ITEM REQUESTED

Agenda Item Subject:

Agenda Item Summary:

Action Requested/Recommendation: Approval Public Hearing Information Only

List of Attachments Included:

Abatement Request

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 LABEL, ASSESSORS AGENT
SUBJECT: TAX ABATEMENTS
DATE: 1/4/2018
CC:

Dear Board Members,

Attached please find five abatement requests which have been reviewed by my office and are recommended for consideration at your January 9, 2018 meeting.

1. The first abatement pertains land located on Dryad Woods Rd (Map 032 Lot 12-A). The property consists of approximately 11 acres of land which contains no water frontage. The Assessment of the property for 2017 was 120,200. The property was purchased by the applicant in September 2017 for 70,000. Upon review it was discovered that this parcel was receiving a Crescent Lake water location factor of 2.5. This appears to have been present on the property since the parcel was split off from a water front parcel in 2011. This property does not include water frontage or deeded water access. The adjusted valuation of 55,500 represents the removal of the Crescent lake land factor for this parcel, which was applied in error.
2. This abatement pertains to a parcel of vacant land located on Sheehans Island. The parcel is .66 acres and assessed at \$199,800. This parcel and an abutting parcel of similar size were once owned by one individual with a residential home on it. Two parcels were later acquired by the corresponding two owners of parcels across the street. The home was demolished and the parcels, standing alone no longer can support a residential structure due to the wetlands present along the water front and the setback limitations due to the narrow size of the lots. The abutting lot (17A) was identified by the code office in 2015 as unbuildable and assessed at \$56,500. This parcel as well should be designated as an unbuildable lot and assessed equitably with lot 17A as it is even more constrained by wetlands than lot 17A.
3. This parcel was created by a land split off of a larger parcel in January 2017. The created parcel is 2.06 acres of waterfront land located on Cedar Lane with frontage on Panther Pond. The parcel was assessed for 2017 as a full buildable waterfront lot. At the time of the assessment, our office was not aware that this split was identified by the Codes Office as not meeting the requirements of the ordinance. The property requires planning board approval for a Private road classification and extension. This requires that the Road be improved and relocated in

order for the parcel to obtain building permits. Adding to this is the issue that the area required for extension is owned by another party and the owner of this parcel must negotiate rights for movement of the road. Normally, communication between the Codes and Assessing office is quite good and this would have been adjusted prior to commitment. For some reason, due to staffing shortages over the summer this did not happen in this case. I am recommending a temporary adjustment of \$70,000 for road buildout and cost to acquire property rights. I believe this issue remains tables at the Planning Board while the applicant seeks a resolution with the owner of the Cedar Lane right of way. After inspection, a further 46,100 adjustment is warranted due to evidence of wet areas along the frontage of the property from a nearby stream outlet with will affect the development of the site.

4. This property underwent an addition in 2016. The addition was assessed in error as first floor living area along with a small upper floor. Due to the slope of the land in the area, the addition is actually mostly below grade and in alignment with the basement of the remainder of the home. The data card has been corrected to reflect finished basement rather than first floor above grade living. This is consistent with other homes along this steep area and accepted appraisal practices.
5. This Property is located on 30 Rockwood Acres and contains a large, good quality home with good views of the surrounding white mountains. The property contains 12 acres of land and was purchased by the applicant in January, 2017 for \$599,900. The assessment of the property was \$699,100 for 2017. The applicant provided an appraisal with an opinion of value of \$605,000 for the property. The appraisal was reviewed, and the comparable sales were visited. The appraisal was problematic due to the comparable either being interior lots in Windham with no views or waterfront parcels in Raymond. In these cases, no adjustment was made for the views and the adjustment for the waterfrontage is not corroborated with evidence in the appraisal. The Property was purchased by the previous owner in 2012 for \$690,000. The previous owner was contacted by mail requesting information regarding there motivation to sell the property for \$90,000 less than they purchased it for even tough the sales market has improved steadily since 2012. We did not receive a reply from the previous owner with an explanation. I did find several data errors on the tax cards upon inspection which result in a reduction of \$30,500. It is my opinion that this corrected assessment of \$668,600 represents an equitable assessment, operating within the parameters of our valuation system. I have not found any reason to believe that homes of this size and price point are dragging on the market with the sales we have received, but we will continue to monitor this as sales continue.

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 Suzanne Carr, 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, 2017 assessment on January 9, 2018. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: January 9, 2017

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
2017- 1		032-012-A	2180	Crescent Lake Trust C/O Woods & Water LLC 8 Rays Circle Scarborough, ME 04074	\$ 120,200.00	\$ 55,500.00	\$ 64,700.00	\$ 795.81	0.0123	Property was split from a waterfront lot in 2011. Property is an interior lot with no deeded water access or waterfront. Property assessment retained coding for waterfront on Crescent lake in error, resulting in overvaluation.
2017- 2		003-018-A	100	Michael May 225 Chilean Ave Palm Beach, FL 33480	\$ 199,800.00	\$ 55,500.00	\$ 144,300.00	\$ 1,774.89	0.0123	Wetlands present on the property along with zoning setback requirements render the parcel undevelopable for residential use.
2017- 3		010-011-D	3833	George Bartlett, Kenneth Bartlett, William Bartlett 106 Sloans Cove Road Raymond, ME 04071	\$ 371,200.00	\$ 255,100.00	\$ 116,100.00	\$ 1,428.03	0.0123	Property requires planning board approval for private street prior to development of property for residential use. Requires cost to cure to secure access rights from abutting property and road buildout. Property also contains wet areas which effect the development options available.
2017- 4		012-084	1064	Alexander Arnett Eric Weindorf	\$ 514,700.00	\$ 460,500.00	\$ 54,200.00	\$ 666.66	0.0123	Property addition assessed in error as first floor living area. Area is below grade finished basement area. Data correction results in value adjustment of \$54,200.
2017- 5		008-092	601	James Carroll Jodi Carroll 30 Rockwood Acres Raymond, ME 04071	\$ 699,100.00	\$ 668,600.00	\$ 30,500.00	\$ 375.15	0.0123	Property Record Card contained data errors overestimated square footage living area and home components such as siding, roofing, and internal finish materials. Correcting these errors results in valuation adjustment of 30,500
TOTALS							\$409,800.00	\$5,040.54		



Rec'd
Nov 7th
2017

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:	Woods + Water LLC c/o Douglas McKeown
2. Mailing Address and Phone Number:	8 Rays Circle, Scarborough, ME 04074
3. Tax year for which abatement is requested:	2018
4. Map/Lot #	0032-0012-A
5. Assessed valuation:	\$120,200
6. Taxpayer's opinion of value:	\$70K
7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):	Property was on the market for over a year listed at \$95K. We bought it on 9/26/17 for \$70K at its fair market value.

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.

11/1/2017
Date

Douglas J. McKeown
Signature of Applicant

Revised 02/10

TOWN OF RAYMOND
 401 WEBBS MILLS ROAD
 RAYMOND ME 04071
 Town Office (207) 655-4742

OFFICE HOURS
 Tuesday 8:30am-7:00pm
 Wed-Fri 8:30am-4:00pm

Fiscal Year: July 1, 2017 to June 30, 2018
FIRST HALF TAX BILL

1826
 CRESCENT LAKE TRUST
 C/O DOUG VOLK
 PO BOX 1011
 BIDDEFORD ME 04005-1011

ACCOUNT: 002180 RE
 NAME: CRESCENT LAKE TRUST
 C/O DOUG VOLK
 MAP/LOT: 0032-0012-A
 LOCATION: DRYAD WOODS RD
 ACREAGE: 11.00

MILL RATE: 12.30
 BOOK PAGE: B29005P11

2018 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	120,200
BUILDING VALUE	0
TOTAL: LAND & BLDG	120,200
TOTAL PER. PROP	0
HOMESTEAD EXEMP.	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	120,200
TOTAL TAX	\$1,478.46
LESS PAID TO DATE	\$0.00
TOTAL DUE ->	\$1,478.46

FIRST HALF DUE: \$739.23
 SECOND HALF DUE: \$739.23

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED AFTER 10/31/2017 AND 4/30/2018.

As per state law, the ownership and taxable valuation of ALL real estate and personal property was determined as of April 1, 2017. If you have sold your real estate since April 1, 2017, it is your obligation to forward this bill to the current property owner.

FAILURE TO FORWARD THIS BILL MAY RESULT IN A LIEN BEING PLACED IN YOUR NAME

INFORMATION

This bill is for the current tax year July 1, 2017 through June 30, 2018 only. Past due amounts are NOT included. **REVENUE SHARING, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION HAVE REDUCED LOCAL PROPERTY TAXES FOR FISCAL YEAR BY 3.3%**
 Town and School bonded indebtedness total \$3,680,060.00.

After eight (8) months and no later than one (1) year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

CURRENT BILLING DISTRIBUTION

SCHOOL	\$1,081.79	73.17 %
COUNTY	\$85.75	5.80 %
MUNICIPAL	\$310.92	21.03 %
TOTAL	\$1,478.46	100.00 %

REMITTANCE INSTRUCTIONS

Please make check or money order payable in US Funds to:

TOWN OF RAYMOND
401 WEBBS MILLS ROAD
RAYMOND ME 04071

If your bank or mortgage company pays your taxes, please review and forward a copy of your bill to them.

TOWN OF RAYMOND, 401 WEBBS MILLS ROAD, RAYMOND ME 04071

FISCAL YEAR 2018

ACCOUNT: 002180 RE
 NAME: CRESCENT LAKE TRUST
 C/O DOUG VOLK
 MAP/LOT: 0032-0012-A
 LOCATION: DRYAD WOODS RD
 ACREAGE: 11.00



INTEREST BEGINS ON 5/1/2018

DUE DATE AMOUNT DUE AMOUNT PAID

4/30/2018 \$739.23

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF RAYMOND, 401 WEBBS MILLS ROAD, RAYMOND ME 04071

FISCAL YEAR 2018

ACCOUNT: 002180 RE
 NAME: CRESCENT LAKE TRUST
 C/O DOUG VOLK
 MAP/LOT: 0032-0012-A
 LOCATION: DRYAD WOODS RD
 ACREAGE: 11.00



INTEREST BEGINS ON 11/1/2017

DUE DATE AMOUNT DUE AMOUNT PAID

10/31/2017 \$739.23

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

AGENCY: Keller Williams Realty DATE: July 29, 2016

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 Lori Garon and Dambrie Garon RE Experts (Lori Garon, Nicholas Dambrie, Suphi Turker, Sandy Parker) and holds a Broker, Assoc. Broker & Sale Agent Maine real estate license.

If a replacement or temporary appointed agent is appointed to represent you either to replace the original appointed agent, or while that agent is temporarily unavailable, a new Disclosure and Agreement will be entered into with you by the Agency. Once the original appointed agent agreement is terminated, or the temporary appointed agent agreement is terminated by expiration, the original agent or temporary agent will no longer be representing you and will owe you no further duties or obligations except the duties to account for money and property and to maintain confidentiality of information as set forth in 32 M.R.S.A. Sec 13281 (2).

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). X Yes No

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. X Yes No

In consideration of Agency's agreement to list and promote the sale of () all (X) 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 0 Dryad Woods Road and described in deed(s) recorded at said County Registry of Deeds in Book(s) 29005, Page(s) 11, the undersigned as Seller, hereby gives the Agency the exclusive right to sell or exchange said property at a price of \$ 94,000.00, and on the terms herein stated, or at any other price or terms to which Seller may authorize or consent.

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 July 29, 2018 ("Carryover Date").

BUYER'S AGENCY

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

TRANSACTION BROKERS

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

DISCLOSURE OF AGENCY COMPENSATION POLICIES

- X 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.
No Yes X 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.



12RETTD
RETTD

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

36 M.R.S. §§ 4641-4641N

1. County
CUMBERLAND

2. Municipality/Township
RAYMOND

3. GRANTEE/
PURCHASER

BOOK/PAGE—REGISTRY USE ONLY

3a) Name LAST or BUSINESS, FIRST, MI
WOODS & WATER LLC

3b) SSN or Federal ID
82-2768973

3c) Name, LAST or BUSINESS, FIRST, MI

3d) SSN or Federal ID

3e) Mailing Address after purchase of this property
8 RAY'S CIRCLE

3f) City
SCARBOROUGH

3g) State
ME

3h) ZIP Code
04074

4. GRANTOR/
SELLER

4a) Name, LAST or BUSINESS, FIRST, MI
CRESCENT LAKE TRUST

4b) SSN or Federal ID
45-6506008

4c) Name, LAST or BUSINESS, FIRST, MI
JAIMIE P. SCHWARTZ, TRUSTEE

4d) SSN or Federal ID

4e) Mailing Address
100 MIDDLE STREET

4f) City
PORTLAND

4g) State
ME

4h) ZIP Code
04101

5. PROPERTY

5a) Map Block Lot Sub-Lot
32 12A

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) →

5c) Physical Location
0 DRYAD WOODS ROAD

Check any that apply:
 No tax maps exist
 Multiple parcels
 Portion of parcel

5d) Acreage

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0")
70000.00

6a

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)
.00

6b

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)
9-26-17
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.
 CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:
 Seller has qualified as a Maine resident
 A waiver has been received from the State Tax Assessor
 Consideration for the property is less than \$50,000
 Foreclosure sale

11. OATH
Aware of penalties as set forth by 36 M.R.S. § 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:
Grantee [Signature] Date 9/26/17 Grantor [Signature] Date 9/26/17
Grantee _____ Date _____ Grantor _____ Date _____

12. PREPARER
Name of Preparer Bernstein Shur Sawyer & Nelson Phone Number 207-774-1200
Mailing Address 100 Middle Street Email Address tberube@bernsteinshur.com
Portland, ME 04101 Fax Number _____

SHORT FORM TRUSTEE'S DEED

MAINE REAL ESTATE TAX PAID

Jaimie P. Schwartz, whose mailing address is c/o Bernstein, Shur, Sawyer & Nelson, 100 Middle Street, P.O. Box 9729, Portland, ME 04104-5029, as Trustee of the Crescent Lake Trust under Declaration of Trust dated September 12, 2011 and not individually ("Grantor"), by the power conferred by law, and every other power, grants to Woods & Water LLC, a Maine limited liability company, with a mailing address of 8 Ray's Circle, Scarborough, ME 04074 ("Grantee"), certain real property, together with any improvements thereon, located in the Town of Raymond, County of Cumberland, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey, and hereby conveying, the same premises described in a Release Deed from Gail J. Volk to Jaimie P. Schwartz, Trustee of the Crescent Lake Trust dated September 12, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29005, Page 11.

I hereby covenant that I am Trustee pursuant to said Declaration of Trust; that said Trust is still in full force and effect; that I have the power thereunder to convey as aforesaid; and that, in making this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein.

WITNESS my hand and seal this 26th day of September, 2017.

WITNESS:

Tabatha J. Berube
Print Name:

Jaimie P. Schwartz, Trustee of
Crescent Lake Trust, and not individually

State of Maine
County of Cumberland, ss.

September 26, 2017

PERSONALLY APPEARED the above-named Jaimie P. Schwartz, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

SEAL

Tabatha J. Berube
Notary Public
Print Name:

TABATHA J. BERUBE
Notary Public, Maine
My Commission Expires January 14, 2018

Commission Expires:

Exhibit A

A certain lot or parcel of land located on either side of Big Pine Road, in the Town of Raymond, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a found iron pipe on the northeasterly line of land N/F of Paul C. Hicks as recorded in Deed Book 22615, Page 53 and on the southwesterly line of other land N/F of Gail J. Volk as recorded in Deed Book 15709, Page 338, Cumberland County Registry of Deeds (CCRD). And being S 39° 06' 30" E along the northeasterly line of said Hicks 5'± more or less from the southeasterly edge of Crescent Lake;

THENCE S 39° 06' 30" E along the northeasterly line of said Hicks and the southwesterly line of said Volk 168.61' to a #5 rebar w/cap stamped "NCS, INC. PLS 1314" and the TRUE POINT OF BEGINNING. Said rebar being a southwesterly corner of the dwelling lot of remaining lands N/F of said Volk and on the northerly right-of-way line of Big Pine Road;

THENCE N 84° 39' 45" E along the northerly right-of-way line of said Big Pine Road also being the southerly line of said remaining land of Volk 30.18' to a point of curvature;

THENCE on a curve to the right along the northerly right-of-way line of Big Pine Road also being the southerly line of said remaining land of Volk 80.40' to a point. Said curve has a radius of 70.00' and a chord of S 62° 25' 53" E 76.06';

THENCE S 29° 47' 55" E along the easterly right-of-way line of Big Pine Road also being the westerly line of said remaining land of Volk 140.00' to a #5 rebar w/cap stamped "NCS, INC. PLS 1314";

THENCE N 59° 13' 17" E along the southerly line of said remaining land of Volk 276.48' to a #5 rebar w/cap stamped "NCS, INC. PLS 1314". Said rebar being on the southwesterly line of land N/F of Jon Hansen as recorded in Deed Book 26180, Page 8 CCRD;

THENCE S 39° 03' 26" E along the southwesterly line of said Hansen 112.82' to a rebar with cap stamped "PLS 2002". Said rebar being Hansen's southerly corner;

THENCE N 35° 44' 22" E along the southeasterly line of said Hansen 103.59' to a rebar with cap stamped "PLS 2002". Said rebar being on the southwesterly line of other land N/F of Jon Hansen as recorded in Deed Book 26180, Page 8 CCRD;

THENCE S 39° 03' 49" E along the southwesterly line of said Hansen, crossing Dryad Woods Road 1042.42' to an iron pipe. Said iron pipe being on the northwesterly line of land N/F of Priscilla W. Rand as recorded in Deed Book 3969, Page 345 CCRD;

THENCE S 40°11'46" W along the northwesterly line of said Rand, crossing Dryad Woods Road 412.35' to an iron pipe. Said iron pipe being the easterly corner of said Hicks;

THENCE N 39° 06' 30" W along the northeasterly line of said Hicks, crossing Big Pine Road 1469.51' to the TRUE POINT OF BEGINNING.

The above-described parcel contains 11.01 acres more or less.

Also conveying a right of way, including all Grantor's right, title and interest in the right to install and maintain utilities of all kinds along said right of way, from the property herein conveyed to the road leading from East Raymond to Webbs Mills; said right of way over existing traveled ways to be used in common with others who have been or may have been granted a similar right of way. Said right of way being the same as conveyed by George B. Morrill, Jr. to Benjamin Lewis recorded in Deed Book 2009, Page 348 CCRD.

Subject to the septic easement reserved and the terms and conditions set forth in Deed granted by Gail J. Volk to Jaimie P. Schwartz, Trustee of the Crescent Lake Trust dated September 12, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29005, Page 11.

The basis of bearing for the above described parcel is Magnetic North 1997. The above described parcel is shown on a boundary survey prepared for Douglas Volk by Northeast Civil Solutions, Inc., dated December 2010 (revised July 11, 2011).

Said parcel is subject to the rights and easements set forth in a deed granted by Gail J. Volk to Gail J. Volk dated December 13, 2010 and recorded in Deed Book 28355, Page 6 CCRD.

JS

Received
Recorded Register of Deeds
Sep 26, 2017 02:39:20P
Cumberland County
Nancy A. Lane

This map is prepared for the convenience of the Town of Raymond and is not intended to be used as a legal document. It is based on the best available information and is subject to change without notice. The Town of Raymond is not responsible for any errors or omissions on this map.

PROFESSIONAL SERVICES GROUP, INC. CONSULTED FOR THE TOWN OF RAYMOND ON THE MAP. THE TOWN OF RAYMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

TOWN OF RAYMOND
Cumberland County, Maine
2016 Property Map



Source: Raymond, Maine
Map Date: 05/15/16
Prepared by: Seago, Brown, Inc.
Printed Date: April 1, 2016

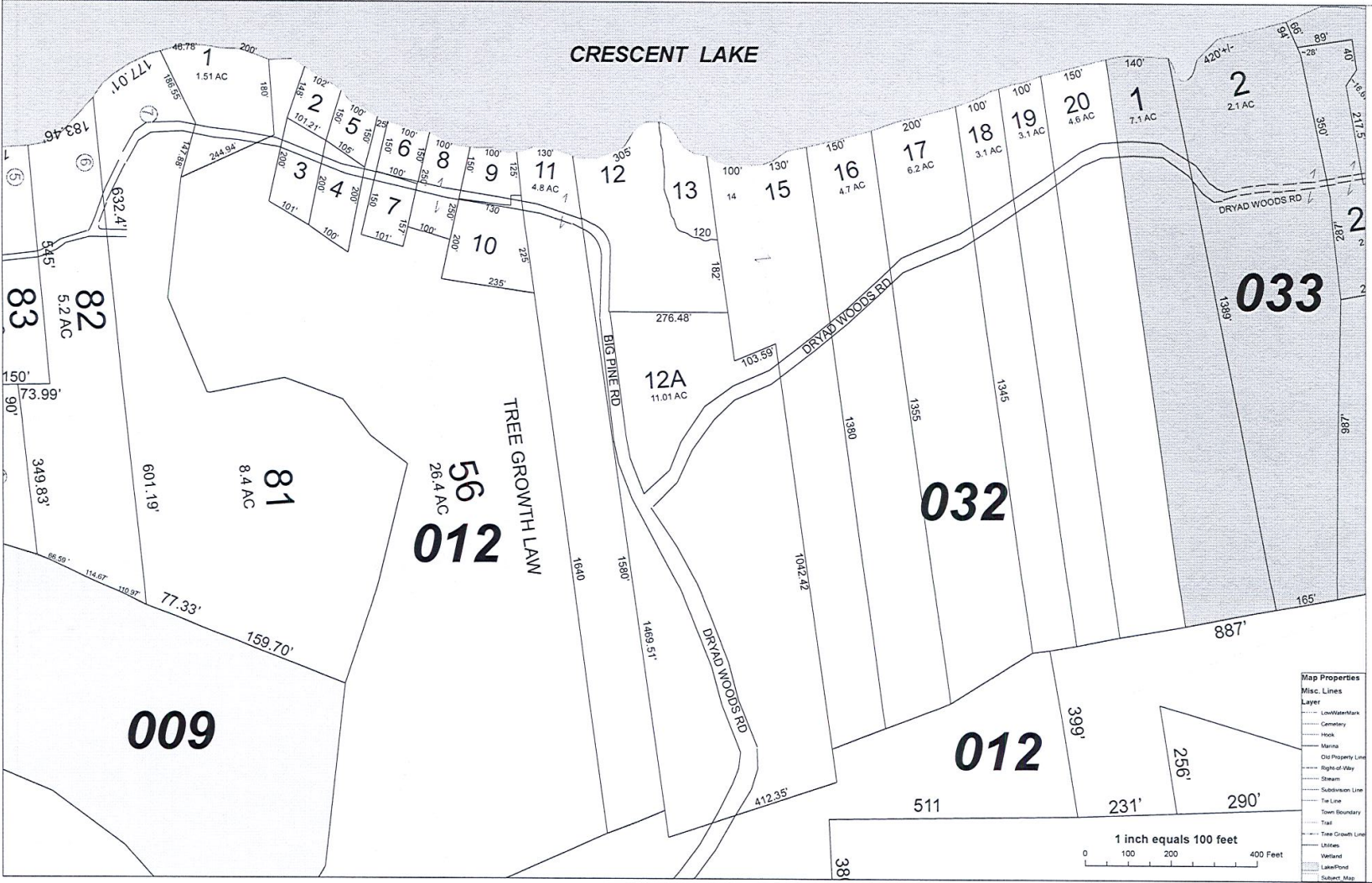


Map 32

Map Properties

Misc. Lines	Layer
Line/Water/Mark	
Cemetery	
Hook	
Marina	
Old Property Line	
Riparian Way	
Stream	
Subdivision Line	
Tie Line	
Town Boundary	
Tie	
Tree Growth Line	
Utilities	
Wellhead	
Lake/Pond	
Subject Map	

1 inch equals 100 feet
0 100 200 400 Feet



Property Location: 0 DRYAD WOODS RD
 Vision ID: 101283

Account # C9281R

MAP ID: 032/ 012/ A00/ 000/

Bldg Name:

State Use: 1300

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/09/2017 08:47

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT													
CRESCENT LAKE TRUST C/O DOUG VOLK P.O. BOX 1011 BIDDEFORD, ME 04005 Additional Owners:		4	Rolling	3	Unpaved	7	Waterfront	Description	Code	Appraised Value	Assessed Value								
									RES LAND	1300	120,200	120,200							
									Total		120,200	120,200							
SUPPLEMENTAL DATA																			
Other ID: 033012A00000		SEND VALU																	
TIF CODE		TAP																	
USE PROGRAM		Field 8																	
TG ENROLL Y\		Field 9																	
TG PLAN YR		Field 10																	
LD1 TYPE LS		ASSOC PID#																	
GIS ID: 032012A00000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
CRESCENT LAKE TRUST				29005/ 11	10/03/2011	U	1	0	1B	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
										2017	1300	120,200	2016	1300	120,200	2015	1300	120,200	
										Total:		120,200	Total:		120,200	Total:		120,200	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.											
Total:																			
ASSESSING NEIGHBORHOOD																			
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A																			
NOTES																			
<p><i>Does not have waterfront</i></p>																			
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					
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	St. Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1300	Res Land Develop	LRR1				87,120 SF	0.52	1.0000	5	1.0000	0.95	2.50	WF/ROW	Spec Use	1.00	1.24	108,000	
1	1300	Res Land Develop	LRR1				9.00 AC	1,500.00	1.0000	0	0.9500	0.95	0.00	TOPO	Spec Calc	1.00	1,353.75	12,200	
Total Card Land Units:							11.00 AC	Parcel Total Land Area:							11 AC	Total Land Value:			120,200

3218
Raymond, ME

VISION



City, Address, School, Agent, ZIP

1-844-759-7732 Buy Sell Real Estate Agents Sign In Join

0 Dryad Woods Rd
Raymond, ME 04071

\$70,000

Last Sold Price

Lot Size: 11.04 Acres Sold On: Sep 26, 2017
Status: Sold

Beds

Baths

Sq. Ft.



Street View

Is This Your Home?



I'm the Owner

Track this home's estimate in our Home Report email.

Pristine 11 acres in prime Raymond location within a short distance to schools, town offices and public boat launch at Crescent Lake. Mature mixture of hardwood and evergreens on a well-maintained private road. A 3-lot conceptual sketch is available upon request.

Public Details	Land	Community	Raymond
County	Cumberland	MLS#	1273212

Listing provided courtesy of
Listing Agent, Keller Williams Realty

Buyer's Agent
Keller Williams Realty

Source: MREIS

Redfin last checked: 2 minutes ago | Last updated: 1 month ago Redfin has the best data. Why?



Map data ©2017 Google



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Nearby Similar Homes

8.1 mi. 2.0 mi.

\$42,000	—	—	—	\$67,900	—	—	—
00 Stone Wall Dr	Beds	Baths	Sq. Ft.	0 Vogel Rd	Beds	Baths	Sq. Ft.
New Gloucester, ME 04049				Raymond, ME 04071			

Property Details for 0 Dryad Woods Road

Virtual Tour, Parking / Garage, Utilities, Taxes / Assessments
<p>Virtual Tour</p> <ul style="list-style-type: none"> Virtual Tour: Virtual Tour (External Link) <p>Parking / Garage Information</p> <ul style="list-style-type: none"> Driveway: No Driveway <p>Utility Information</p> <ul style="list-style-type: none"> Water: Well Needed On Site Gas: No Gas Electric: No Electric <p>Tax Information</p> <ul style="list-style-type: none"> Tax Year: \$2,016 Full Tax Amount: \$1,436
Property / Lot Details
<p>Lot Information</p> <ul style="list-style-type: none"> Lot: 12A Lot Size Area: 11.0400 Lot Size Units: Acres Zoning: LRR1 <p>Land Information</p> <ul style="list-style-type: none"> Site: Wooded Water Frontage: No Surveyed: Yes Roads: Association, Gravel/Dirt Road, Private <p>Property Information</p> <ul style="list-style-type: none"> Book: 29005 Property Type: Land
Location Details
<p>Location Details</p> <ul style="list-style-type: none"> Page: 11 Near Public Beach

Details provided by MREIS and may not match the public record. [Learn More.](#)

Redfin Tour Insights for 0 Dryad Woods Rd

No Tour Insights on This Listing

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

Property History for 0 Dryad Woods Road

Date	Event & Source	Price
Sep 26, 2017	Sold (MLS) (Sold)	\$70,000
Aug 31, 2017	Pending	—
Aug 31, 2017	Relisted (Active)	—
Jul 7, 2017	Delisted	—
Jul 8, 2016	Listed (Active)	\$94,000

For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

Public Facts for 0 Dryad Woods Road

Taxable Value

Sorry, but we currently don't have tax info for this property.

Home Facts

[Edit Facts](#)

Beds	—	Unfinished Sq. Ft.	—
Baths	—	Total Sq. Ft.	—
Finished Sq. Ft.	—	Floors	—

Lot Size	—	Year Renovated	—
Style	Vacant Land	County	Cumberland County
Year Built	—	APN	—




Home facts updated by county records on Mar 25, 2017.

Activity for 0 Dryad Woods Rd

 23 Views	 1 Favorite	 0 X-Outs	 0 Redfin Tours
--------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

Schools

Serving This Home	Elementary	Middle	High
-------------------	------------	--------	------

School Name & GreatSchools Rating	Distance
 Raymond Elementary School	0.8 mi
 Jordan-Small Middle School	0.8 mi
 Windham High School	11.2 mi

School data provided by GreatSchools. School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Neighborhood Info for 0 Dryad Woods Rd

Maine Raymond 04071

Transportation in 04071



Walk Score®

1

This area is car dependent — almost all errands require a car.

04071 Real Estate Sales (Last 30 days)

Median List Price	\$339,950	Avg. # Offers	—
Median \$ / Sq. Ft.	\$182	Avg. Down Payment	—
Median Sale / List	97%	# Sold Homes	12

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
04071	\$339,900	\$182	95.4%
Cumberland County	\$325,000	\$174	97.7%

Similar Homes to 0 Dryad Woods Rd

Nearby Homes for Sale

		8.1 mi.				2.0 mi.		OPEN SUN, 11AM TO 12:30PM		10.1 mi.
\$42,000	— — —			\$67,900	— — —			\$354,700	3 2	1,606
00 Stone Wall Dr New Gloucester, ME 04049	Beds Baths Sq. Ft.			0 Vogel Rd Raymond, ME 04071	Beds Baths Sq. Ft.			42 Woodrow Dr Standish, ME 04084	Beds Baths	Sq. Ft.
		5.9 mi.				6.0 mi.				13.5 mi.
\$57,000	— — —			\$745,000	— — —			\$85,000	— — —	
6 Dunton Rd Lot 6 Naples, ME 04055	Beds Baths Sq. Ft.			3 State Park Rd Naples, ME 04055	Beds Baths Sq. Ft.			85 Hollowell Rd North Yarmouth, ME 04097	Beds Baths	Sq. Ft.

Homes similar to 0 Dryad Woods Rd are listed between \$21K to \$745K at an average of \$210 per square foot.

Nearby Sold Homes

		7.6 mi.		SOLD 9/15/17		8.5 mi.		SOLD 8/04/17		7.2 mi.
\$80,000	— — —			\$14,750	— — —			\$130,000	— — —	
0 Center Rd Gray, ME 04039	Beds Baths Sq. Ft.			1529 Pine Cir Frye Island, ME 04071	Beds Baths Sq. Ft.			0-1 Cape Rd Raymond, ME 04071	Beds Baths	Sq. Ft.
		8.0 mi.		SOLD 8/31/17		12.5 mi.		SOLD 8/30/17		12.3 mi.
\$24,500	— — —			\$62,500	— — —			\$150,000	— — —	
1810 Ridge Rd Frye Island, ME 04071	Beds Baths Sq. Ft.			4 Boundary Rd Lot 4 Standish, ME 04085	Beds Baths Sq. Ft.			0 Anthoine Rd Lot 0 Windham, ME 04062	Beds Baths	Sq. Ft.

Nearby Properties

- [3 Martin Hts, Raymond, ME](#)
4 Beds | 2 Baths | 2390 Sq. Ft.
- [486 Webbs Mills Rd, Raymond, ME](#)
4 Beds | 3 Baths | 3022 Sq. Ft.
- [7 Martin Hts, Raymond, ME](#)
4 Beds | 2 Baths | 1888 Sq. Ft.
- [514 Webbs Mills Rd, Raymond, ME](#)
2 Beds | 1 Baths | 1024 Sq. Ft.
- [485 Webbs Mills Rd, Raymond, ME](#)
3 Beds | 2.5 Baths | 2013 Sq. Ft.

[Show More](#) ▾

More Real Estate Resources

Nearby Cities

- [Newburyport Real Estate](#)
 - [Amesbury Real Estate](#)
 - [Derry Real Estate](#)
 - [Londonderry Real Estate](#)
 - [Dover Real Estate](#)
 - [Concord Real Estate](#)
- [Show More](#) ▾

Zip Codes

[03077 Homes For Sale](#)

Popular Searches

- [Raymond Homes with Parking](#)
- [Raymond Homes with Basements](#)
- [Raymond Homes with Garages](#)
- [Raymond Vintage](#)
- [Raymond Recently Sold Homes](#)
- [Raymond Townhouses](#)
- [Show More](#) ▼

0 Dryad Woods Rd is vacant land in Raymond, ME 04071. This vacant land is a 11.04 acre lot. This property last sold on September 26, 2017 for \$70,000.

Nearby schools include Raymond Elementary School, Jordan-Small Middle School and Raymond Elementary School. The closest grocery store is E R Clough General Store. This address can also be written as 0 Dryad Woods Road, Raymond, Maine 04071.

- [About](#)
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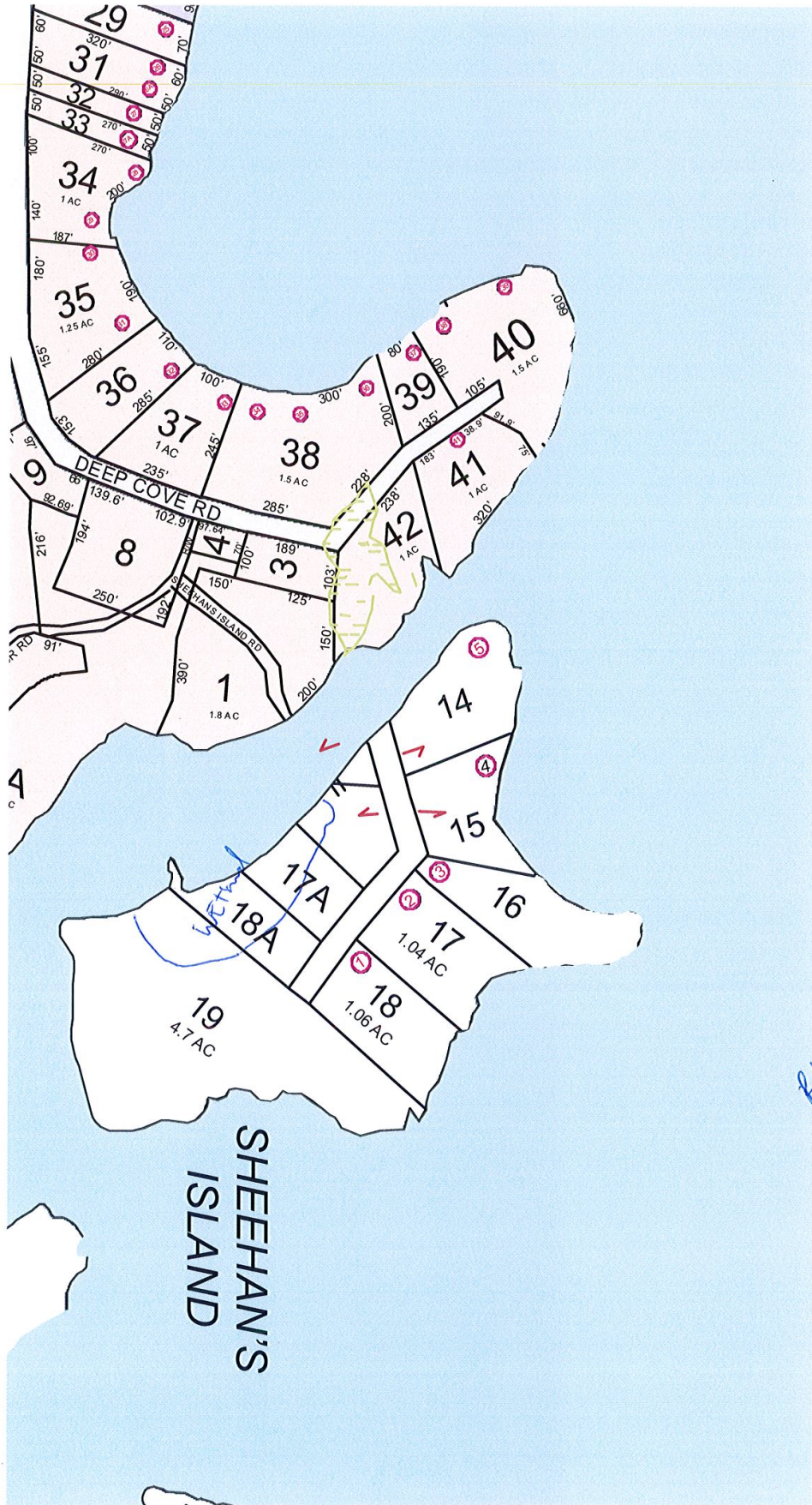
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California BRE #01521930

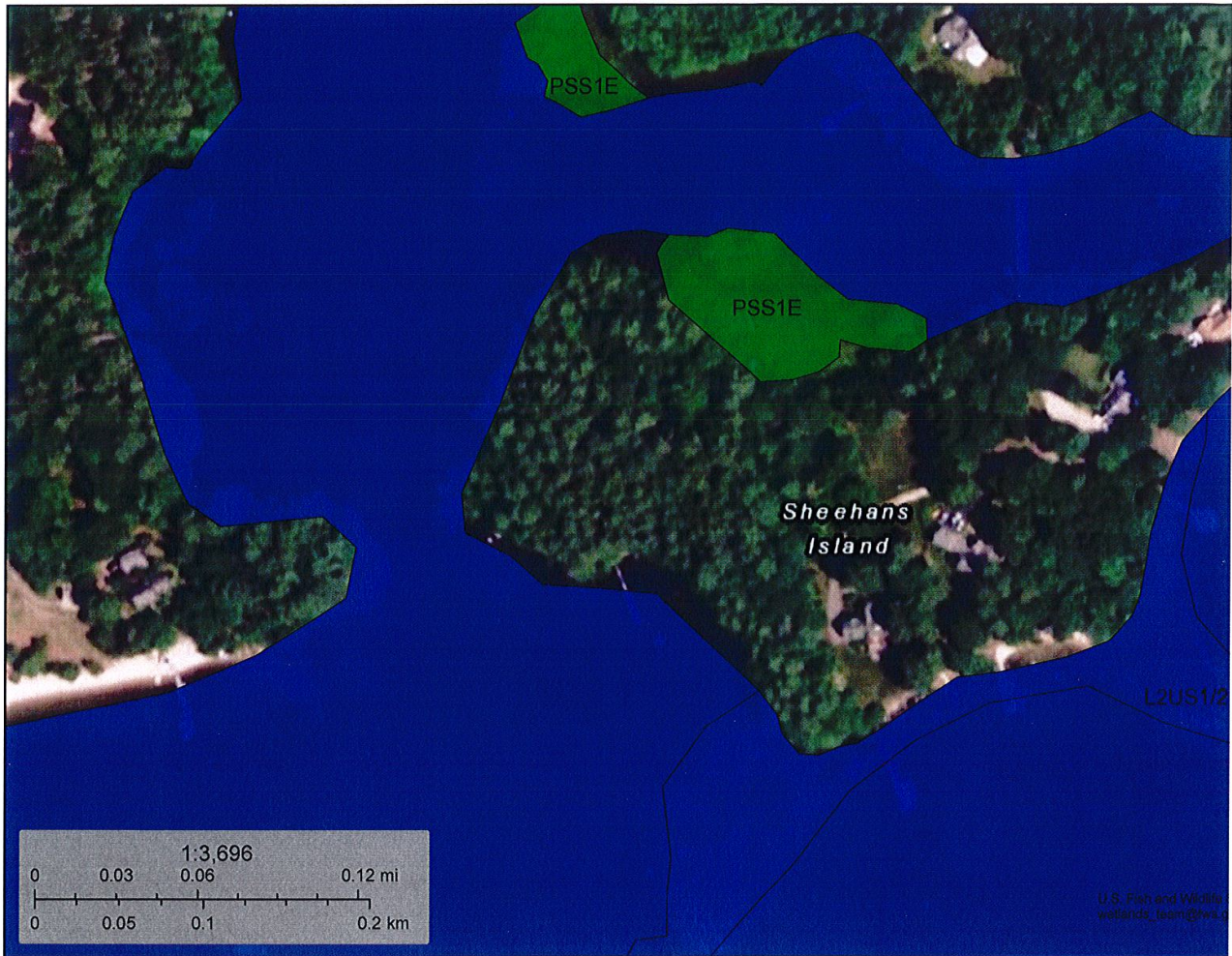
TREC: [Info About Brokerage Services](#), [Consumer Protection Notice](#)

If you are using a screen reader, or having trouble reading this website, please call Redfin Customer Support for help at 1-844-759-7732.

GreatSchools Ratings provided by [GreatSchools.org](#).



Bk 26309/159



September 28, 2017

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for informational purposes only. The U.S. Fish and Wildlife Service is not responsible for any errors or omissions. Base data should be used in accordance with the National Wetlands Inventory Map.

Property Location: 0 SHEEHANS ISLAND
 Vision ID: 87

Account # M9106R

MAP ID: 003/ 018/ A00/ 000/

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1303

Print Date: 09/28/2017 09:37

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME VISION										
MAY MICHAEL		4 Rolling		3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value											
225 CHILEAN AVE PALM BEACH, FL 33480 Additional Owners:						RES LAND	1303	199,800	199,800											
SUPPLEMENTAL DATA																				
Other ID: 003018A00000		SEND VALU																		
TIF CODE		TAP																		
USE PROGRAM		Field 8																		
TG ENROLL Y		Field 9																		
TG PLAN YR		Field 10																		
LD1 TYPE		ASSOC PID#																		
GIS ID: 003018A00000																				
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
MAY MICHAEL				26309/ 154	08/20/2008	U	I	0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
MAY MICHAEL				33853/ 30	04/20/2006	U	I	195,000		2017	1303	199,800	2016	1303	199,800					
SHEEHAN ISLAND PROPERTIES				13380/ 5						2015	1303	199,800	2015	1303	199,800					
										Total:		199,800	Total:		199,800					
										Total:		199,800	Total:		199,800					
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																				
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch												
0001/A																				
NOTES																				
ROCKY N. BEACH																				
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						
									01/04/2005			BB	00	Measur+Listed						
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1303	Res ACLNDV Water	LRR1				28,750 SF	1.03	2.5000	9	1.0000	0.90	TU	3.00	WF/ROW/MARSHY	Spec Use	Spec Calc	1.00	6.95	199,800
Total Card Land Units:							0.66 AC	Parcel Total Land Area: 0.66 AC							Total Land Value:				199,800	

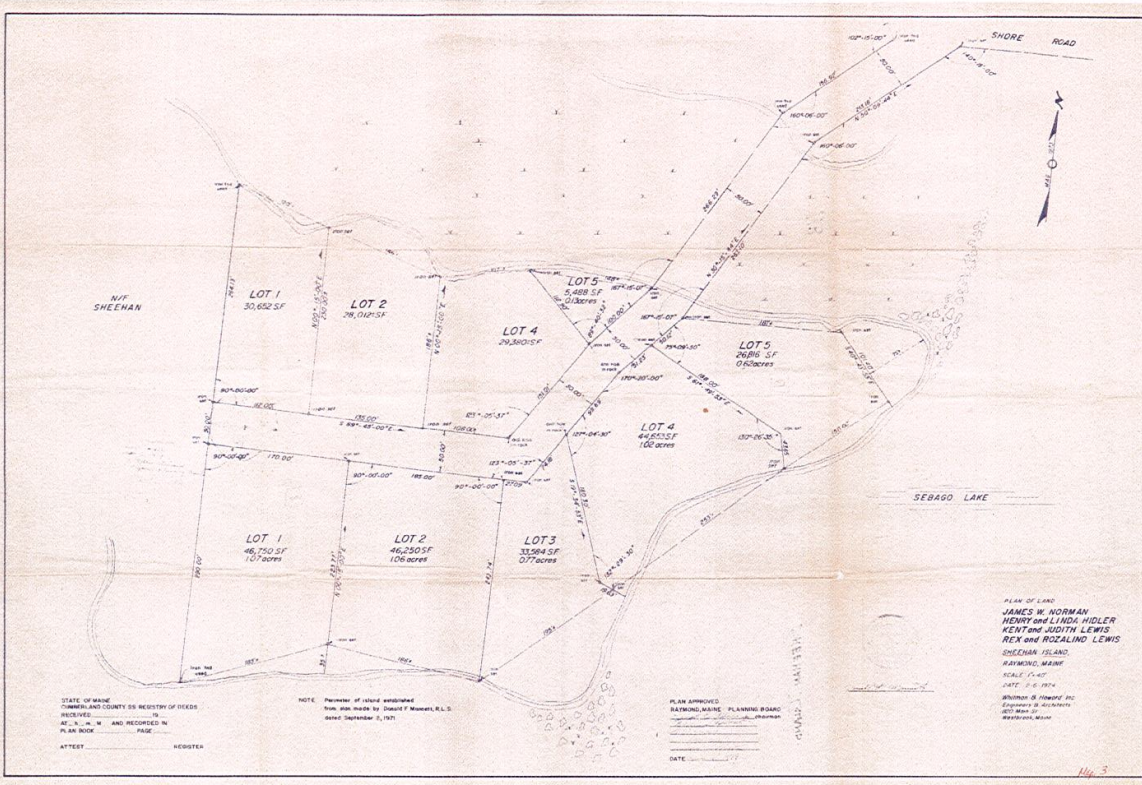
Property Location: 9 SHEEHANS ISLAND
 Vision ID: 85

Account # W7025R
 MAP ID: 003/ 017/ A00/ 000/
 Bldg #: 1 of 1

Bldg Name:
 Sec #: 1 of 1 Card 1 of 1

State Use: 1303
 Print Date: 09/28/2017 09:37

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME														
LEMIEUX RICHARD N		4 Rolling	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value															
P O BOX 127		5 Steep	6 Septic			RES LAND	1303	55,500	55,500															
RAYMOND, ME 04071						RESIDENTL	1303	1,000	1,000	VISION														
Additional Owners:		SUPPLEMENTAL DATA				Total																		
		Other ID: 003017A00000	SEND VALU						56,500		56,500													
		TIF CODE	TAP																					
		USE PROGRAM	Field 8																					
		TG ENROLL Y	Field 9																					
		TG PLAN YR	Field 10																					
		LD1 TYPE	ASSOC PID#																					
		GIS ID: 003017A00000																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
LEMIEUX RICHARD N		31940/ 82	11/25/2014	Q	V	50,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value											
WALTERS, JOHN		31618/ 231	07/01/2014	U	V	0	1A	2017	1303	55,500	2016	1303	55,500											
WALTERS JOHN		26309/ 149	08/16/2008	U	I	0		2017	1303	1,000	2016	1303	1,000											
WALTERS JOHN		23853/ 34	04/14/2006	U	I	500,000																		
GRAY MARY MILLS		13380/ 1																						
								Total:		56,500	Total:		56,500											
								Total:		56,500	Total:		56,500											
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																								
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch																				
0001/A		+++++++																						
NOTES																								
RED																								
FRONTAGE APPEARS TO BE SWAMPY																								
SHD2 75% = LOFT ABOVE																								
<i>Property next Door</i>																								
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										
								08/19/2015																
								01/04/2005																
								01/04/2005																
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value					
1	1303	Res ACLNDV Water	LRR2				28,750	SF	1.03	2.5000	9	1.0000	0.25	TU	3.00	WF/ROW/SWAMPY		1.00	1.93	55,500				
Total Card Land Units:												0.66	AC	Parcel Total Land Area:				0.66	AC	Total Land Value:				55,500



143

SEWAGE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

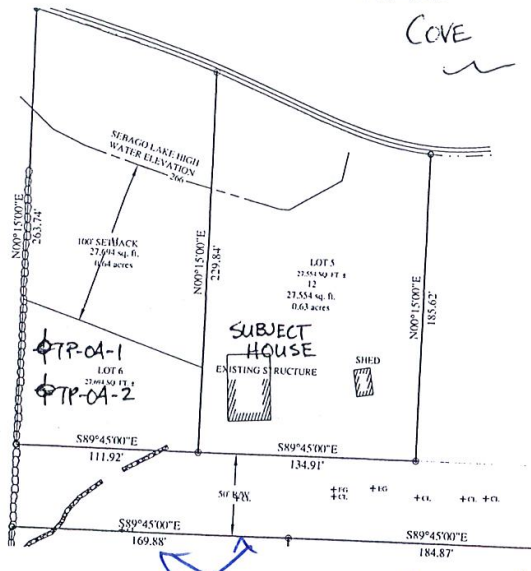
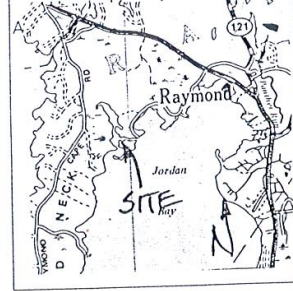
Plantation
LYMOND

Street, Road Subdivision
SHEEHAN ISLAND ROAD
SITE PLAN

Owner or Applicant Name
GORDON GRAY

Scale 1" = 100 Ft.

SITE LOCATION PLAN



These two used to be under same ownership now owned by 2 different people



NORTH ORIENTATION APPROXIMATE

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-04-1 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM	VERY FRIABLE	DARK BROWN	
VERY STONY SANDY LOAM	VERY FRIABLE	DARK YELLOW BROWN	
STONY GRAVELLY SANDY LOAM	VERY FRIABLE	YELLOW BROWN	
STONY GRAVELLY SANDY LOAM	FRIABLE	PALE YELLOW BROWN	
REFUSAL IN STONE AT -26"			

Soil Classification: 2 Profile, B Condition
Slope: 3-8%
Limiting Factor: 26"
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

Observation Hole TP-04-2 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM	VERY FRIABLE	DARK BROWN	
VERY STONY SANDY LOAM	VERY FRIABLE	DARK YELLOW BROWN	
STONY GRAVELLY SANDY LOAM	VERY FRIABLE	YELLOW BROWN	
STONY GRAVELLY SANDY LOAM	FRIABLE	PALE YELLOW BROWN	
REFUSAL IN STONE AT -24"			

Soil Classification: 2 Profile, B Condition
Slope: 3-8%
Limiting Factor: 24"
 Ground Water, Restrictive Layer, Bedrock, Pit Depth

Paul W. Lawrence
Site Evaluator Signature

5216
SE #

11/11/04
Dpte

Page 2 of 3
HHE-200 Rev. 10/02

PAUL W. LAWRENCE CONSULTING - P.O. BOX 369, WINDHAM, MAINE 04062 - (207) 892-2175

Town of Raymond Land Use Ordinance
 Excerpt of District Regulations for Residential Development
 As of 06/11/2014

The following chart contains the general zoning requirements from the Land Use Ordinance for residential development. Please review your building permit application with the Code Enforcement Officer to assure compliance with all aspects of the Ordinance. Office hours are Tuesday 8:30 am – 7:00pm, and Wednesday through Friday 8:30 am to 4pm. Applications are available at www.raymondmaine.org.

	Rural	Rural Residential	Village Residential	LRR1	LRR2	Commercial	Industrial
LOT DIMENSIONS							
Lot size (acres)	3	2	40,000 sq.feet.	2	3	20,000 Sq. Feet	na
Street frontage	225	225	100	225	225	na	na
SETBACKS							
Front	40	30	25	30	30	Restrictions apply	
Side	20	20	10	20	20	Restrictions apply	
Rear	20	20	20	30	30	Restrictions apply	
High water*				100	100		
SEPTIC SYSTEMS ----- 50 feet from property lines and 100 feet from high water mark and wells -----							
BUILDING HEIGHT 2 1/2 stories (35 feet) in all zoning districts, except in C zone which allows 3 stories on eastern side of route 302.							
USES							
Single-family	yes	yes	yes	yes	yes	see ordinance	no
Two-family			yes	yes	yes	no	no
Multi-family	No	no	yes	no	no	no	no
Modular home	yes	yes	yes	yes	yes	no	no
Manufactured home (>14' & ≥ 1976)	yes	yes	no	no	no	no	no
Manufactured home Park	no	Overlay District only	Overlay District only	no	no	no	no
Paving & parking lots	-----restrictions apply-----						
	Rural	Rural Residential	Village Residential	LRR1	LRR2	Commercial	Industrial

NOTE: A building permit is required for ANY new construction or addition, including decks, sheds, dish antennas, and any alterations or renovations involving structural change. Any construction in conformance with the regulations that occurs without a permit will result in a double permit fee or a minimum of \$500.00 plus \$5.00 per square/cubic foot. Up to a maximum of \$2,500 may be charged.

By state law the setback from the high water mark is measured in a straight line from the closest point of normal high water to the closest extension on the building, which could be the front of a deck or the most outward point of the eaves.

TOWN OF RAYMOND
401 WEBBS MILLS ROAD
RAYMOND, ME 04071

Office Hours
Tues. 8:30 p.m. - 7:00 p.m.
Wed. - Fri. 8:30 a.m. - 4:00 p.m.

FOR THE FISCAL YEAR 7/1/16 TO 6/30/17



MAP 3 LOT 17
SUB A00 TYPE

SECOND HALF TAX BILL
TOWN OFFICE: (207) 655-4742

ACCOUNT # W7025R
9 SHEEHANS ISLAND

503949 198 01 001603 01
LEMIEUX, RICHARD N.
P O BOX 127
RAYMOND, ME 04071

CURRENT BILLING DISTRIBUTION		
SCHOOL	8.63	487.60
COUNTY	.67	37.86
MUNICIPAL	2.80	158.19
TOTAL	12.10	

CURRENT BILLING DISTRIBUTION	
LAND VALUE	\$ 55,500
BUILDING VALUE	\$ 1,000
TOTAL VALUE	\$ 56,500
EXEMPTIONS	\$ 0
HOMESTEAD EX	\$ 0
TAX VALUE	\$ 56,500
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL TAX	\$ 683.65

Paul 4-30-17
This property and his was once one piece. Feels something like this

INTEREST AT 7% PER ANNUM CHARGED AFTER DUE DATES.

Book: 31940 Page: 82

assessment would be better.

DATE DUE	AMOUNT DUE
10/31/2016	.00
04/30/2017	341.82

TAXPAYER'S NOTICE

Notice is hereby given that your county, school and municipal property tax is due by 10/31/2016 and 04/30/2017. As per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this bill, that date is April 1, 2016. **If you have sold your real estate since April 1, 2016, it is your obligation to forward this bill to the current property owner.**
FAILURE TO FORWARD THIS BILL MAY RESULT IN A LIEN BEING PLACED AGAINST YOUR NAME.
If you have an escrow account, please forward a copy to your mortgage holder prior to due date.

INFORMATION

This bill is for the current tax year, July 1, 2016 to June 30, 2017. Past due amounts or prepaids are not included REVENUE SHARING, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION HAVE REDUCED LOCAL PROPERTY TAXES FOR THE FISCAL YEAR BY 3.0%
Town and School bonded indebtedness total \$3,006,572.00.
After eight (8) months and no later than one (1) year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

REMITTANCE INSTRUCTIONS

Please make check or money order payable in U.S. funds to:
TOWN OF RAYMOND, 401 WEBBS MILLS ROAD, RAYMOND, ME 04071
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill.
To pay online, visit <https://www.raymondmaine.org> ➡ click PAY YOUR TAX BILL ONLINE

TOWN OF RAYMOND, 401 WEBBS MILLS RD., RAYMOND, ME 04071
To pay online, visit <https://www.raymondmaine.org> ➡ click PAY YOUR TAX BILL ONLINE

2ND HALF PAYMENT

DATE DUE	AMOUNT DUE
04/30/2017	341.82

AMOUNT PAID \$ _____

INTEREST AT 7% CHARGED AFTER DUE DATE

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

TOWN OF RAYMOND

W7025R
LEMIEUX, RICHARD N.
P O BOX 127
RAYMOND, ME 04071



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:	<i>George H. Bartlett</i>
2. Mailing Address and Phone Number:	<i>106 Sloans Cove Rd, Raymond ME 04071 207-650-5065</i>
3. Tax year for which abatement is requested:	<i>2017/18</i>
4. Map/Lot #	
5. Assessed valuation:	<i>\$350,000</i>
6. Taxpayer's opinion of value:	<i>\$180,000</i>
7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):	<i>see Letter and Re-estate valuation.</i>

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.

10/17/17
Date

George H. Bartlett
Signature of Applicant

Revised 02/10

To: Town of Raymond Assessor

From: George Bartlett

Subject: Land valuation

This parcel of land is currently not a buildable lot and cannot be used for a house until the road is built to town standards. Therefore the valuation of #350,000 is not accurate.

In order to build the road and bring the lot up to town standards the owner of the ROW is asking for a payment of \$35,000 to give us permission to build the road even though we have right of way access to the lot at present.

In addition the road will cost #30,000 to construct to town standards.

We are planning to put the lot on the market and our real estate agent tells us the lot would be worth \$250,000 at current market conditions once the road is constructed.

So the actual value of this land is \$250,000 less the cost to make it a legal house lot of \$70,000 or \$180,000 at the present time

Thank you for your consideration in this matter.

George Bartlett
106 Sloans Cove Rd
Raymond, Me 04071

WARRANTY DEED

Dario D. DiMare, an individual residing in Northborough, Massachusetts (the "Grantor"), FOR CONSIDERATION PAID, grants to George H. Bartlett, Kenneth S. Bartlett and William B. Bartlett, having a mailing address of c/o 106 Sloan Cove Road, Raymond, Maine, 04071, (the "Grantees"), as Tenants in Common, with WARRANTY COVENANTS, certain real property and any improvements thereon, located on Panther Pond in the Town of Raymond, Cumberland County, Maine bounded and described as set forth on Exhibit A, attached hereto and incorporated herein by reference.

WITNESS our hands and seals this 13th day of January, 2017.

MAINE REAL ESTATE TAX PAID

Rosanne Sazono
Witness

Dario D. DiMare
Dario D. DiMare

Commonwealth of Massachusetts
County of Middlesex

January 13, 2017

Personally appeared before me the above named Dario D. DiMare, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

BEFORE ME,

Frank W. Tessitore

Printed Name: _____

Notary Public

My Commission Expires: _____

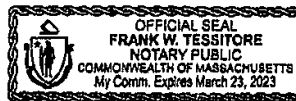


EXHIBIT A

Dimare outparcel of 2.06 acre parcel to Bartletts 2016

A certain lot or parcel of land located on Panther Pond in the Town of Raymond, Cumberland County, Maine, described as follows:

Beginning at a 5/8" rebar located on the westerly sideline of *Cedar Lane* marking the southeasterly corner of land now or formerly of DiMare as described in a certain deed recorded in the Cumberland County Registry of Deeds ("Registry") in Book 18192, Page 207 and the northeasterly corner of land now or formerly of DiMare as described in deed recorded in said Registry at Book 25518, Page 289; thence southerly along the westerly sideline of *Cedar Lane* following a curve to the left having a radius of 200.00 feet, an arc length of 100.04 feet; said curve having a chord bearing south 24°- 01'- 45" east, 99.00 feet; thence south 38°-21'- 31" east continuing, in part, along the westerly sideline of *Cedar Lane*, 125.00 feet to land now or formerly of Yazbeck as described in deed recorded in said Registry in Book 29529, Page 259; thence south 72°- 05'- 52" west along said land of Yazbeck, 409.29 feet to a 1" iron pin at the shore of Panther Pond; thence in a generally northerly direction along the shore of Panther Pond, 327 feet, more or less, to a 5/8" rebar to be set at a point located south 88°-25'-43" west of a 5/8" rebar to be set at the remaining land of DiMare, said water course having a tie-line bearing north 11°- 12'- 33" west, 319.53 feet from said 1" iron pin set to said rebar to be set on the shore of Panther Pond; thence north 88°-25'-43" east across land of DiMare as described in deed recorded in said Registry at Book 25518, Page 289 and across land of DiMare as described in deed recorded in said Registry at Book 18192, Page 207, a distance of 333.69 feet to a 5/8" rebar; thence N57°34'43" E a distance of 5.23 feet to a 5/8" rebar to be set on the Westerly sideline of *Cedar Lane*; thence southeasterly along the apparent westerly sideline of said *Cedar Lane* to the point of beginning.

The parcel herein described contains 2.06 acres and is portions of those lands conveyed to Dario D. DiMare as described in two deeds recorded in the Cumberland County Registry of Deed at Book 18192, Page 207 and Book 25518, Page 289. Bearings are magnetic as of the year 1995. The parcel is subject to easements and/ or right-of-ways of record.

The parcel is conveyed with, and subject to, a 50-foot right-of-way and easement, in common with others, for ingress, egress and the installation and maintenance of all utilities along *Cedar Lane* as depicted on "Boundary Survey — Cedar Lane — Raymond, Maine", for George Bartlett, by Survey, Inc. dated February 15, 2011 and recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 45 from the above described parcel to *Sloan's Cove Road* as well as an easement for ingress, egress and installation and maintenance of all utilities over *Sloan's Cove Road* to *Route 85*, as more particularly set forth in an Access and utility Easements Agreement and Property Line Agreement recorded in said Registry on October 28, 2009 in Book 27352, Page 80.

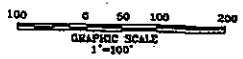
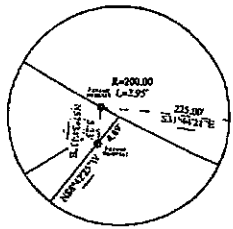
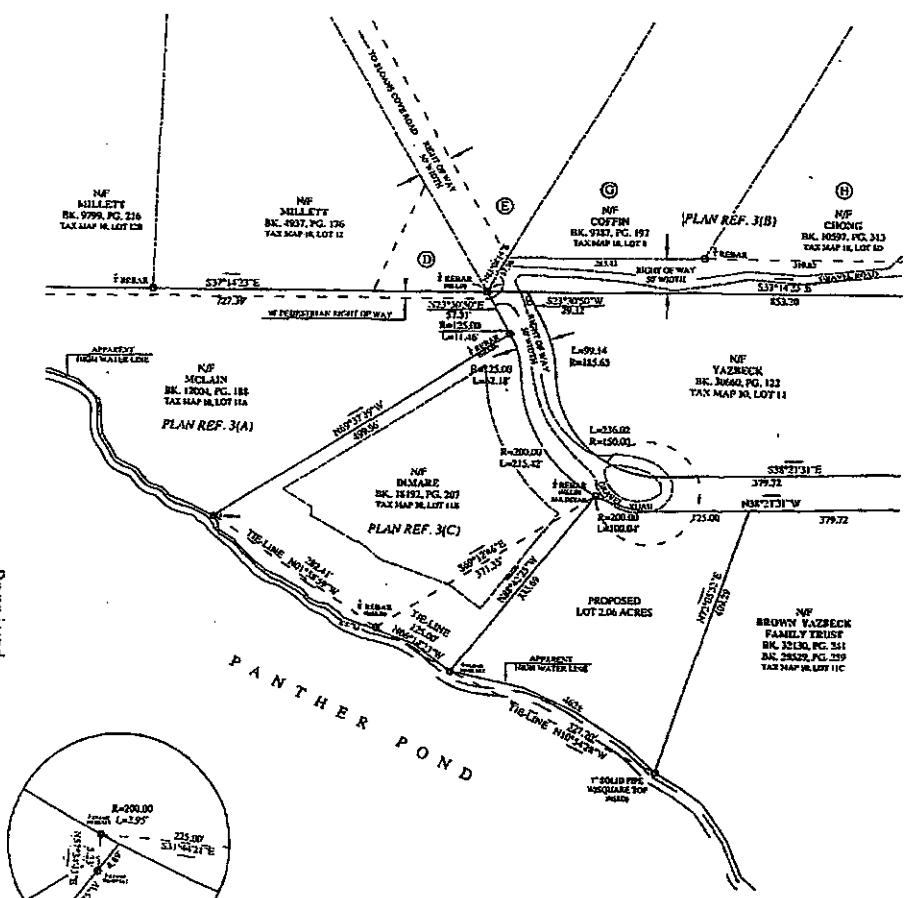
The Grantees, by the acceptance of this deed, hereby agree to become members of Sloan's Cove Road Association and pay annual dues as assessed by said Association.

Reference is further made to that Purchase Rights Agreement between the within grantor and grantees dated September 28, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25518, Page 293 ("Agreement"). By grant and delivery of this deed by the grantor, and acceptance and recording of this deed by the within grantees, the parties hereby acknowledge that said Agreement is satisfied, terminated and of no further force and effect with respect to the above-described land and any other lands owned by the Dario D. DiMare in Raymond, Cumberland County, Maine.

Reference is further made to that Release of Right of First Refusal by the grantor dated February 2, 2012 and recorded in said Registry in Book 29345, Page 67.

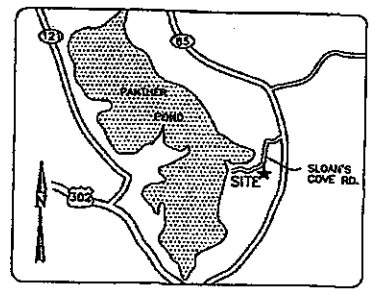
A copy of the Boundary Survey Cedar Lane, Raymond, Maine for Dario D. DiMare by Survey, Inc. dated September 2015 is attached hereto and incorporated herein.

Received
 Recorded Register of Deeds
 Jan 27 2017 11:25:38A
 Cumberland County
 Nancy A. Lane



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIFFEN P.L.S. 7114



LOCATION MAP
 (NOT TO SCALE)

- NOTES:
- (1) DEED REFERENCE: DEED BOOK 1192, PAGE 307 AND BOOK 2534, PAGE 389 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - (2) TAX MAP REFERENCE: TAX MAP 10, LOT 11
 - (3) PLAN REFERENCES:
 - (A) STANDARD BOUNDARY SURVEY, PANTHER POND FOR: ANNE D. & SCOTT R. FREDERICK BY: SURVEY, INC. DATED: JULY 1999
 - (B) STANDARD BOUNDARY SURVEY OF: GEORGE L. JR. & JANE W. BARTLETT BY: KANE SURVEYING DATED: 10/18/91, LAST REVISED 10/24/91 RECORDED: PLAN BOOK 191, PAGE 185
 - (C) BOUNDARY SURVEY FOR: DARIO DESIGNS, INC. BY: SURVEY, INC. DATED: AUGUST 2002

BOUNDARY SURVEY
 CEDAR LANE
 RAYMOND, MAINE

FOR:
DARIO D. DIMARE
 13 FAIRWAY DRIVE
 NORTHBOROUGH, MA.
 (OWNER OF RECORD)

SURVEY, INC.
 P.O. BOX 210
 WINDHAM, ME 04062
 (207) 893-3534
 INFO@SURVEYINCORPORATED.COM

PLAN BY: WCS © SURVEY, INC.
 DATE: SEPTEMBER 2015

Doc# 4461 BK:3788 Pg: 337



Review Memorandum

To: Town of Raymond Planning Board (STI # 13089)
Chris Hanson, Code Enforcement Officer

From: James Seymour, P.E., Planning Consultant, Sebago Technics, Inc.

Date: May 3, 2017

Subject: May 10 2017 Planning Board Meeting

Project Name: Cedar Lane Extension – Private Drive

Applicant: George Bartlett
106 Sloans Cove, Raymond, ME
Tax Map 10, Lot 11

I. Project Description and Background

This project for Cedar Lane qualifies as Private Road Extension application as it entails and extension of essentially a driveway Right Of Way access, to create access for additional lots of which one is new additional lot, and the other is lot of record. By accessing and creating new lots to serve off the drive beyond the existing two lots of record, the project will require the now I lot served driveway now to become a private road. Along with the redefining of property lines and extension of the drive to obtain lot frontage for the Bartlett lot, it could create an after the fact situation, the road must meet Private Street standards. Private streets can only be approved by the Planning Board.

The project now includes creation of a Private Street/Road over the access driveway of record to the Yazbeck lot. By making the adjustment and re-alignment of the hammerhead terminus, could create enough legal lot frontage off of Cedar Lane such that record lots DiMare and Bartlett can be developed as a single family lots. Although the hammerhead does not create actual road frontage for the additional lots, the plan does create the required lot frontage with the right of way revision. The Private Street ROW is actual owned by Mr. Yazbeck but they have granted rights for access, and utilities connections. We have assumed that all the existing lots have access rights over the Cedar Lane right of Way, but we have not received confirmation that they have the right to modify or actually improve the location of the right of way as it exists today.

The Cedar Lane was created for access for Millet and McLain, and for access to the east to benefit Bartlett through another Right of Way. At the Time George Bartlett owned all the land that is now Yazbeck and Bartlett, and in 2013 an agreement was made between the two to address frontage and access issues to Sloan Coves Road over Cedar Lane ROW. That did not require approval by the Planning Board. Later the applicant bought another parcel and now

wants to realign the road. However, once the driveway was to provide access to more than two backlots, it had to comply with the requirements for a Private Street (Town of Raymond Street Ordinance, Section 4.8-Backlot Driveways, F.).

The actual design standards for the Private Street (for serving 4 to 10 lots) are the cross sections are wider than those for a back lot driveway. Backlot driveway widths are 12 foot with 1 foot shoulders. Private roads are 16 foot in travel width for serving 4-10 lots with 2 foot shoulders. The plan by measurement shows the road to be 12-16 feet in width. Regardless, due to the fact that this is a private street application, it requires Planning Board approval, essentially after the fact, since all the lots are now sold.

The project is located off Sloan's Cove Road and will utilize a new road terminus and frontage at the location where it will access the Yazbeck lot. The applicant has met with the Code Enforcement Officer and Planner in a pre-application meeting in March along with his engineer Adrienne Fine PE, from Terradyn Consultants LLC, to assist the complex history, and uniqueness of the situation. Given that there are many historical factors around the approval and there is now a homeowner looking to acquire building permits but cannot, the review will need to potentially consider certain waivers or find certain aspects are non-applicable. Only the lane end or terminus are proposed to be reconfigured to provide access to the Bartlett and/or DiMare lots. But in doing so property lines and right of way swaps and shifts may be required.

II. Technical Review

We have reviewed the submitted design dated April 12, 2017 by Adrienne Fine PE of Terradyne Consulting LLC, whom is the engineer of record for the project. The main focus of the review is concentrated on the creation of the divided lot, and the private road improvements to support their design, such that the access will be approved as a Private Street and then those lots of record now can gain legal lot frontage to obtain building permits. We will review the Private Street Application as it applies to both the Land Use Ordinance and the Street Ordinance.

Lot development: The plan should comply with the submission standards as located in Article 9-Minimum Standards Sect. U Lots, and will qualify for Site Plan Review under Article 10- Site Plan Review Submissions. The Board has to take into consideration that these lots have been sold and are now lots of record by deed transference, but shall closely adhere to the standards to assure the proposed lots meets the minimum requirements by our ordinance.

1. The Plan has included the minimum lot frontage along the proposed private street Right of Way along the border of the Bartlett Lot to provide legal frontage. The Bartlett Lot access comes of the end of the Private Street, and the DiMare access comes of the Street prior to, the proposed hammerhead.
2. The Plan shall need to provide the required setbacks to the lots to assure that the proposed structures are in compliance with required yard setbacks, given the unique ROW layout.

3. Although these lots have sold and are of record, the Board may still wish to see that in fact, these are appropriate lots with passing soils and wants to see the locations of such soil test pits to verify the lots have capacity for septic systems.

Private Road Design: The private road design for the record lots shall be in compliance with the application and design standards as outlined in Section 4 and 5, respectively of the Street Ordinance such that it can clearly be reviewed.

Based on the revised plans the applicant has adequately addressed all of the previous comments regarding the terminus design, utility line locations for overhead services, and drainage culvert improvements have been shown.

Plan Background: The applicant has named the private road, Cedar Lane. However there is another ROW with access to Cedar Lane for another Bartlett Lot and Towle Land preserved under Tree Growth. We strongly believe that the Cedar Lane Extension name shall not be utilized or noted and that the at Right of Way is not approved either as a public or private street, and will require a separate name when it is developed to serve one or more of the Bartlett lots to the east off Cedar Lane. Following the standards from Section 4 of the Application Procedures under the Street Ordinance we have the following comments:

1. Given that the revised street terminus impacts multiple lots of record, we are not sure if the revised Right of Way encumbrances impact these lot owners and if they have agreed to the revision. Per Section 4.1 B we have reviewed these deeds and agreements but cannot see where Yazbeck the ROW owner has authorized or agreed to revise property lines or relocate the road section/terminus such that the Bartlett Lot on Panther Pond can meet the lot frontage. A waiver request of the hammerhead location for the terminus from the actual right of way end, is acceptable and should be considered by the Board as acceptable. It is only about 55 feet further away than typical which should not be an issue for emergency turnaround movements.
2. Per Section 4.2 Plans, D, we will need to confirm the as-built typical cross section of the proposed Cedar Lane from Sloan's Cove Road can become or meet the Private Street requirements. We have a recommended a typical cross section with notes about the Private Street section from the DiMare/Bartlett property lot line to the end of the proposed hammerhead. The applicant needs to show on the drawing or added by details regarding the existing conditions and how it meets the private street standards. There is no information as to the widths or depths of materials in the street section at this time. However the applicant has requested that the shoulder width be reduced from 3 feet to 2 feet for the piece that is being modified. We feel that this is supportable given some restraints as long as we have a total road equivalent surface of 20 feet with road lanes and shoulders combined.

3. Also under the same section listed above was how to address engineering requirements for culvert placements and stormwater management. As the access is essentially existing we provided the applicant with the ability to request a waiver of the standard, as much of this gravel way was basically already in existence as the Yazbeck driveway. The terminus was shifted and that impact was computed for phosphorus export to meet the Town Requirements for the altered portion only. A waiver request by the applicant will need review and approval by the Planning Board that is needed to address the existing portion from Sloan's Cove Road to the point it was modified from meeting the private Road standards. We feel that the standard might be met for the road lane widths and the shoulders could be reduced but some clearing of overgrown brush is needed in the first sections off Sloan's Cove Road. This Standard and waiver request will require some discussion, but we are not in favor of the full waiver as requested as this needs to meet the minimal street requirements for safety, and especially with another right of way in the balance potentially offering access to two more lots. (Shown as Cedar Lane extension going eastward to land of Towle)
4. Per Section 4.2 Plans G, the applicant could be allowed to waive the standard as again most of the access existed as an access driveway. Staff did request that the final section of the turnaround be submitted with a graphic profile section as it was understood that it was going to modify the geometry of the road turnaround. We suggested that the applicant did not need to show the entire site and road topography, but should provide topography where the road section terminates where there could be improved grading or surface changes.
5. For items 4.2 Plans I,J, and K the applicant was suggested to respond in writing that the road was essentially complete, and a drainage, erosion control plan, and phosphorus control plan, would not be required for the entire road, and that we suggested that due to this condition that a waiver request be made. All waivers granted shall be listed on the recording plan.
6. Per section 4.2 Plans, L. We will need a Private Road agreement as to the ownership of the road whom is now with only the applicant and Yazbeck, but upon the development of a homeowners association, we will require legal recorded documentation for the other proposed homeowners as part of the new association. There is a provided document regarding the rights of the homeowners of Cedar Lane, but that plan should also include reference of the owners are responsible to the terms under the Sloan Cove Road association too.
7. Additionally we request notes for the measured sight distance for the road entrance off Sloan's Cove Road. Distances to the nearest roads should be noted as well.
8. We should receive some confirmation by statement or evidence that the road base was constructed of adequate material to meet the Towns Private Street standard for materials types and depth.

Site Plan Review: Due to the existing driveway condition, many of the requirements for this new access (which will now be a proposed private street) may meet many of the

requirements that are typically requested for private roads and are not necessary because they existed, but none the less should be waived.

Under their attached Site Plan Submissions Requirements Art.10 D Submission Requirements, the following Items need to be requested to be waived in writing by the applicant (as we often apply the Minor Plan requirements to Private Roads/Streets:

Item 6- Surveyed topographic map with 2 foot intervals

Item 7-Location of watercourses

Item 9- Location of mains, wells, hydrants, culverts, and drains within 200 feet of the property. (or over the entire road section)

Item 10- Existing Soils data (conditions may be applied to building permits)

Item 14- Stormwater management with Phosphorus Export for entire Cedar Lane

Item 24- Performance guarantee explanation

Item 22- Needs to be addressed—The statement of land area involved, needs to be expanded on, such we know the area of the entire road, and understand the rights dedicated to the landowners from Yazbeck. No deed releases have been submitted or provided in draft form for the relocated terminus. The ownership is not of the current association, is held by the Yazbecks, and thereby it is a recorded easement that should be identified by deed on the plan with an area computation.

Also the overhead powerline will fall outside the proposed easement line of the ROW. So the line will need to be relocated or easement widened to include the utility.

All others items were addressed, or agreed to be deemed not applicable.

Plan or General Notes:

The Overall Roadway Plan Note #2 states that there are no wetlands on the project area but after walking the site with the Code Enforcement Officer there was evidence that some wetlands are prevalent on the lot owned by Bartlett.

The Overall Roadway Plan Note #7 states owners of all lots that will have access over Cedar Lane Right of Way/easement shall be members of the Cedar Lane Association. That needs to be clarified and by the land ROW owner Yazbeck

The Right of Way for Cedar Lane needs to be survey monumented at Sloan's Cove Road and at the intersection with the added right of way to the east serving other Bartlett lots and Towle Land. And there should be monuments/pins placed at the point of curvature along the Cedar Lane approximately along the front DiMare lot line.

III. Staff Recommendations and Actions:

Upon review of the information and documentation provide, and by the number of requested waivers and information necessary, we would not recommend approval of the application

without the requested waivers, and or necessary information as listed above. The Planning Board will review the project with the applicant and/or representative to assure that each is clear about the items of concern. When considering the final vote for the Private Street approval we recommend that the Planning Board quickly review the criteria as listed in Section 4.2, of the Street Ordinance A through L, and the Site Plan Review Criteria on page 100 of 140 in Article 10 of the Land Use Ordinance.

Recommended Motion:

The current action recommended would be provide the applicant time to present their project, open the discussion to determine if any member of the public has concerns and have the applicant respond to public comments if any exist. Planning Board members then may offer comments based on plans, documents, and testimony given. The Planning Board should consider the application complete, and consider for final approval only if it determines that all the waiver requests have been adequately addressed. We suggest the Planning Board conduct votes first for any waiver requests. If the vote passes, then final approval with potential conditions could follow. If the waiver vote fails, due to the applicant not adequately addressing, or by the applicant not meeting the requirement with evidence, then the Board can postpone to another date and request the applicant to address, or deny the application. We would recommend tabling at this time, as there is much legal history and there is no authorization still allowing the actual shift in the road terminus from Yazbeck, but if the applicant responds prior to the delivery of application materials to Planning Board members, or prior to the meeting we could offer a different suggestion.

As always these are recommendations to the Planning Board and not final determinations but merely offer guidance, and approvals if appropriate, are left with the Board at their discretion

Respectfully Submitted,

SEBAGO TECHNICS, INC.

*James R. Seymour, P.E.
Planning Consultant*

Property Location: 44 NORTHERN PINES

MAP ID: 012/ 084/ 000/ 000/

Bldg Name:

State Use: 1013

Vision ID: 954

Account # M8015R

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/04/2018 10:13

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT													
ARNETT ALEXANDER H WEINDORF ERIC 78 WOODLEIGH ROAD DEDHAM, MA 02026 Additional Owners:		4 Rolling	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value										
		5 Steep	6 Septic			RESIDNTL	1013	234,500	234,500										
		8 Ledge				RES LAND	1013	200,100	200,100										
						RESIDNTL	1013	25,900	25,900										
						SUPPLEMENTAL DATA													
Other ID: 012084000000		SEND VALUI		TAP															
TIF CODE		Field 8 X		Field 9															
USE PROGRAM		Field 10																	
TG ENROLL YF																			
TG PLAN YR																			
LD1 TYPE																			
GIS ID: 012084000000		ASSOC PID#																	
						Total		460,500	460,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
ARNETT ALEXANDER H MCCOMBS HAROLD K COREY JAMES J		30699/ 153	06/04/2013	Q	1	315,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
		25555/ 99	10/19/2007	Q	1	335,000		2017	1013	288,700	2016	1013	111,600	2015	1013	111,600			
		18688/ 138	01/02/2003			190,000		2017	1013	200,100	2016	1013	200,100	2015	1013	200,100			
								2017	1013	25,900	2016	1013	1,700	2015	1013	1,700			
						Total:		514,700	Total:	313,400	Total:	313,400	Total:	313,400					
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor										
									Appraised Bldg. Value (Card)				232,800						
									Appraised XF (B) Value (Bldg)				1,700						
									Appraised OB (L) Value (Bldg)				25,900						
									Appraised Land Value (Bldg)				200,100						
									Special Land Value				0						
									Total Appraised Parcel Value				460,500						
									Valuation Method:				C						
									Exemptions				0						
									Adjustment:				0						
									Net Total Appraised Parcel Value				460,500						
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					
									12/07/2017			CL	43	Change Reinspection					
									05/23/2017			CL	26	BLDG PERMIT					
									08/21/2014			CL	52	Assessor Review					
									05/16/2008			RD	43	Change Reinspection					
									06/08/2004			BB	01	Measur+1Visit					
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1013	Single Fam Waterfront	LRR1				87,120	SF	0.52	2.5000	9	1.0000	0.70	CL	2.50	WF/ROW/STEEP	1.00	2.28	198,600
1	1013	Single Fam Waterfront	LRR1				1.00	AC	1,500.00	1.0000	0	1.0000	1.00	CL	0.00	WF/ROW	1.00	1,500.00	1,500
Total Card Land Units:							3.00	AC	Parcel Total Land Area: 3 AC							Total Land Value:		200,100	

3218
Raymond, ME
VISION

Property Location: 44 NORTHERN PINES
 Vision ID: 954

Account #M8015R

MAP ID: 012/ 084/ 000/ 000/

Bldg Name:

State Use: 1013

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Print Date: 01/04/2018 10:13

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)																																																																																																																																																																											
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CTH	Cathedral Ceiling	0	520	52	12.54	6,522																																																																																																																																																																									
FBM	Basement, Finished	0	1,512	529	43.88	66,352																																																																																																																																																																									
FOP	Porch, Open, Finished	0	216	43	24.97	5,393																																																																																																																																																																									
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012

56
26.4 AC

81
8.4 AC

57
65 AC

TREE GROWTH LAW

82
5.2 AC

83
1.8 AC

84
8 AC

80
7.27 AC

55
9.8 AC

TREE GROWTH LAW

85
15.9 AC

TREE GROWTH

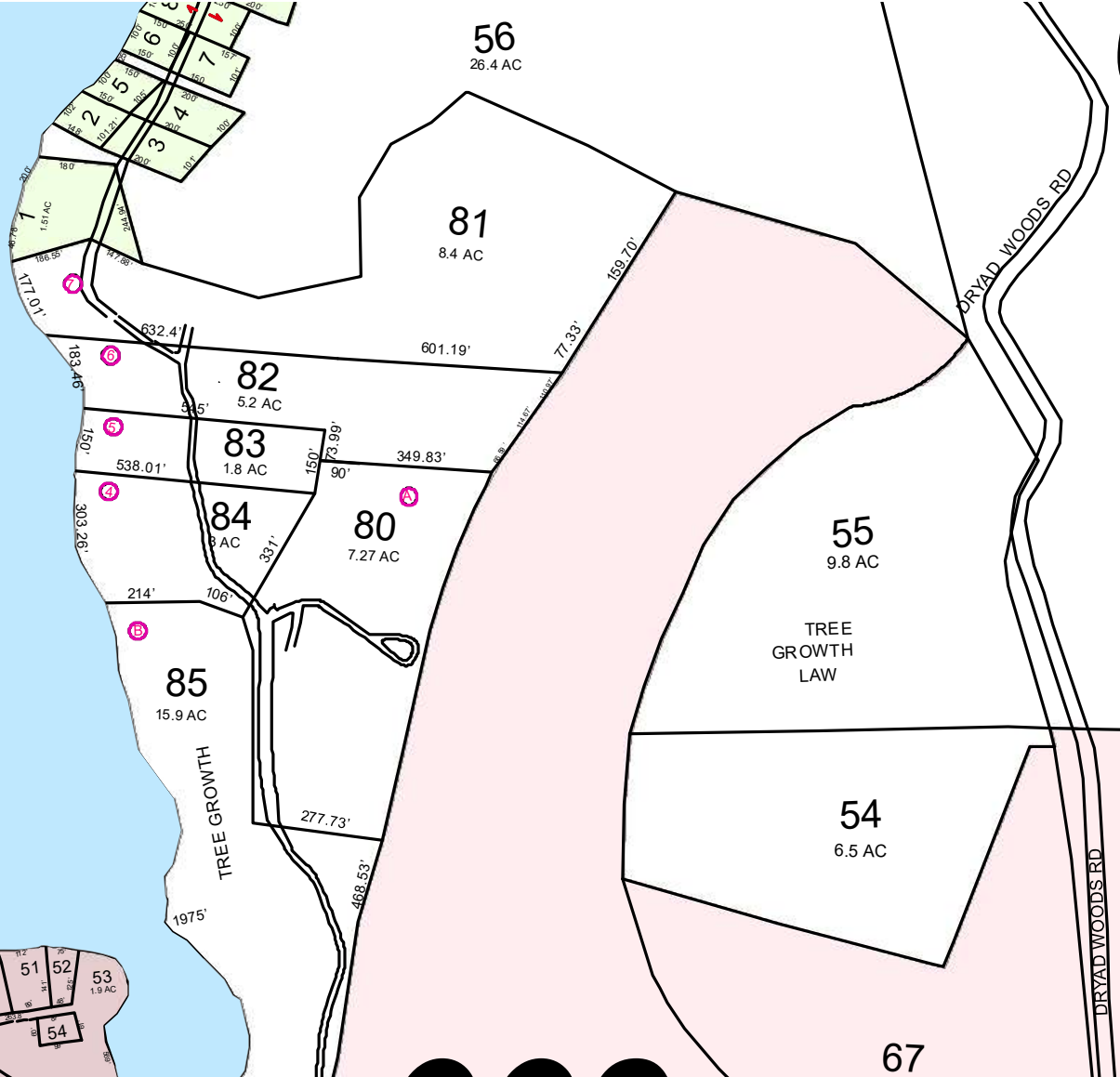
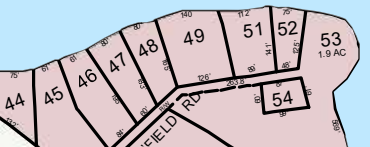
54
6.5 AC

68
51 AC

TREE GROWTH LAW

67

31



0

November 4, 2017

Subject: Abatement form submission 30 Rockwood Acres, Raymond, ME 04071

To Whom It May Concern:

Please find attached our application for abatement of property taxes for 30 Rockwood Acres, Raymond, ME 04071.

I have attached for your reference an appraisal of property conducted by Spruce Appraisal Company on December 8, 2016 showing the value of the home at \$605,000. We believe that this appraisal shows merit to consider the current property value of \$699,100 to be too high. Bangor Savings Bank commissioned this appraisal at the time of the home purchase.

We would also like to note that the days on the market for this property have been higher than average or median values for comparable properties due to the price point and nature of the property and might be considered as a factor in the valuation of the property.

Contact information:
James Carroll
Jodi Carroll 207-272-8064, e-mail: jwallis34@mac.com

Sincerely,



Jodi Carroll
James Carroll



Received
November 7
2017

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:	James + Jodi Carroll
2. Mailing Address and Phone Number:	30 Rockwood Acres, Raymond, ME, 04071
3. Tax year for which abatement is requested:	2017/2018
4. Map/Lot #	0008 - 0092
5. Assessed valuation:	\$699,100
6. Taxpayer's opinion of value:	\$605,000
7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):	Attached Property Assessment Appraisal performed 12/8/2016

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.

11/3/17
Date

[Signature]
Signature of Applicant

Revised 02/10

APPRAISAL OF REAL PROPERTY



LOCATED AT

30 Rockwood Acres
Raymond, ME 04071
Book: 31689 Page: 242

FOR

Bangor Savings Bank
P.O. Box 930
Bangor, ME 04402

OPINION OF VALUE

\$605,000

AS OF

12/08/2016

BY

Kristen K. McCullough
Spruce Appraisal Company
24 Busque Blvd
Standish, ME 04084
207-831-7626
kristenmccullough3@gmail.com

Spruce Appraisal Company
24 Busque Blvd
Standish, ME 04084
207-831-7626

December 14, 2016

Ms. Amy Gaetani
Bangor Savings Bank
P.O. Box 930
Bangor, ME 04402

RE: James Carroll/30 Rockwood Acres, Raymond, ME 04071

Dear Ms. Gaetani:

Pursuant to your request, I have made a personal inspection of the above captioned property for the purpose of estimating its Market Value, in fee simple estate, subject to road maintenance agreement. (CCRD Bk22443/Pg156)

The scope of the assignment included a physical inspection of the property, collection of historical and market data, determination of a highest and best use, application of the three approaches to value, reconciliation of the value estimates and preparation of a form appraisal report. The inspection consisted of a walk through observation of the property. This is limited to what was readily observable without moving furniture or personal property. This is less than the type of inspection performed to discover property defects.

The Intended Use of this appraisal is to assist the Client in collateral valuation, loan underwriting or portfolio management. The Intended User of this appraisal is Bangor Savings Bank.

As a result of my investigation, studies and analyses of sales and factors in the marketplace that affect value, I have formed an opinion of value for the subject, as set forth in the following "Summary of Salient Features". The scope of this assignment does not include any attempt at discovery or reporting of potentially adverse neighborhood influences such as, but not limited to, nearby criminal activity, registered sex offenders, etc.

The report was prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). This is an "Appraisal Report" as defined in those standards. The Limiting Conditions, which are considered usual for this type of assignment, have been included with the report. If you have any questions, please call my office.

Sincerely,

Kristen K. McCullough
Certified Residential Appraiser, CR3342

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	30 Rockwood Acres
	Legal Description	Book: 31689 Page: 242
	City	Raymond
	County	Cumberland
	State	ME
	Zip Code	04071
	Census Tract	0120.00
	Map Reference	38860
SALES PRICE	Sale Price	\$ 599,900
	Date of Sale	11/17/2016
CLIENT	Borrower	James Carroll
	Lender/Client	Bangor Savings Bank
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	4,505
	Price per Square Foot	\$ 133.16
	Location	N,Res;
	Age	29
	Condition	C2
	Total Rooms	9
	Bedrooms	3
	Baths	2.1
APPRAISER	Appraiser	Kristen K. McCullough
	Date of Appraised Value	12/08/2016
VALUE	Opinion of Value	\$ 605,000

Form SSD3 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

File # 161125002
S16112801

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property

Property Address **30 Rockwood Acres** City **Raymond** State **ME** Zip Code **04071**
 Borrower **James Carroll** Owner of Public Record **Adam Hundley** County **Cumberland**
 Legal Description **Book: 31689 Page: 242**
 Assessor's Parcel # **Map: 008 Lot: 092** Tax Year **2017** R. E. Taxes \$ **8,459**
 Neighborhood Name **None** Map Reference **38860** Census Tract **0120.00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **393** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **Bangor Savings Bank** Address **P.O. Box 930, Bangor, ME 04402**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 44; Per MREIS#1285168, subject property was listed for sale on 10/04/2016 for 599,900.**

SUBJECT

I did performed did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale; Subject to buyer obtaining financing and requested general building, sewage, water quality and chimney inspections.

CONTRACT

Contract Price \$ **599,900** Date of Contract **11/17/2016** Is the property seller the owner of public record? Yes No Data Source(s) **Tax Records**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. **\$3,000.; Seller agrees to pay \$3,000 towards buyer's closing costs and leave washer, dryer and generator in as-is condition at no cost to buyer. Per Contingency Amendment signed 12/06/2016.**

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 70 %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 1 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	175 Low 0	Multi-Family %
Neighborhood Boundaries Subject property is bounded by Webbs Mills Road/Route 85 to the north, east and south and by Route 121 to the west.		900 High 175	Commercial 4 %
Neighborhood Description Raymond, a town in Cumberland County, with a current population of 4,436, is located approximately 20 miles NW of Portland, Maine. Major routes include Routes 85, 121 & 302. Subject neighborhood, located off Route 85, consists primarily of cape, colonial & contemporary style dwellings in good overall condition. Panther & Raymond Ponds & Crescent Lake are nearby. Present Land Use-Other 25% includes vacant land, parks & schools. Market Conditions (including support for the above conclusions) Current market conditions in the subject's neighborhood and general area are stable. Research shows a total of 3 sales in the past twelve months at a median sale price of \$520,000 and a median days on market of 97. Interest rates remain at historically low rates.		520 Pred 25	Other 25 %

SITE

Dimensions **370.4'RFx1700'x194'x1707'x195'62'x163.4'** Area **12 ac** Shape **Mostly Rectangular** View **B,Mtn; Woods**
 Specific Zoning Classification **RR-Rural Residential** Zoning Description **2 ac min. lot size/225' min. road frontage**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities **Public** Other (describe) **Water** **Public** Other (describe) **Private** Off-site Improvements - Type **Street Paved** **Private** **Alley None**
 Electricity Gas Bottled Sanitary Sewer Private
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **C** FEMA Map # **2302050015B** FEMA Map Date **05/05/1981**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

No known adverse easements or encroachments noted as of the inspection date. Landscaping includes a lawn, shrubs, mature trees, stone walls, exterior lighting, inground pool with patio, fence and pool shed. Rockwood Acres is a paved, private road shared by eight abutting lots. Per homeowner, annual share for plowing and sanding common roadway was \$392.79. Good mountain views from rear of dwelling. Grounds and roof were snow covered at time of inspection.

IMPROVEMENTS

General Description	Foundation	Exterior Description	Materials/Condition	Interior	Materials/Condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input type="checkbox"/> Craw Space	Foundation Walls	Concrete/Avg	Floors	HW/Tile/Cpt/Gd
# of Stories 2.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl Shingle/Avg-Gd	Walls	Drywall/Gd
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det, End Unit	Basement Area 3,204 sq.ft.	Roof Surface	Metal/Gd	Trim/Finish	Wood/Gd
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 81 %	Gutters & Downspouts	Adequate OH	Bath Floor	Tile/Gd
Design (Style) Contemporary	<input checked="" type="checkbox"/> Outside Entry-Exit <input type="checkbox"/> Sump Pump	Window Type	Casement/Avg-Gd	Bath Wainscot	Tile/Fbgl/Gd
Year Built 1987	Evidence of <input type="checkbox"/> Infestation <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Storm Sash/Insulated	Thermal/Avg-Gd	Car Storage	None
Effective Age (Yrs) 14		Screens	Yes/Avg-Gd	Driveway	# of Cars 10
Attic <input checked="" type="checkbox"/> None <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/> Scuttle	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Asphalt
Floor <input type="checkbox"/> Finished <input type="checkbox"/> Heated	Other <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Cooling <input type="checkbox"/> Central Air Conditioning	Fireplace(s) # 2	Fence <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Open	Garage	# of Cars 3
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)	Individual <input checked="" type="checkbox"/> Other <input type="checkbox"/> Heatpm	Patio/Deck <input checked="" type="checkbox"/> Dk/Pt <input type="checkbox"/> Porch <input type="checkbox"/> Pool <input checked="" type="checkbox"/> Inground <input type="checkbox"/> Other <input type="checkbox"/> Outbidgs	Carport	# of Cars 0	
Finished area above grade contains 9 Rooms 3 Bedrooms 2.1 Bath(s) 4,505 Square Feet of Gross Living Area Above Grade			Att.	Det.	Built-in

Additional features (special energy efficient items, etc.) **Subject features custom finishes, vaulted ceilings, exposed beams, stone fireplaces, daylight basement with six finished rooms including a kitchen and full bathroom. 2 sheds, inground pool, fence, patio, deck, 3 car attached garage and 12'x16' cottage with electricity. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C2, Kitchen-updated-six to ten years ago; Bathrooms-updated-six to ten years ago; Subject property was built in 1987; Kitchen has good quality wood cabinetry, granite counter tops, stainless steel appliances and hardwood flooring. Bathrooms have good quality cabinetry and fixtures with tile showers and fiberglass bath tub/shower combination and tile flooring; Bedrooms on 2nd floor are carpeted; Main bedroom, on 1st floor, has attached spa room and full bath; FHW boiler; Heat pumps; 12'x16' cottage is finished with 6'x12' porch and electricity.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 550,000 to \$ 720,000			
There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 520,000 to \$ 785,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	30 Rockwood Acres Raymond, ME 04071	27 Many Oaks Ln Windham, ME 04062	6 Jeffrey Woods Rd Windham, ME 04062
Proximity to Subject		3.97 miles SE	8.14 miles SE
Sale Price	\$ 599,900	\$ 520,000	\$ 544,000
Sale Price Gross Liv. Area	\$ 133.16 sq ft	\$ 165.50 sq ft	\$ 168.21 sq ft
Data Source(s)		MREIS#1213859;DOM 495	MREIS#1240053;DOM 69
Verification Source(s)		Tax Records	Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/- \$ Adjustment	DESCRIPTION +/- \$ Adjustment
Sales or Financing		Arml.Th	Arml.Th
Concessions		Conv;2985	Conv;0
Date of Sale/Time		s10/16;c09/16	s02/16;c12/15
Location	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	12 ac	1.0 ac +40,000	20.8 ac -10,000
View	B;Mn;Woods	N;Woods; +5,000	N;Woods; +5,000
Design (Style)	DT2.5;Contemp	DT1.75;Contmp	DT2;Colonial
Quality of Construction	Q2	Q2	Q3 +15,000
Actual Age	29	8	022
Condition	C2	C2	C3 +5,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	9 3 2.1	8 3 2.1	7 3 2.2
Gross Living Area	4,505 sq ft	3,142 sq ft +13,630	3,234 sq ft +12,710
Basement & Finished	3204sf2595sfwo	1853sf1112sfwu +5,000	1446sf0sfwu +5,000
Rooms Below Grade	0rr0br0.0ba0o	1rr0br0.0ba2o -10,000	0 1rr0br1.0ba0o -10,000
Functional Utility	Average	Average	Average
Heating/Cooling	FHW/Heat pmp	Radiant/CentAir	0 FHW/CentAir
Energy Efficient Items	Typical	Typical	Typical
Garage/Carport	3ga10dw	3ga8dw	0 3ga8dw
Porch/Patio/Deck	Porch,Pto,Dk,PI	Prch,Dk,Fnc,Pto	0 Dk,Fnc,Pto,Pool
Fireplace/Hearth/Amenities	Fpls,Fnc,Outblids	Fpl, Irrig.Syst. +20,000	0 2 Fireplaces +15,000
Inlaw apartment	2595 sf-in bsmt	1152 sf-over gar +15,000	None +25,000
Net Adjustment (Total)		X + \$ 88,630	X + \$ 55,210
Adjusted Sale Price of Comparables		Net Adj. 17.0 % Gross Adj. 20.9 % \$ 608,630	Net Adj. 10.1 % Gross Adj. 14.7 % \$ 599,210
<input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain:			
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Data Source(s) MREIS; Tax Records My research <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. Data Source(s) MREIS; Tax Records Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3):			
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Date of Prior Sale/Transfer	07/16/2014		
Price of Prior Sale/Transfer	\$0		
Data Source(s)	Tax Records	Tax Records	Tax Records
Effective Date of Data Source(s)	12/08/2016	12/08/2016	12/08/2016
Analysis of prior sale or transfer history of the subject property and comparable sales: The subject property's sales history has been researched for the past three years and one transfer has been noted. Subject property was purchased on 5/18/2012 for \$690,000 by Adam Hundley and Amy Lantinga. Then deed was transferred from Hundley and Lantinga to Hundley only on 7/16/2014. The comparables' sales histories have been researched for one year prior to the date of their respective sales dates and no sales or transfers have occurred.			
Summary of Sales Comparison Approach: Comp#1 is similar in locational appeal, quality, overall condition and bed and bath utility and has been adjusted for smaller site size, inferior views and smaller GLA. Seller concessions were not adjusted for as they do not appear to have affected the selling price of the comparable. Comp#2 is similar in locational appeal, age and bedroom utility and has been adjusted for larger site size, inferior views, inferior quality of cabinetry, flooring and interior finishes, inferior overall condition due to fewer updates, superior bathroom utility and smaller GLA. Comp#3 is similar in overall condition and bedroom utility and has been adjusted for superior locational appeal and water front site, inferior quality of cabinetry and interior finishes, superior bathroom utility and smaller GLA. Although some line_net and gross adjustments exceed recommended guidelines, comparable sales were limited and those utilized considered best available. Due to the larger than typical GLA of the subject, appraiser was unable to locate a sale within the past year with a larger gross living area and therefore, comparables were adjusted a smaller amount, \$10/per sf. Subject in law apartment was not adjusted for in the basement section but separately at the bottom of the grid. Indicated Value by Sales Comparison Approach \$ 605,000			
Indicated Value by: Sales Comparison Approach \$ 605,000 Cost Approach (if developed) \$ Income Approach (if developed) \$			
The Sales Comparison Approach has been completed using sales of similar properties in the area and best reflects the attitudes of buyers and sellers in this market. The Cost Approach was considered but was found to be not applicable due to the age of the subject and difficulty applying accrued depreciation. The Income Approach was not completed as properties similar to the subject are typically not purchased to be rented. This appraisal is made <input checked="" type="checkbox"/> as is, <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Appraisal completed "as is" with no conditions.			
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 605,000, as of 12/08/2016, which is the date of inspection and the effective date of this appraisal.			

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HIGHEST & BEST USE: Defined: The reasonable, probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.
The highest and best use of the subject property "as vacant" and "as improved", considering its residential zoning and neighborhood character, is that of the subject's present use as a single family residential dwelling.

EXPOSURE TIME: Exposure time to sell the subject property is 3-6 months, when listed within 10% of the sales price. List to sale price ratios range from 90% to 100% for sold properties similar to the subject.

PRIVATE UTILITIES: The subject is located in an area of on site water and waste systems. Public water or waste systems are not available. Private water and waste systems are not considered adverse to marketability in this area. Subject property has a septic design plan for a 3 bedroom dwelling.

PRIVATE ROAD: Subject property is located on a private, paved road being maintained in average overall condition. Private roads are common to the area and are not considered adverse to marketability. All three comparables utilized are located on private roads.

Per town of Raymond tax data, subject property was listed as having 3,850 sf of gross living area. This did not include finished area over the garage or the third floor living area. Appraiser measured to ANSI guidelines and gross living area is 4,505 sf.

Appraiser, Kristen K. McCullough, CR3342, has not appraised this property or provided any services related to this property in the past three years.

Sales Comparison Adjustments: Comparable sales were adjusted \$5,000 each for smaller basement size.

Finished Basement: The subject property has a finished basement with recreation rooms and a full kitchen and bathroom. Per town of Raymond, this space could be utilized as an in-law apartment. Comparable #1 also has an in-law apartment (1,152 sf), located over the garage. The gross living areas of the subject property and Comparable #1 do not include the inlaw apartment living area. The inlaw apartment areas were adjusted for separately on the grid.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site value was developed through analysis of recent sales and current listings of similar sites. Area land sales include: Lot B, Cornerstone Dr, Raymond, 7 ac sold for \$85,000 on 7/06/16; 0 Tenny Hill Estates, 34 ac sold for \$90,000 on 5/20/16; 336&341 N. Raymond Rd, Raymond, 15 ac sold for \$110,000 on 2/20/15; 113 Egypt Rd, Gray, 15 ac sold for \$100,000 on 12/08/16. Active listing: 0 Dyad Woods Rd, Raymond, 11 ac listed for \$94,000 on 7/06/16.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	105,000	
Source of cost data	N/A		DWELLING	Sq Ft. @ \$	= \$	
Quality rating from cost service	N/A	Effective date of cost data	N/A	Sq Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)						
Cost approach was considered but was found to be not applicable due to the age of the subject property and difficulty in applying accrued depreciation.			Garage/Carport	Sq Ft. @ \$	= \$	
			Total Estimate of Cost-New	= \$		
			Less	Physical	Functional	External
			Depreciation	= \$()	
			Depreciated Cost of Improvements	= \$		
			*As-is' Value of Site Improvements	= \$		
Estimated Remaining Economic Life (HUD and VA only)			Years	INDICATED VALUE BY COST APPROACH	= \$	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project _____

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. _____

Does the project contain any multi-dwelling units? Yes No Data Source _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion _____

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options _____

Describe common elements and recreational facilities _____

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property; (2) inspect the neighborhood; (3) inspect each of the comparable sales from at least the street; (4) research, verify, and analyze data from reliable public and/or private sources; and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Kristen K. McCullough
 Name Kristen K. McCullough
 Company Name Spruce Appraisal Company
 Company Address 24 Busque Blvd
Standish, ME 04084
 Telephone Number 207-831-7626
 Email Address kristenmccullough3@gmail.com
 Date of Signature and Report 12/15/2016
 Effective Date of Appraisal 12/08/2016
 State Certification # CR00000003342
 or State License # _____
 or Other (describe) _____ State # _____
 State ME
 Expiration Date of Certification or License 12/31/2016

ADDRESS OF PROPERTY APPRAISED
30 Rockwood Acres
Raymond, ME 04071
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 605,000

LENDER/CLIENT
 Name No AMC
 Company Name Bangor Savings Bank
 Company Address P.O. Box 930, Bangor, ME 04402
 Email Address appraisals@bangor.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Borrower	James Carroll	File No.	S16112801
Property Address	30 Rockwood Acres		
City	Raymond	County	Cumberland
		State	ME
		Zip Code	04071
Lender/Client	Bangor Savings Bank		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

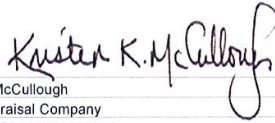
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 

Name: Kristen K. McCullough
Spruce Appraisal Company

State Certification #: CR00000003342

or State License #: _____

State: ME Expiration Date of Certification or License: 12/31/2016

Date of Signature and Report: 12/15/2016

Effective Date of Appraisal: 12/08/2016

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 12/08/2016

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Market Conditions Addendum to the Appraisal Report

161125002

File No. S16112801

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 30 Rockwood Acres City: Raymond State: ME ZIP Code: 04071
 Borrower: James Carroll

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	2	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.67	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	0	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab Rate)	3.0	N/A	3.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	571,500	715,700	520,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	156	152	495	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	549,995	N/A	559,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	495	N/A	79	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	95	99	95	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
 Some sellers will pay points and/or closing costs for the buyer. This is typically in the 3% to 5% range of the mortgage amount. Some sellers will try to build the costs into the selling price. This is a very common situation for the first time buyer who does not typically have the financial resources to pay closing costs and related expenses.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
 Although the majority of sales are arms length, there is still some ongoing fallout from the economic downturn. Many of these short sale or foreclosure properties are cash sales, but some may be financed through special government programs. Some properties are purchased by investors and real estate professionals who make renovations and resell.

Cite data sources for above information: MREIS, real estate brokers, tax assessors and newspaper articles.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
 Appraiser analyzed sales of single family homes in the subject's market area which included Raymond and surrounding towns with similar appeal. Due to the size of the subject dwelling and larger than typical acreage, appraiser expanded the search area. The data available reflects a stable market. Currently there is one property for sale that met the search criteria reflecting an absorption rate of 3 months. Due to a limited sample size, it is difficult to develop accurate trends or formulate conclusions.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER
 Signature: *Kristen R. McCullough*
 Appraiser Name: Kristen R. McCullough
 Company Name: Spruce Appraisal Company
 Company Address: 24 Busque Blvd, Standish, ME 04084
 State License/Certification #: CR00000003342 State: ME
 Email Address: kristenmccullough3@gmail.com

SUPERVISORY APPRAISER
 Signature: _____
 Supervisory Appraiser Name: _____
 Company Name: _____
 Company Address: _____
 State License/Certification #: _____ State: _____
 Email Address: _____

Subject Photo Page

Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME Zip Code 04071
Lender/Client	Bangor Savings Bank				

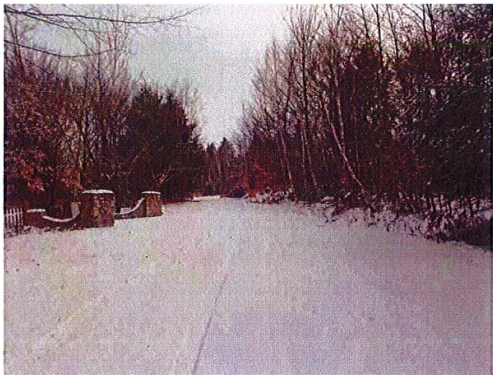


Subject Front

30 Rockwood Acres
Sales Price 599,900
Gross Living Area 4,505
Total Rooms 9
Total Bedrooms 3
Total Bathrooms 2.1
Location N,Res;
View B,Mtn;Woods
Site 12 ac
Quality Q2
Age 29



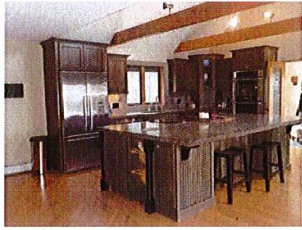
Subject Rear



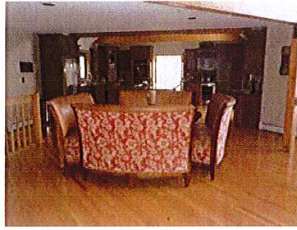
Subject Street

Subject Photos

Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME
Lender/Client	Bangor Savings Bank			Zip Code	04071



Kitchen



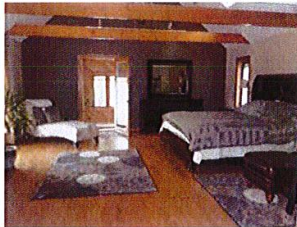
Dining



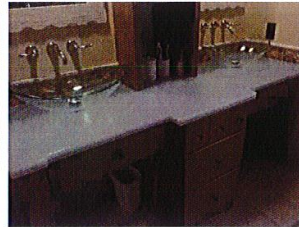
Living room



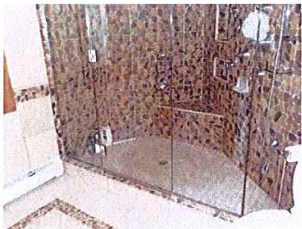
Half Bath



Bedroom, 1st floor



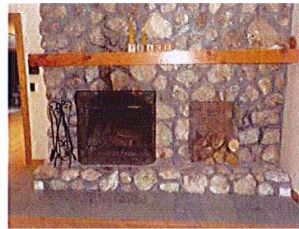
Bathroom, off bedroom



Shower



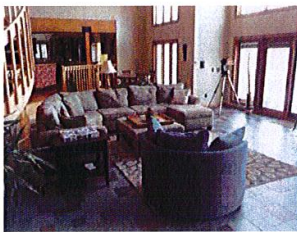
Built-in spa, off bedroom



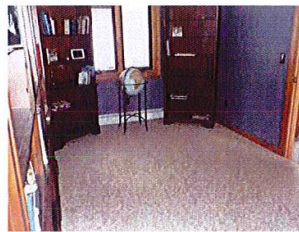
Bedroom fireplace



Sun room



Other view of living room



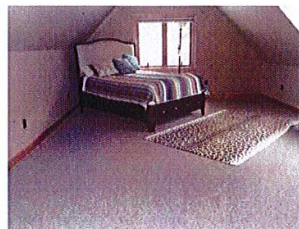
Den/Office



Laundry room



Bedroom, 2nd floor



Bedroom, 2nd floor

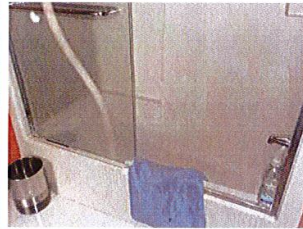
Form PICINT15 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Interior Photos

Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME
Lender/Client	Bangor Savings Bank			Zip Code	04071



Bathroom, 2nd floor



Bath tub/shower



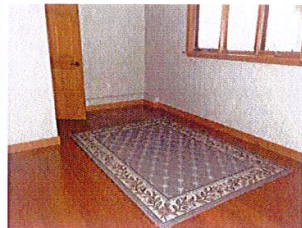
Kitchen-Basement



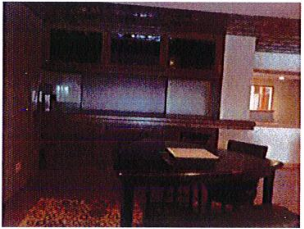
Rec. room-Basement



Den-Basement



Office-Basement



Family room-Basement



Gym-Basement



Bathroom-Basement



Shower



FHW Boiler



Heat pumps



12'x16' Cottage



Interior of cottage



Back yard and views

Form PICINT15 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Photos

Borrower	James Carroll						
Property Address	30 Rockwood Acres						
City	Raymond	County	Cumberland	State	ME	Zip Code	04071
Lender/Client	Bangor Savings Bank						



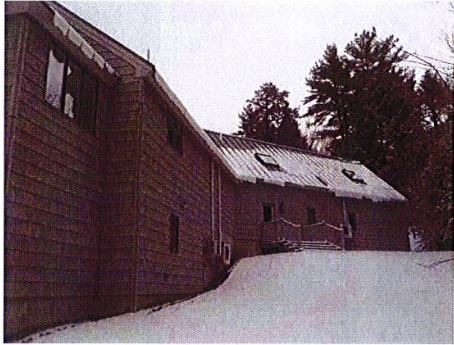
Rear view



Inground pool, patio, fence and pool shed



Shed



Side view



Deck



Side view

Form PICINT6 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

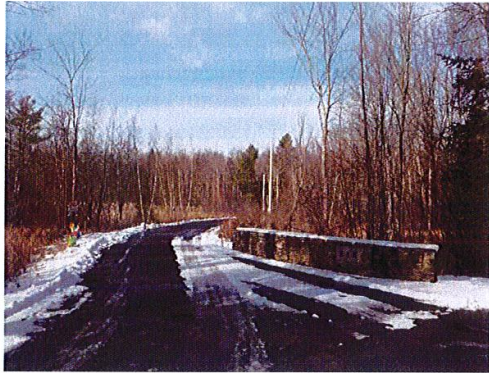
Comparable Photo Page

Borrower	James Carroll						
Property Address	30 Rockwood Acres						
City	Raymond	County	Cumberland	State	ME	Zip Code	04071
Lender/Client	Bangor Savings Bank						



Comparable 1

27 Many Oaks Ln
 Prox. to Subject 3.97 miles SE
 Sale Price 520,000
 Gross Living Area 3,142
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Woods;
 Site 1.0 ac
 Quality Q2
 Age 8



Comparable 2

6 Jeffrey Woods Rd
 Prox. to Subject 8.14 miles SE
 Sale Price 544,000
 Gross Living Area 3,234
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.2
 Location N;Res;
 View N;Woods;
 Site 20.8 ac
 Quality Q3
 Age 22

Long, private driveway,
 See MREIS Photo for view



Comparable 3

78 Rosewood Dr
 Prox. to Subject 3.64 miles N
 Sale Price 782,400
 Gross Living Area 2,889
 Total Rooms 9
 Total Bedrooms 3
 Total Bathrooms 4.0
 Location B;WtrFr;Res
 View B;Wtr;
 Site 2.0 ac
 Quality Q3
 Age 17

Database photo -
 Dwelling obscured by trees,
 See MREIS photo for view

Photograph Addendum

Borrower	James Carroll						
Property Address	30 Rockwood Acres						
City	Raymond	County	Cumberland	State	ME	Zip Code	04071
Lender/Client	Bangor Savings Bank						



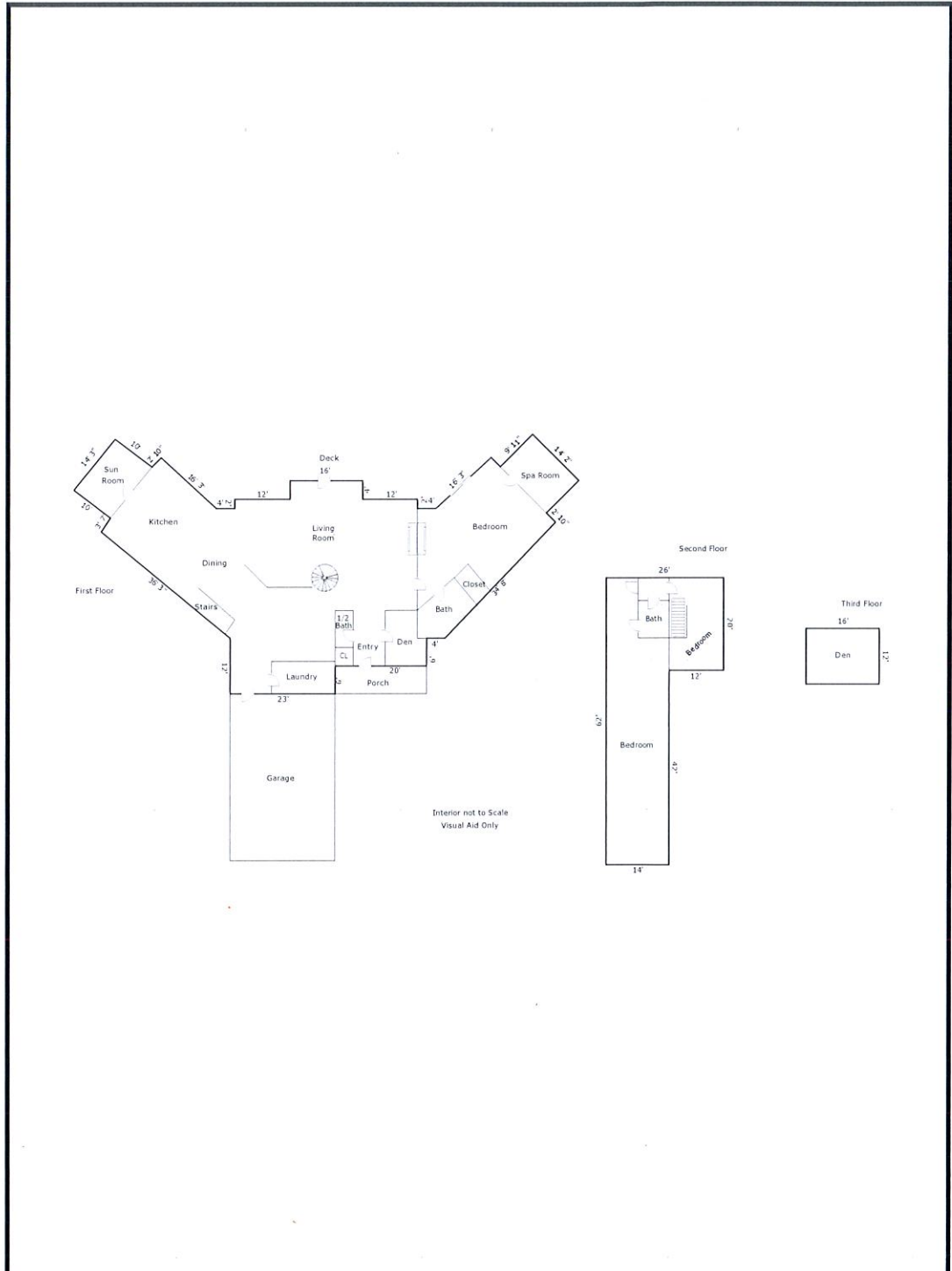
Comparable #2 - 6 Jeffrey Woods Road,
Windham
MREIS Photo



Comparable #3 - 78 Rosewood Drive,
Raymond
MREIS Photo

Building Sketch (Page - 1)

Borrower	James Carroll		
Property Address	30 Rockwood Acres		
City	Raymond	County	Cumberland
Lender/Client	Bangor Savings Bank	State	ME
		Zip Code	04071



Building Sketch (Page - 2)

Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME Zip Code 04071
Lender/Client	Bangor Savings Bank				

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3204.5 Sq ft	14.14 × 9.9 = 140 16 × 4 = 64 40 × 2 = 80 23 × 6 = 138 43 × 6 = 258 47 × 23 = 1081 0.5 × 28 × 23 = 322 0.5 × 23 × 22.08 = 253.92 2 × 95.75 = 191.49 0.5 × 2 × 1.92 = 1.92 0.5 × 2 × 1.33 = 1.33 96 × 1 = 96 0.5 × 1 × 1 = 0.5 0.5 × 1 × 0.67 = 0.33 94 × 2 = 188 0.5 × 2.67 × 2 = 2.67 0.5 × 2 × 2 = 2 21.3 × 4 = 85.21 0.5 × 5.33 × 4 = 10.67 0.5 × 4.36 × 4 = 8.73 17.09 × 5 = 85.45 0.5 × 5.45 × 5 = 13.64 0.5 × 5 × 4.09 = 10.23 0.5 × 12.91 × 6 = 38.73 0.5 × 4.18 × 2 = 4.18 0.5 × 23 × 11 = 126.5
Second Floor	1108 Sq ft	26 × 20 = 520 42 × 14 = 588
Third Floor	192 Sq ft	12 × 16 = 192
Total Living Area (Rounded):	4505 Sq ft	

Location Map

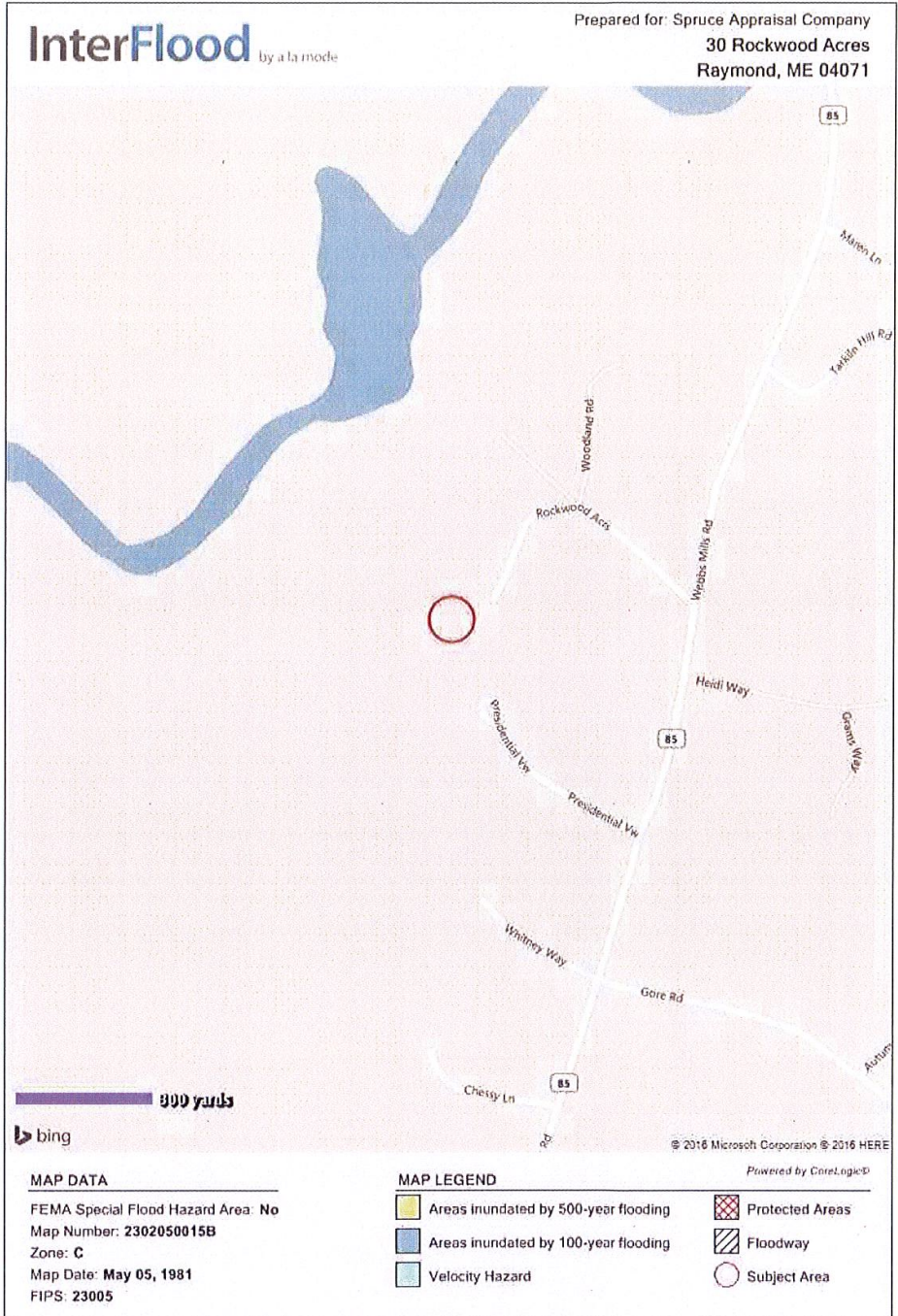
Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME Zip Code 04071
Lender/Client	Bangor Savings Bank				



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Flood Map

Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME
Zip Code	04071				
Lender/Client	Bangor Savings Bank				



Form MAP.FLOOD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No S16112801

Borrower	James Carroll				
Property Address	30 Rockwood Acres				
City	Raymond	County	Cumberland	State	ME Zip Code 04071
Lender/Client	Bangor Savings Bank				

Scope of Work:

The intended User of this appraisal report is the Lender/Client, Bangor Savings Bank. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form and Definition of Market Value. No additional Intended Users are identified by the appraiser. Any use of this appraisal by any other person or entity or any reliance or decisions based on this appraisal are the sole responsibility and at the sole risk of the third party. The Appraiser accepts no responsibility for damages suffered by any third party as a result of reliance on or decisions made or actions taken based on this report.

The appraiser creates a report for the purpose of providing an opinion of value. The appraisal report is not a home inspection. The appraisal does not guarantee that the property is free of defects or environmental problems. When an interior observation is performed, only visible and accessible areas are viewed. Property defects and environmental problems may be present in areas the appraiser cannot see.

The appraiser has not considered the possible presence or absence of mold (toxic and non-toxic) in the preparation of this appraisal report, as she is not qualified to make such a determination. An inspection by a qualified environmental inspector may determine the presence or absence of mold in or on this property. A determination of the presence of mold, most particularly toxic mold, could have a material, negative impact on the statements and conclusions (including any value conclusions) contained in this appraisal report.

The appraiser is not a lead paint inspector. Since the appraiser is not competent to make a determination of the presence or absence of a lead paint hazard in the subject dwelling and has no direct evidence relating to this issue, the possible presence of this hazard has not been considered in estimating the value of the property under appraisal (unless otherwise noted).

Appraiser, Kristen K. McCullough, CR3342, has not appraised or provided any services to this property in the past three years.

COMMENTS AND CONDITIONS OF THE APPRAISAL:

Exposure Time

Exposure time to sell the subject property is 3-6 months when listed within 10% of the sales price. List to sale price ratios range from 90% to 100% for sold properties similar to the subject.

Highest and Best Use

Defined: The reasonable, probable and legal use of vacant land, or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.

The highest and best use of the subject property "as vacant" and "as improved", considering its residential zoning and neighborhood character, is that of the subject's present use as a single family dwelling.

Tax Assessment

Subject is assessed as follows: Land - \$81,600 Improvements - \$617,500 Total Assessment - \$699,100

Legal Description

The subject's deed has been reviewed and there are no adverse easements, encroachments or conditions noted that would affect value.

FLOOD HAZARD DETERMINATION:

The appraiser has utilized a web-based flood hazard determination service through the appraisal software vendor and recorded that information on page one of the 1004 form. The appraiser does not certify this determination as being accurate. The client is advised to refer to a proper Flood Hazard Certification source.

PRIVATE WATER:

The subject has a private water system. Private water systems are common to the area and are not adverse to marketability. No public water to connect to in the area. All three comparables utilized have private water systems.

PRIVATE WASTE SYSTEMS:

The subject has a private waste system. Private waste systems are common to the area and are not adverse to marketability. No public sewer to connect to in the area. All three comparables utilized have private waste systems.

SALES COMPARISON APPROACH:

Sales over 1 mile

In this appraiser's judgment, the lack of comparable sales in the subject's neighborhood makes it necessary to use comparables over 1 mile away from the subject. The comparable sales used were the best indicators of the subject's market value available at the time of this appraisal and were therefore used.

Supplemental Addendum

File No S16112801

Borrower	James Carroll						
Property Address	30 Rockwood Acres						
City	Raymond	County	Cumberland	State	ME	Zip Code	04071
Lender/Client	Bangor Savings Bank						

Sales over 6 months

In this appraiser's judgment, the lack of recent comparable sales makes it necessary to use comparables that are in excess of six months old. Those sales over twelve months old are not utilized in order to present analysis on and a value for the subject within as current and relevant a market as possible.

Condition Adjustments

If applicable, the comparable sales have been adjusted for condition, and due to this adjustment, no adjustment was made for age as the market reacts more measurably to condition than to actual age.

Gross Living Area (GLA) Adjustments

Gross living area adjustments were made to recognize differences in total building living areas when they differ between the subject and comparable sales (rounded to the nearest 100 sf). This adjustment does not represent replacement costs, but rather the contributory value of the greater or lesser size.

UAD

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD), from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations and acronyms.

In the normal course of business, the appraiser attempted to obtain an adequate amount of information regarding the subject and comparable properties. Some of the UAD standardized responses, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Consequently, this information should be considered an estimate unless otherwise noted by the appraiser.

Examples include condition and quality ratings, as well as comparable sales and listing data. Not every element of the subject property was viewable due to furniture and personal property items. Comparable property data was generally obtained from third party sources including but not limited to assessing data, deeds, MLS data and other appraisers.

FINAL RECONCILIATION:

There are some differences between the subject property and the comparable sales utilized. In order to make the comparable sales a more reliable indication of the value of the subject, it was necessary to consider dollar value adjustments for the dissimilarities between the subject property and the comparable sales. Whenever possible, adjustments are derived from the market using matched sales and other appraisal techniques.

The final opinion of value is not obtained by averaging the comparables used. Instead, the appraiser analyzed the comparables and the adjustments and then uses her judgment, knowledge of the area and professional experience to arrive at the final opinion of value for the subject.

The Sales Comparison Approach is given greatest weight as it provides the most reliable market value estimate for a single family dwelling and most accurately reflects the actions of typical buyers and sellers in the marketplace.

The Cost Approach was considered but was found to be not applicable due to the age of the subject property and difficulty in applying accrued depreciation.

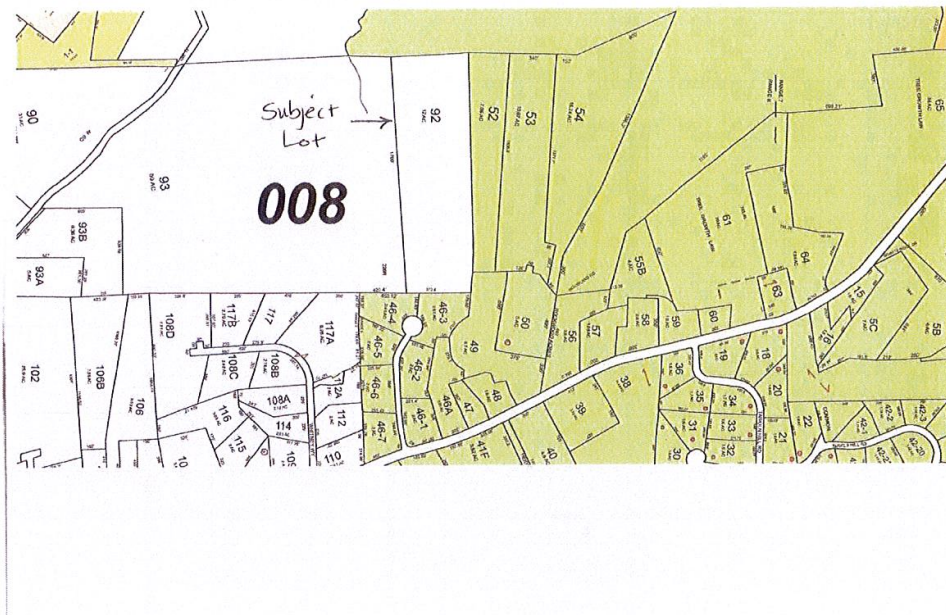
The Income Approach was not applied as single family dwellings are not typically purchased for income purposes in the subject's neighborhood or market area.

DIGITAL SIGNATURE & SECURITY DISCLOSURE:

This report has been digitally signed and electronically transmitted to the intended client. This format is USPAP and secondary market compliant. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy. This "electronic record" and "electronic signature" are defined in applicable federal and/or state laws.

Although the report was digitally signed and secured by the appraiser, advancement of computer software currently allows for manipulation of the appraisal report outside of the appraisers control. The intended client, it's successors and/or assigns, legal entities, including the state appraisal board, having jurisdiction over the appraiser, are all reminded that per the Uniform Standards of Appraisal Practice, the appraiser retains a copy of the final report as transmitted to the intended client in the appraisal work file. This serves as evidence of the appraisers intended analysis, conclusions, and opinion of market value. The appraiser bears no responsibility for any result which may occur in any transaction which involves a manipulated report.

Tax Map



Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Deed

Doc# 35839 Bk#31689 Pg# 242

WARRANTY DEED

AMY J. LANTINGA of Boston, Suffolk County, Massachusetts, for consideration paid, grants to ADAM R. HUNDLEY of Boston, Suffolk County, Massachusetts, whose mailing address is 26 Upland Avenue, Boston, Massachusetts 02124, with Warranty Covenants, the land and improvements thereon in the Town of Raymond, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

SEE EXHIBIT A

JL
7/27/14

WITNESS my hand and seal this 29 th day of July, 2014.



Amy J. Lantinga

[Notarization appears on the following page]

Deed

Doc#: 35839 Bk:31689 Pg: 244

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Route 85 leading from Raymond to Casco, but not adjacent thereto, in the Town of Raymond, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at an iron pipe set in the stone wall corner at the southwest corner of land now or formerly owned by Kevin Gagnon and the Southwest corner of land being conveyed by William Maxfield and also on the line of land of Leonard Wood; thence N 39° 30' W, more or less, by land of Kevin Gagnon, 1700 feet, more or less, to an iron pipe set in the ground on line of land of Ernest Knight; thence S 50° W, more or less, by Ernest Knight land, 194 feet, more or less, to stakes and stones; thence S 31° 45' E, more or less, by land now or formerly of Leo Pranger, 1707 feet, more or less, to the end of a wall and line of land of Leonard Wood; thence N 55° E by wall and land of said Wood 195 feet, more or less, to an angle in said wall; thence N 44° E, more or less, by said wall 62 feet, more or less, to an angle in the wall; thence N 50° E, more or less, 163.4 feet, more or less, to the point of beginning. Said parcel contains 12 acres, more or less.

Also conveying an easement or right of way appurtenant to the above described premises, for purposes of ingress and egress and the installation and maintenance of utilities, over and along the existing 50 foot right of way known as Rockwood Acres Drive and the continuation thereof running from Route 85 to the above described premises.

Subject to road maintenance agreement recorded at Book 13476, Page 16 which was amended at Book 22443, Page 156.

Meaning and intending to convey the premises conveyed to Amy J. Lantinga and Adam R. Hundley, as Joint Tenants, by deed of Jennifer L. Korzeniowski dated May 18, 2012 and recorded in the Cumberland County Registry of Deeds at Book 29597, Page 210.

JC
11/17/14

Received
Recorded Register of Deeds
Aug 06, 2014 03:08:22P
Cumberland County
Pamela E. Lovley

Deed

Doc. #: 35539 BE131689 Pg# 2/3

[Notarization for Warranty Deed]

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK, ss.

July 29, 2014

On this day, before me, the undersigned notary public, personally appeared Amy J. Lantinga, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding instrument, and acknowledged to me that she signed it voluntarily for its stated purpose.

JC
11/12/14

Karen L. Grout
Name: Karen L. Grout
Notary Public
My Commission Expires: 06/16/17





12/14/16

PRIVATE ROAD ADDENDUM

BORROWER James Carroll

PROPERTY ADDRESS 30 Rockwood Acres

CITY: Raymond COUNTY: Cumberland STATE: Maine


1. Number of houses between subject and public road? 4
2. Distance between subject and public road? 1,100' +/-
3. Homeowner's Association Agreement? Yes
Yes: No:
Fee: \$ 392.79 Annually: Other:
4. Road Surface and condition. Paved / Average - was snow covered at time of inspection.
5. Are private roads without enforceable maintenance agreements common and typical and customary to the area? Yes
6. What effect on marketability/resale of the subject, if any? None
7. Who maintains the road? Contractor plows
8. Who owns the road? Abutters
9. Perpetual maintenance conveyed with the property? yes

Additional comments by appraiser.

There are 8 abutting lots to Rockwood Acres, but only four have dwellings.

Kristen K. McCullough
Certified Res. Appraiser
CR 3342

Appraiser's License

 **State of Maine**
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CR3342

Be it known that
KRISTEN K. MCCULLOUGH
has qualified as required by Title 032 MRSA Chapter 000123 and is licensed as:
CERTIFIED RESIDENTIAL APPRAISER

Anne L. Head
Commissioner

ISSUE DATE
December 21, 2015

EXPIRATION DATE
December 31, 2016

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

011

33
169.98 AC
TREE GROWTH LAW

61
20 AC
TREE GROWTH LAW

19
2 AC

34
1.7 AC

33
1.6 AC

35
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31
1.6 AC

36
1.5 AC

38
11.4 AC

59
1.6 AC

58
2.9 AC

57
1.68 AC

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3.8 AC

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3.8 AC

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10.67 AC

52
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51
12 AC

49
6.7 AC

48
4.6 AC

47
3.21 AC

46-3
2.67 AC

46-2
2 AC

46-1
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46-4
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46-5
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108C

108E

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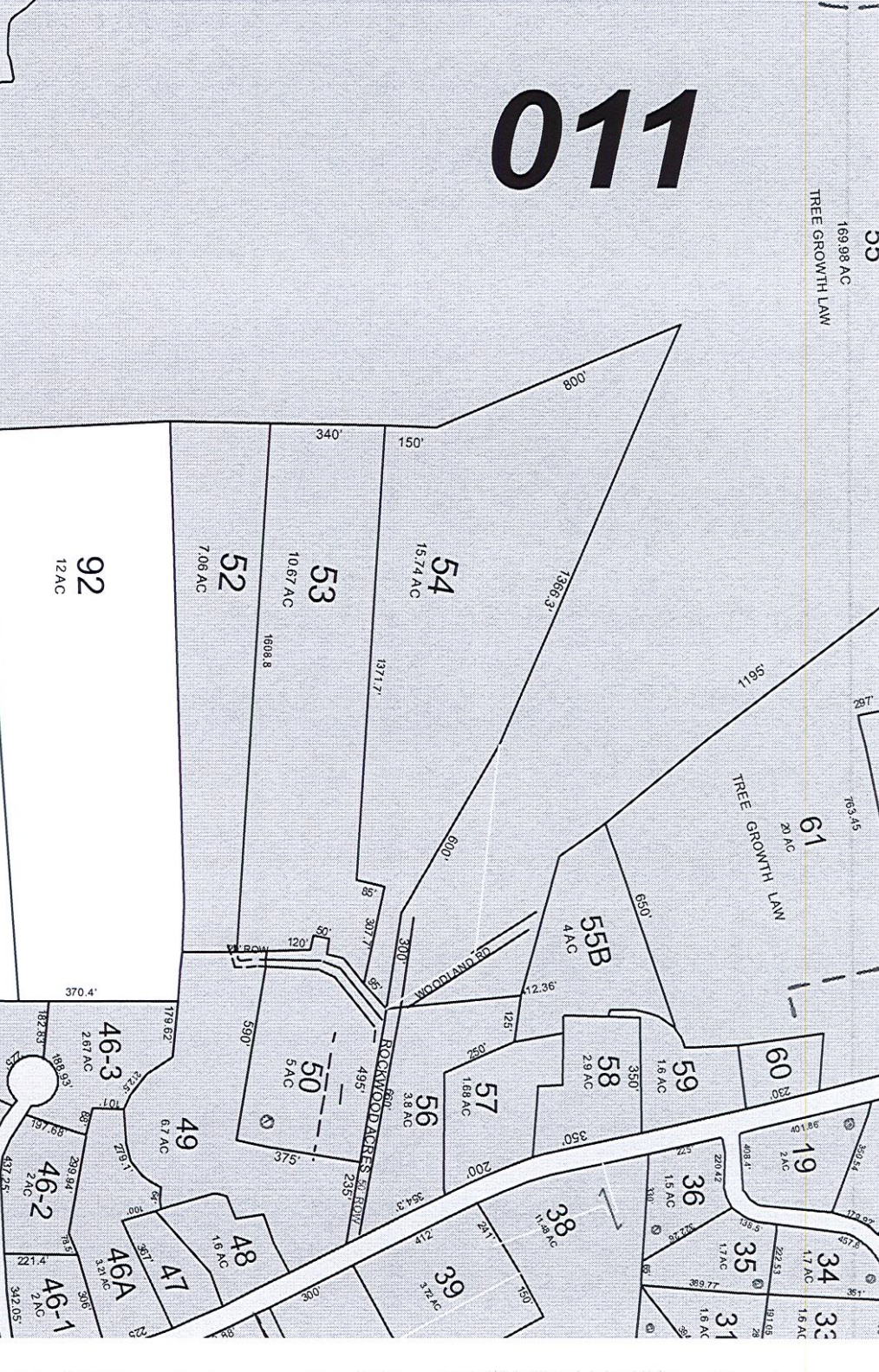
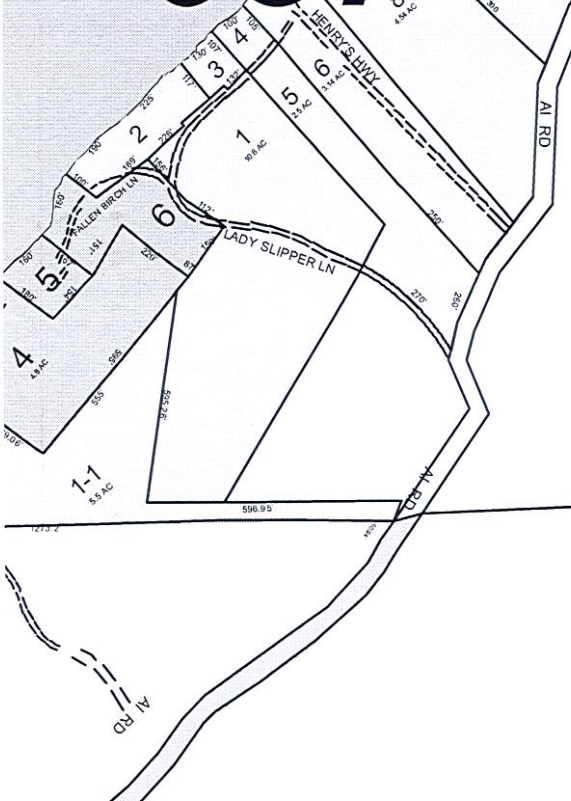
140

008

91
45 AC

93
80 AC

93B
8.36 AC





November 15, 2017

James Carroll
Jodi Carroll
30 Rockwood Acres
Raymond, ME 04071

RE: Map/Lot : 008-092 application for abatement

Dear Mr. & Mrs. Carroll

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 the Board of Assessors meeting schedule it appears that a decision on your application by the Board would be unlikely 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. To ensure that your application is given due consideration and investigation, the Board of Assessors requests an extension until January 31, 2018 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 after the 60 day time period from your application date have passed.

Granting an extension will not adversely 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.

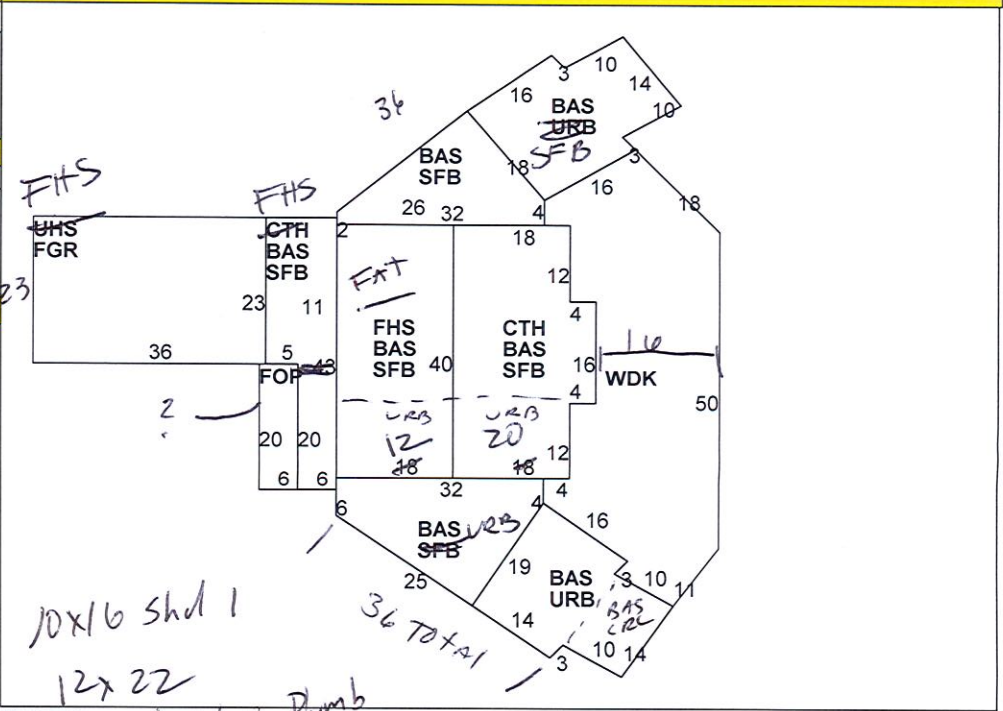
Signature of Taxpayer

Telephone: (207)655-4742

Fax: (207)655-3024

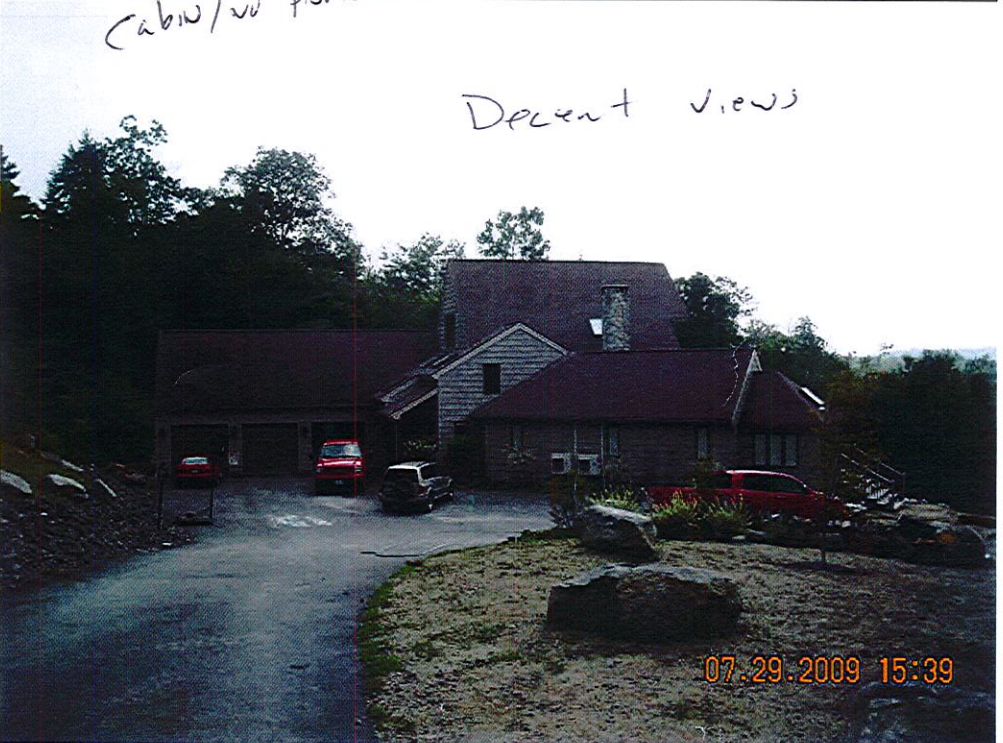
www.raymondmaine.org

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	07		Modern/Contemp					
Model	01		Residential					
Grade	06		Good					
Stories	1.5							
Occupancy	1							
Exterior Wall 1	12		Cedar or Redwd <i>Vinyl</i>					
Exterior Wall 2								
Roof Structure	03		Gable/Hip					
Roof Cover	03		Asph/F Glz/Cmp <i>metal</i>					
Interior Wall 1	05		Drywall/Sheet					
Interior Wall 2								
Interior Flr 1	12		Hardwood					
Interior Flr 2	14		Carpet					
Heat Fuel	02		Oil					
Heat Type	05		Hot Water					
AC Type	01		None					
Total Bedrooms	03		3 Bedrooms					
Total Bthrms	2							
Total Half Baths	1							
Total Xtra Fixtrs	1							
Total Rooms	9							
Bath Style	03		Modern					
Kitchen Style	03		Good					
			MIXED USE					
			Code	Description	Percentage			
			1010	Single Family	100			
			COST/MARKET VALUATION					
			Adj. Base Rate:		107.14			
					705,316			
			Net Other Adj:		16,800.00			
			Replace Cost		722,116			
			AYB		1987			
			EYB		1989			
			Dep Code		A			
			Remodel Rating					
			Year Remodeled					
			Dep %		16			
			Functional Obslnc					
			External Obslnc					
			Cost Trend Factor		1			
			Condition		UC			
			% Complete		84			
			Overall % Cond		84			
			Apprais Val		606,600			
			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	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPL2	VINYL/PLAST			L	800	15.00	2005			A	50	6,000
FPL2	1.5 STORY CH			B	1	2,500.00	1989		1	E	84	2,100
FPO	EXTRA FPL O			B	1	800.00	1989		1	E	84	700
HTB	HOT TUB			B	1	2,500.00	1989		1	E	84	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,490	3,490	3,490	107.14	373,926
CTH	Cathedral Ceiling	0	1,157	116	10.74	12,428
FGR	Garage	0	828	331	42.83	35,464
FHS	Half Story, Finished	360	720	360	53.57	38,571
FOP	Porch, Open, Finished	0	120	24	21.43	2,571
SFB	Basement, finished, raised	0	2,614	1,568	64.27	167,999
UHS	Half Story, Unfinished	0	828	248	32.09	26,571
URB	Basement, Unfinished, Raised	0	876	307	37.55	32,893
WDK	Deck, Wood	0	1,388	139	10.73	14,893
Ttl. Gross Liv/Lease Area:		3,850	12,021	6,583		722,116





November 15, 2017

Adam Hundley
26 Upland Road
Dorchester, MA 02124

RE: Map/Lot : 008-092 30 Rockwood Acres

Dear Mr. Hundley,

Our office is conducting sales verification of your recent sale of 30 Rockwood Acres. We would appreciate your input regarding the sales from your perspective. Information we are interested in include, Did the property sell for what you feel it was worth at the time. Were any other offers refused prior to the sale? Did the property require immediate repairs which effected the purchase price. Was there any relationship between yourself and the buyer, etc.

If you could please take a moment to convey any relevant information and return by December 15, 2017, it would be greatly appreciated.

-

Sincerely,

Curt E. Lebel
Assessors Agent, Town of Raymond

Proposed Budget-Finance Ordinance Changes

BUDGET AND FINANCE COMMITTEE ORDINANCE

SECTION 1. Title

This Ordinance shall be known as the Town of Raymond Budget and Finance Committee Ordinance.

SECTION 2. Authority

This Ordinance is enacted pursuant to 30-A MRSA §3001.

SECTION 3. Purpose

The purpose of this Ordinance is to merge the Town Finance Committee and the Town Budget Committee.

SECTION 4. Merger

The Town Budget Committee, as previously established and governed by the terms of the March 1980 Ordinances, and the Town Finance Committee, as established by vote of the Town on March 18, 1978, and governed by the terms of the March 1980 Ordinance, shall be combined into a Budget and Finance Committee.

SECTION 5. Powers and Duties

The Budget and Finance Committee shall have the following powers and duties:

- A. To consider each article for raising, appropriating or borrowing monies to be expended by or for the Town, with opportunity for discussion with those persons proposing the same, and to make recommendations on such articles to the Town Meeting for which they were drawn, which shall appear on the Warrant in substantially the following form, “The Town Budget and Finance Committee recommends approval/disapproval.”
- B. To discuss with and make recommendations to the ~~Board of Selectmen~~ Select Board on proposals for specific expenditures.
- C. To investigate and recommend to appropriate Town departments the availability of Federal and State and other grants, loans, guarantees and other assistance for the Town and the types, terms, benefits and disadvantages thereof.
- D. To study and make recommendations on the general financial position, policies and practices of the Town and its departments.
- E. To study and make recommendations on any proposal for payment for services or equipment by bond or note. Any such proposal, with the exception of general tax anticipation notes which will be reviewed under Section (5D), will be accompanied by an impact statement and recommendation for rejection or approval.
- F. To develop and maintain, with the input from all other committees and Boards in Town, a five (5) year moving Capital Improvement Plan.
- G. To study and report to the ~~Board of Selectmen~~ Select Board potential revenue raising opportunities that may require actions by the Board or Town Manager.

Section 6. Membership, Quorum, Voting

- A. The Budget and Finance Committee shall consist of ~~nine (9)~~ seven (7) voting members, plus the Chair of the ~~Board of Selectmen~~ Select Board and the ~~Chair of the School Board~~ who shall be a NON-VOTING EXOFFICIO members.
- B. The Chair and the Vice-Chair of the Budget and Finance Committee shall be elected by a majority of the Budget and Finance Committee voting members at the first meeting after June 30th each year.
- C. ~~Three (3) voting~~ Voting members ~~who are~~ must be residents of the Town of Raymond, and shall be elected annually by the Town via a secret ballot vote at the annual Town Meeting, for a term of three (3) years and have staggered three (3) year terms.
- D. Any vacancy among the voting members shall be filled either via appointment by the Select Board until the next annual Town Meeting secret ballot vote following the creation of that vacancy, or by the Town at the first annual Town Meeting secret ballot vote following the creation of that vacancy.
- E. The Budget and Finance Committee shall officially act only in the presence of a quorum of ~~five (5)~~ four (4) voting members. Official motions will pass only on a majority vote of all voting members of the Budget and Finance Committee, unless the Budget and Finance Committee unanimously votes to adopt other rules at the first meeting of the year after the Annual Meeting and agrees to utilize the revised voting procedure for the full year. No member of the Budget and Finance Committee shall vote on a budget item in which the member has an interest.
- F. All members will abide by the rules for Conflict of Interest pursuant to 30-A MRSA §2605.
- G. All members will sign upon taking their oath of office and will adhere to the Town of Raymond Code of Ethics for Appointed and Elected Municipal Officials.

Section 7. Non-Attendance

In the event a member of the Budget and Finance Committee fails to attend, without being excused by the Chair of the Budget and Finance Committee, three (3) consecutive regularly scheduled business meetings or two (2) consecutive regularly scheduled Town Budget Review Meetings, the Budget and Finance Committee by unanimous vote of all attending members of that third regularly scheduled business meeting or second regularly scheduled Town Budget Review Meeting may remove the member from office and have the member replaced under the vacancy section of (~~3~~ 6-D) above.

Section 8. Severability

If any part or parts, section or subsection, sentence, clause or phase of this Ordinance is for any reason declared to be unconstitutional or invalid, such shall not affect the validity or constitutionality of the remaining portions of this Ordinance or any rules or regulations promulgated hereunder.

Section 9. Effective Date

This Ordinance shall become effective upon passage by the legislative body of the Town of Raymond at a duly called Town Meeting.

[Amended May 19, 1995]

[Amended June 5, 2018]

Draft Purchasing Policy

Purchasing Policy for the Town of Raymond

(a) Board of Selectmen authorization. All contracts or purchases of supplies, materials or services shall be authorized by the Board of Selectmen, unless they meet the conditions outlined herein for approval by the Town Manager.

(b) Supplies, materials and/or services procurement. The Town Manager shall have the authority to award any bid and to execute any contract or approve any purchase for and on behalf of the Town for supplies and/or materials to be furnished and/or services to be performed for the Town, including without limitation professional consulting services, provided that the funds are available for such procurement; and the bid is awarded, and the contract or purchase is executed as the result of a competitive process, which shall mean either by competitive bidding or request for proposals.

(c) Competitive bidding. Competitive bidding, as used herein, shall include, at a minimum, prior public notice of the procurement. Solicitation of sealed bids based on identical specifications; and intent to award the bid to the lowest qualified, responsive, and responsible bidder that meets the specifications.

(d) Competitive request for proposals. The request for proposals competitive process shall consist of the following: identifying all significant evaluation factors, including price or cost, and their relative importance or weighting; proposals are solicited from an adequate number of qualified sources; the selection of proposals include a determination of compliance with the request for proposal and its evaluation factors: including determining that the proposer is qualified, responsive and responsible; The evaluation process may include interviews with some or all the proposers, team evaluation, and weighted scoring; and Negotiations may be undertaken with the qualified and responsible proposer(s) whose proposal(s) is(are) determined to be most advantageous to the Town, considering the price and the evaluation factors set forth in the request for proposals.

(e) Exceptions to required competitive process. Unless otherwise prohibited by applicable state, federal law, or local ordinance; the Town Manager may authorize a contract or purchase of supplies, materials and/or services in any amount without any competitive process if one (1) or more of the following conditions are met, and that approved funds are available for such procurement:

- (1) The Town Manager determines in writing that the procurement of such services, supplies and/or materials is of an **emergency** nature.
- (2) Any project funded or reimbursable by **state or federal sources** if such source requires a different procurement process.
- (3) The procurement is through an award by any governmental entity or group of governmental entities, which award is the result of a competitive process by said entity or group; or through any **public or private group purchasing program**.
- (4) There has been a competitive process, but no bids or proposals were received, or the Town Manager determines that the bids or proposals received are unreasonable or more than the funds available for such procurement. In such cases, he or she may negotiate a contract if he or she determines:

- a. That it is not feasible or advantageous to re-solicit bids or proposals again; and
- b. Each qualified, responsive, and responsible bidder or proposer, if any, has been notified of the intention to negotiate, until a contract acceptable to the Town is reached.

(5) The procurement is of computer equipment, investment services, appraisal services, repair parts, travel, transportation, maintenance contracts and similar purchases extent.

(6) The procurement is of legal services.

(7) The procurement is of used vehicles and equipment.

(8) **Benchmarking.** The use of benchmarking would include comparing unit costs with a public group purchasing program of which the Town does not participate or using informal or formal surveys of unit costs of surrounding towns.

(9) **Preapproved vendors.** This would be a process where a vendor would agree to a unit cost for a specific period without committing to a total projects cost. Vendors would work on an as needed basis at the direction of the department director. Unit cost could be hourly, daily, machine hour or a quantity of commodity.

(10) The Town Manager makes a finding that said supplier, contractor or consultant is the **sole acceptable source** for said goods or services. This section would apply when weighing the availability, timeliness, expertise, experience, and pricing offered.

(f) Rights of the Town. The Town Manager may waive any informality or irregularity in any bid or proposal received and shall have the right to reject any or all bids or proposals received for whatever reason he or she deems in the **best interest of the Town.**

(g) No prohibition. Nothing herein is intended, nor shall it be deemed, to prevent or prohibit the Town Manager from requiring Board of Selectmen approval of any proposed Town contract, purchase or lease should he or she choose to do so.

Nothing in this policy shall bind the Board of Selectmen in its choice of a contractor or consultant including, but not limited to, the choice of a municipal attorney, auditor, and other contracted firms or employees under the direct control of the Board of Selectmen.

Approved this 9th day of January, 2018, by the Raymond Board of Selectmen:

Teresa Sadak, Chairman

Rolf Olsen, Vice Chairman

Joseph Bruno, Parliamentarian

Samuel Gifford

Lawrence Taylor

Draft Sign Use Policy

Town of Raymond – Electronic Sign Policy

Adopted 1/9/2018

Purpose

- The primary purpose of the Town of Raymond's electronic signs is to promote the Town of Raymond's meetings, events and services.
- Additionally, the signs will:
 - Enhance Town communications and transparency.
 - Help Raymond be a more welcoming place for the public.
 - Recognize achievements and events within the Town of Raymond.
 - Promote safety awareness in the community.

Policies

- The Town of Raymond operates the town's 2 electronic signs.
- The Town Manager may delegate sign management responsibilities as necessary.
- Priority will be given to Town departments, elected committees, and Selectmen-appointed boards and committees.
- Postings will be based upon space availability at the discretion of the Town Manager.
- The Town Manager reserves the right to deny use of the sign, alter the contents and the design of information, and post/remove messages as he/she sees fit.
- Exceptions may be granted by the Town Manager on an as needed basis at his/her sole discretion.

Prohibited

- Political messages, rallies, caucuses, etc.
- Promotion of private businesses or individuals
- The sale of goods and services

How to Request a Posting

- An application must be received by the Town Office at least 10 days prior the desired date of posting.
- Applications will be available at the Town Office and on www.raymondmaine.org.
- The application will include:
 - Contact information for the requestor
 - The nature of the event to be posted and how this event benefits the citizens of the Town of Raymond
 - The desired text, and any desired pictures

Approved this 9th day of January, 2018, by the Raymond Board of Selectmen:

Teresa Sadak, Chairman

Rolf Olsen, Vice Chairman

Joseph Bruno, Parliamentarian

Samuel Gifford

Lawrence Taylor

Cemetery Ordinance Proposed Changes

Town of Raymond CEMETERY ORDINANCE

Adopted March 18, 2000

Amended June 5, 2012

Amended June 5, 2018

I. PURPOSE

For the mutual protection of lot owners and the cemeteries as a whole, the following Cemetery Ordinance is hereby established for all Raymond Cemeteries owned or operated by the Town. All lot owners and persons visiting the cemeteries shall abide by this Ordinance as herein enacted and as hereafter amended, which is intended to assist in maintaining our cemeteries as peaceful and beautiful areas as well as reverent symbols of respect for the dead.

II. DEFINITIONS

- Lot – multiple contiguous plots
- Plot – approximately 4X8' space for 1 vault/casket or up to 12 cremains

III. CEMETERY RESPONSIBILITIES

- Committee
 - Survey cemeteries to determine stones that need to be repaired and report to the Cemetery Supervisor
 - Organize volunteers to clean the stones such that each stone is cleaned at least once in every 10-year period
- Sexton
 - For new sale of plots
 - Mark corners with temporary stakes and check that there is not already a burial in the plot that is being sold
 - Work with vendors to ensure stones are set in the correct way
 - Check that the corner markers were set in the correct place
 - Be available to either dig the hole for burials or recommend a qualified grave digger
- Supervisor
 - Data steward for all Cemetery data
 - Build database from existing maps, spreadsheets, and conveyance documents
 - Maintain data ongoing by selling plots via the purchased software and updating with burial information
 - Oversee all sales of plots
 - Coordinate with Sexton to be sure that the plot is able to be sold (not already occupied, not ledge, etc.)
 - Record sales in database and issue conveyance to buyer
 - Coordinate with vendor to repair and/or clean stones each year as budget monies allow
 - Purchase stakes as corner markers for Sexton
 - Work with Public Works Director to submit a budget each year
 - Provide stone cleaning materials for the Cemetery Committee volunteers

IV. GENERAL PROVISIONS

1. This Ordinance shall be known as the Town of Raymond Cemetery Ordinance.
2. This Ordinance is enacted pursuant to Title 30-A, Sections 3001 and 3002.
- ~~19~~ 3. The statement of any employee or agent, unless confirmed in writing by an authorized representative of the cemeteries or the Town of Raymond shall in no way bind the cemeteries or the Town of Raymond.
- ~~30~~ 4. The cemeteries reserve the right to correct any errors that may be made by them in making interments, dis-interments, or removals or in the description, transfer, or conveyance of any lot. Errors of lot owners in failing to specify proper interment position, or of monument dealers in failing to clearly specify monument or marker foundation positions will be subject a fair additional charge in the event a change is required.
- ~~34~~ 5. The Board of Selectmen and its authorized representatives are hereby empowered to enforce this Ordinance and to exclude from the cemeteries any person(s) deliberately violating this Ordinance. The Board of Selectmen and its authorized representatives shall have charge of the grounds and buildings within the Town of Raymond cemeteries and shall have supervision and control of employees and all persons visiting the cemeteries, whether lot owners or otherwise.
- ~~33~~ 6. This Ordinance shall become effective when enacted/amended by the voters at Town Meeting.
- ~~34~~ 7. If any part of this Ordinance is declared invalid, the declaration shall not affect the validity of the remaining portions of the Ordinance.

V. HOURS OF OPERATION

- ~~3~~ 1. The cemeteries will be open from 8:00 am until sunset each day, except for November 1st to April 1st when they will be open from 8:00 am to 4:30 pm, with the expanded hours for interments described in Section 21.
- ~~6~~ 2. No person other than a Town employee, the Sexton, or Cemetery Committee member on authorized duties or a person accompanied by an authorized Town employee, the Sexton, or Cemetery Committee member shall enter any cemetery after the hours or times specified.
- ~~7~~ 3. Any person visiting the cemeteries shall use only the walks and roadways provided and shall not walk upon or across lots unless necessary where walks or roadways are not provided.
4. The cemeteries will be open for interments from sunrise to sunset seven days a week.

VI. FEES & PURCHASING LOTS

1. All fees are set annually by the Board of Selectmen.
- 4 ~~2.~~ All fees or charges for services are payable at the Town Office, except that interment charges may be payable through the Sexton or an approved funeral director, and any foundation charges for monument or marker emplacement may be payable through an approved monument dealer.
- 5 ~~3.~~ No gratuity shall be accepted by any Town employee.
- 16 ~~4.~~ Persons desiring to purchase lots should: ~~visit the cemeteries where they wish to purchase lots and make a selection with a designated person from the Town.~~
 - Go to the Town Office and ask for a list of plots available and a map for the cemetery of their choice.
 - Visit the cemetery and choose the plot(s).
 - Contact the Cemetery Supervisor at the Town Office with their choice(s).
 - The Supervisor will request that the Sexton check the site to be sure it is not already occupied and that it is not ledge, and mark the corners of the plot(s) with stakes; and then (if all is well) will create a conveyance document and notify the purchaser that they may complete the purchase.
 - Any special rules relating to such lots will be explained and a copy of this Ordinance will be provided.
5. The purchase price must be paid in full at the time of purchase and receipt for purchase price will be given to the purchaser at the time. ~~A perpetual care bond should be given or sent to the purchaser by the Town. If the Town gives deeds, this should be done within ten (10) days of the giving of the receipt.~~ The Town will give the purchaser a Conveyance Certificate upon payment in full.
- 32 ~~6.~~ Any person violating any provisions of this Ordinance shall be subject to a civil penalty of not more than \$100.00, plus attorney's fees and costs, provided that if such violation results in damage to cemetery property, appurtenances, fixtures, or other installations therein, such person(s) shall be subject to a civil penalty of not less than \$100.00 but not more than \$2,500.00, plus attorneys' fees and costs. Each day a violation occurs shall be deemed a separate offense.
7. Any contiguous plots purchased will be considered as 1 lot and will include any identified walkways between plots.

VII. OWNERSHIP

- 29 ~~1.~~ The laws of the State of Maine govern the descent of title to cemetery lots, as well as other matters relating to their ownership. It is important that, on the death of an owner of a lot, the heirs or devisees of such person should file in the office of the respective cemetery full proof of ownership for the purpose of correcting the record. Notarized statements as to relationship and certified copies of wills are normally sufficient.
- 20 ~~2.~~ Transfer of lots will not be recognized until the Town of Raymond receives notification and satisfactory proof of the transfer. ~~Transfer receipts or deeds if so given may be~~

obtained from the Town Office. A lost or destroyed receipt or deed will be replaced by the certificate, upon request, upon payment of \$5.00.

VIII. PROHIBITIONS

~~8~~ 1. No person shall: destroy, mutilate, deface, injure or remove any tomb, monument, gravestone, marker or other structure placed within any cemetery, or any fence, railing or other work for the protection or ornamentation of any tomb, monument, gravestone, marker or other structure aforesaid, or any cemetery lot within any cemetery.

~~40~~ 2. No person shall be in possession of any alcoholic beverage within any cemetery.

~~44~~ 3. Solicitations, whether charitable, political or otherwise, are prohibited in any cemetery.

~~42~~ 4. Only refuse related to cemetery usage may be deposited in a cemetery's waste containers.

5. No sewerage may be deposited on cemetery grounds.

~~43~~ 6. No person shall behave in a loud, indecent or disorderly manner or create any unnecessary disturbance.

7. No person shall conduct or participate in any sport, game or contest in any cemetery.

~~44~~ 8. No person shall permit any animal, including dogs, owned by him, in his custody, or under his control within any cemetery unless attached to a leash not longer than eight (8) feet held by the person.

~~45~~ 9. The bringing of firearms into any cemetery, except by a military escort, is prohibited. The discharging or carrying of weapons of any type, or the hurling of rocks or pellets, or discharging fireworks therein is strictly prohibited. This is not to be construed as prohibiting ceremonial volleys with blank charges by properly supervised honor guards as a tribute to a deceased person if such ceremonial has been previously approved by the Town.

~~23~~ 10. No glass jars or breakable flower containers shall be placed on lots. True floral containers, recessed holders and baskets are recommended.

11. On and after the effective date of this Ordinance, no lot or grave shall be defined by a fence, rail, curb, hedge, trees or shrubs for the purpose of defining its corner boundaries.

IX. VEHICULAR TRAFFIC

~~9~~ 1. Motor cars and vehicles must be kept under complete control at all times.

2. When meeting a funeral cortege, ~~they~~ all vehicles must stop until the procession passes. ~~they~~ All vehicles must not pass a funeral cortege, either stopped or in motion.

3. Maximum speed limit – 15 miles per hour.

4. No vehicle may be driven or parked upon any grave, lot or lawn.

40 5. No snow-machines, four wheelers or bicycles shall be allowed in a cemetery.

X. MAINTENANCE

47 1. The right to enlarge, reduce, replot or change the boundaries or grading of the cemeteries, or a section or sections thereof, from time to time, including the right to modify or change the location of, or remove or regrade roads, drives or walks, or any part thereof, is hereby reserved.

2. The right to lay, maintain, and operate, or alter or change, pipe lines or gutters for sprinkler systems and drainage purposes is also expressly reserved, as well as is the right to use cemetery property, not sold to lot owners, for cemetery purposes, including interment of the dead, or for anything necessary, incidental, or convenient thereto.

3. The Town cemeteries reserve to themselves, and to those lawfully entitled thereto, a perpetual right of ingress and egress over lots for the purpose of passing to and from other lots.

~~The substance of this section will appear in the documents conveying cemetery lots.~~

48 4. All reasonable precautions will be taken to protect lot owners and the property right of lot owners within the cemeteries from loss or damage.

22 5. The cemeteries will undertake to maintain, as may be practicable, the planting of trees and shrubs to preserve its landscape features, but will not undertake to maintain individual plantings, or urns of plants, unless previously arranged under ~~paragraph 24~~ Section XI. Perpetual Care.

24 6. The cemeteries shall have the right to remove all floral designs, flowers, weeds, trees, shrubs, plants, or herbage of any kinds from the cemeteries as soon as, in their judgment, they become unsightly, dangerous, detrimental, or diseased, or when they do not conform to the standard maintained in said cemeteries.

25 7. The cemeteries shall not be responsible for floral pieces, baskets etc. in which or to which floral pieces are placed or attached beyond their acceptance for services held in the cemeteries, and shall not be responsible for frozen plants, plants damaged by the elements, thieves, vandals or by other causes beyond their control.

26 ~~8.~~ The cemeteries reserve the right to remove from lots vases or urns damaged or otherwise not cared for or not filled with plants by June 30th.

XI. PERPETUAL CARE

24 1. Perpetual Care includes keeping the turf even and in good condition, the grass properly cut and the present trees and shrubs, as duly authorized, trimmed. The proper care and cleaning of all granite, stone, marble, or bronze structures on the lot at the time care is assumed, as well as any future erections expressly specified, but does not include replacement of any such structures.

2. Lot owners desiring additional care of their lots may arrange for such care with the Town of Raymond who will be glad to give an estimate of the cost of the work desired. This care may be provided for any annual payments made by the lot owner or by the establishment of a Trust Fund under such agreement as may be determined between the said parties.
3. All care funds held by the Town of Raymond, whether Trust or Perpetual Care will be invested by the Town of Raymond as provided by law (~~MRSA Title~~ 13, Section 1223) and will be expended only as provided by the Trust of Perpetual Care agreement.

XII. BURIAL REQUIREMENTS

1. A funeral director must be with all funerals entering the cemeteries and the funeral director is responsible for ensuring that the participants of the funeral abide by this Ordinance. The funeral director must present the necessary burial permit from the Town Clerk to the Town employee in charge of the burial.
- ~~22~~ 2. In order to maintain a high standard of care and to eliminate sunken graves caused by the collapse of wooden boxes, all burials must be made in outside containers constructed of natural stone, or of metal, or of reinforced concrete, or approved synthetics. All such containers must be made and installed so as to meet the specifications established by the Board of Selectmen. Outside containers may be procured from any source provided they meet the established specifications.
- ~~23~~ 3. No interment of two (2) or more bodies shall be made in one (1) grave, except in the case of mother and child, or two (2) infants, buried in one casket. Further variation may be made in the case of cremations within family lots subject to the placing of markers and upon prior approval from the Town.
- ~~24~~ 4. When an interment is to be made in a lot, the location shall be designated by the lot owners or his representative. If this is not done, the cemeteries reserve the right to make the interment in a location designated by the Town. The Town shall not be responsible for errors from telephone information etc.
- ~~25~~ 5. Once an interment has been made, graves will be opened only by officials and employees of the Town assigned to the cemeteries or when the cemetery is directed to make disinterment by an order of the court of competent jurisdiction and a certified copy has been filed with the Town. The Town will be limited to opening of the grave only. Disinterment must be made by the person authorized to do so.

XIII. MONUMENTS

- ~~27~~ 1. The owner of any lot shall have the right to erect thereon any proper stone or monument upon authorization by the Town. Only one (1) monument shall be permitted on a lot, which must be located in the center or center rear, unless special permission is granted by the Town for placing otherwise. Only one (1) individual marker per grave is allowed in any of the cemeteries. In certain areas, however, a monument and individual headstones are permitted.
- ~~28~~ 2. No monument or other structure on a lot above ground shall be constructed of other than cut marble, granite, natural stone, or real bronze. The monument shall not exceed a

base size from end to end of sixty percent (60%) of the width of the lot.

~~28~~ 3. No stone, monument, tomb, vault, or other superstructure shall be erected until a suitable foundation is laid. All foundations shall be not less than four (4) feet in depth. All tombs, mausoleums, or vaults constructed after the effective date of this Ordinance shall have such provisions made for perpetual care as is adequate in each case.

4. All monuments must be placed such that they face the same direction as the surrounding stones. In most cemeteries the stones in a row face the nearest road.

Fee Schedule with Tassel Top's Updated Fees

Sue Look
Raymond Town Clerk
655-4742 x121

On 10/4/2017 3:57 PM, Kevin LaMarre wrote:

| Hi Sue,

| Please find the following changes to the fees etc for Tassel
| Top Park for 2018 as approved by the Board of Directors on Oct 3,
| 2017.

| Thank you for all you do.

| Gate Fees will be 6.00 adults, 5.00 for active military with ID. The
| other entrance fees will remain the same..

| Rental fees : Daily will remain the same

| Weekly will be 1000.00/wk plus tax and sec. dep. ALL SEASON LONG. No
| more high/low season differential.

| Season Passes: 90.00 for Raymond Residents and 99.00 for all others.

| I think that this covers everything but if you find something else
| please just let me know.

| all your help!

Thanks for

Sue :-)

**TOWN OF RAYMOND
2017-2018 FEE SCHEDULE
Effective July 1, 2017**

Animal Control Fees:

Description		Fee
Dogs at Large	1 st violation	\$50 plus all associated court fees
	2 nd violation	Not less than \$100 plus all associated court fees
	3 rd violation	Not less than \$100 plus all associated court fees
Canine Waste Infraction	1 st violation	\$50
	2 nd violation	\$75
	3 rd violation	Not less than \$100, but not more than \$500
Animal at Large		\$50
Animal on Beach, Park or Cemetery		\$50
Animal Left in Car Unattended		\$50
Barking Dog Violation		\$50
Unlicensed Dog Violation		\$30 plus licensing fee
Board for Animals Picked up by ACO		\$25 per day
Impound fees	1 st impoundment	\$30
	2 nd impoundment	\$40
	3 rd and subsequent	\$50
Transportation Fee Outside of Town Limits		\$25 per trip

Cemetery Prices:

Description	Fee
Resident – 1 plot (includes perpetual care)	\$400
Non-Resident – 1 plot (includes perpetual care)	\$1,000
Plot Opening – Cremation	\$200
Plot Opening – Vault/Casket	\$600
Violating any provisions of the Cemetery Ordinance. Each day a violation occurs shall be deemed a separate offense.	Not less than \$100 and not more than \$2,500, plus attorney fees & costs

Zoning Board of Appeals Fees:

Description		Fee
ZBA Application	Residential	\$75
	Commercial	\$235
ZBA Escrow Fees		\$1,500 plus additional fees for completion of professional reviews if necessary based on consultant hourly rate

Code Enforcement:

Description		Fee	
Building Permits	New Construction or additions	Finished Area	\$.30 per square foot
		Unfinished Area	\$.25 per square foot
	Commercial/Industrial		\$.30 per square foot
	Minimum Permit Fee		\$25
	Alterations or Renovations	Up to \$500	\$25
		\$501 to \$1,000	\$25
		\$1,001 to \$5,000	\$40
		\$5,001 to \$10,000	\$55
		\$10,001 and up	\$55 plus \$8 per thousand or fraction thereof
	Separate Permit Fees	Chimneys/Antennas	
Moving (within town)		\$25	
Moving (into town)		\$.25/\$.30 per square foot	
Demolitions		\$25	
Signs – Business or Commercial		Up to 6 square feet	\$25
		Over 6 square feet	\$25 plus \$.15 per square foot over 6 square feet
Swimming Pools		In Ground	\$30
		Above Ground	\$25
Docks – Permanent or Seasonal		\$.10 per square foot	
Plumbing Fees	Pre-inspection Fee		Included with the State Fee
	Re-inspection Fee		\$25 per visit
	Subsurface Complete Systems – Non-engineered	Initial Fee	\$250
		- Plus Town Fee	\$25
		- Plus State Water Quality Surcharge	\$15
		- Plus State Variance	\$20
	Primitive Disposal System (includes alternative toilet)		\$100
	Engineered Systems		\$200 plus \$25 Town Fee
	System Components (installed separately)	Treatment Tank	\$80 plus \$25 Town Fee
		Holding Tank	\$100 plus \$25 Town Fee
		Alternative Toilet	\$50 plus \$25 Town Fee
		Disposal Area	\$150 plus \$25 Town Fee plus \$15 State Water Quality Surcharge
		Engineered Disposal Area	\$150 plus \$25 Town Fee
Separated Laundry Disposal System		\$35 plus \$25 Town Fee	
Seasonal Conversion		\$50 plus \$25 Town Fee	

Description		Fee	
Internal Plumbing Fees	Per State schedule Plumbing fixtures include back-flow devices	\$10 per fixture (\$40 minimum) plus \$25 Town Fee	
Penalties	Any new outside or inside construction that results in added area of volume	A minimum of \$500 plus \$5 per square and cubic foot up to a maximum of \$2,500	
	Any alterations or renovations having a completed value of \$2,000 or more if started without a permit	Double permit fee	
	Re-inspections	\$25 per visit	
Electrical Permits	Temporary Service	Residential	\$25
		Commercial	\$40
	Permanent Overhead Service	Residential	\$27
		Commercial	R45
	Permanent Underground Service	Residential	\$40
		Commercial	\$65
New Construction, Renovations, Additions (cost per square foot)	Residential	\$0.05	
	Commercial	\$0.10	
HVAC Permit	Based on Construction & Equipment Costs	\$20 for 1 st \$1,000 of cost, plus \$5 for each additional \$1,000 of cost	

Miscellaneous Code Enforcement Fees:

Description		Fee
Business License		\$25 (one time)
Campsite (personal)		\$25 annually
Campgrounds		\$75 annually
	With Renovations	\$25
Change of Use	Without Renovations	\$.30 per square foot or \$25 minimum
Driveway/Entrance		\$25
Tree Removal Shoreland Zone Permit Application		\$25
Road Opening		\$75 plus \$1.50 per square foot
Road Name Change		\$75
Recording, Indexing, and Preserving Plans		\$15
Re-inspection Fee		\$25 each visit
Additional Inspections per MUBEC		\$25 per visit

Waste Fees:

Description	Fee
Tag for extra curbside household trash	\$1 each
Bulky Waste	Pay at the gate

Planning Board Fees:

Description		Fees
Planning Board Pre-application Conference		\$75
Site Plan Review Application	Staff Projects up to 10,000 square feet	\$75
	Minor Projects less than 10,000 square feet	\$100
	Major Projects 10,000 square feet or greater	\$250
	Staff Projects up to 10,000 square feet	\$625
Staff Site Plan Review Escrow	Minor Projects less than 20,000 square feet	\$725
	Major Projects 20,000 square feet or greater	\$1,000
Preliminary Subdivision Review		\$625 plus \$200 per lot/unit greater than 4
Final Subdivision Review		\$475 plus \$100 per lot/unit greater than 4
Minor Subdivision Review		\$475
Planning Board Escrow Fees for Subdivision Review		\$1,000, plus additional fees for completion of professional reviews if necessary based on consultant hourly rate
Planning Board/ZBA Abutters Notices		\$8 each notice
Planning Board/ZBA Newspaper Legal Notices		\$150 per Ad (2 minimum)

Fire Department:

Description		Fee
Fire Report Request		\$25
Patient's Treatment Record		\$5 for 1 st page & \$.45 for each additional, not to exceed \$250
Fire Permit		Free at Fire Department
Inspection of New Construction	Less than 10,000 square feet or 100,000 cubic feet	\$70
	More than 10,000 square feet or 100,000 cubic feet	\$90
Inspection of Existing Construction	Less than 10,000 square feet or 100,000 cubic feet	\$40
	More than 10,000 square feet or 100,000 cubic feet	\$60
Inspection of Additions/Alterations	Less than 10,000 square feet (regardless of existing size)	\$20
	More than 10,000 square feet or 100,000 cubic feet	Required to use the fee schedule for new construction more than 10,000 square feet
Review of Subdivisions		\$60

Description	Fee
Review of Each House in Subdivision after Completion	\$15
Inspection of Public Shows/Events	\$10
Annual/bi-annual Inspections of Campgrounds, Schools, Summer Camps, Liquor Licenses	Free
Bi-annual Inspection of Businesses, Churches, Town Buildings	Free
Re-inspection for Violations	\$10 per inspection

Office Charges:

Description	Fee	
Credit Card Charge Fee	Up to \$40	\$1.00 to PayPort
	Over \$40	2.5% to PayPort
DVD Copy	\$5.00	
Freedom of Information Request Research	\$15/hr after first hour	
Freedom of Information Copies	\$.15 per side	
Photo Copies of Property Cards	\$.50 per side	
Photo Copy of Reduced Town Map	\$1.50	
Photo Copy of Deed	1 st Page	\$1.50
	Subsequent Pages	\$.50 each
Photo Copies – General	\$.50 per side	
Fax	Per Page Sent	\$2.50
	Per Page Received	\$1.00
Labels	Research	\$10.00 per hour
	Preparation	\$.10 per label
	8.5" X 11"	\$2.50
Map – Colored	8.5" X 11" Laminated	\$4.50
	11" X 17"	\$5.00
	24" X 44"	\$50.00
Notary Public	Per Notary Signature	\$2.50
	For Complex Court Documents or Real Estate Closing Documents	\$25.00
Tax Lien/Discharge Research	\$20.00/hour after the 1 st hour	

Printed List Fees:

Description	Fee	
Absentee Voter List	Paper	\$1 for 1 st page and \$.25 for each subsequent page
	CD	Free
Voter List	Paper	\$1 for 1 st page and \$.25 for each subsequent page
	Mailing Labels	\$1 for 1 st page and \$.75 for each subsequent page
	CD	\$22

	Description	Fee
Dog Licensing List	Paper	\$30
	Electronic	\$20
Taxpayer List	Paper	\$500
	Electronic	\$65
	On Website	Free

Registry Recording Fees:

Description	Fee
First Page	\$22
All Other Pages	\$2 per page

Town Clerk's Office Fees:

	Description	Fee
Burial Permits	Vault/Casket	\$20
Dog Licensing	Altered	\$6
	Unaltered	\$11
	Kennels (10 dogs per license)	\$42
	Late Fee (after February 1 st)	\$25 plus licensing fee
Vital Records	Birth Certificate Copy	\$15 for 1 st and \$6 for each other on same day
	Death Certificate Copy	\$15 for 1 st and \$6 for each other on same day
	Marriage Certificate Copy	\$15 for 1 st and \$6 for each other on same day
	Marriage License	\$20 per person (\$40 total)
	Non-Certified Copy of Birth, Death or Marriage	\$5
	Research	\$10 per hour after 1 st hour
	Copying – 8.5" X 11" (prior to 1892)	\$.50
Copying – 11" X 17" (prior to 1892)	\$1	
Bounced Checks		\$25
Permits/Businesses	Billiard, Pool, Bowling Alleys	\$50
	Cable TV Franchise	2.5% through Time Warner
	Business Listing	\$10
	Explosives – keeping/transporting	\$50
	Public Exhibitions	\$50 plus \$1 per person plus legal advertisement
	Special Amusement Permit	\$50 plus legal advertisement
Peddler's Permit – Lunch Wagon	Non-Resident Annually	\$500
	Resident Annually	\$250

Liquor Licenses:

Description	Fee
Application	\$10
Advertising with Public Hearing Application	\$100
Temporary Liquor License Application (catering)	\$10

Tassel Top Park:

Description	Fee	
Car Season Pass – Limited to 4 people, additional passengers will be charged the individual fee	Raymond Residents	\$90
	Non-Residents	\$99
General Admission	Children (10 and under)	\$2
	Active Military with ID	\$5
	Adults (11 to 64)	\$6
	Seniors (65 and over with verification)	\$3
Cabin Rental (guests pay current daily entrance fees)	Per Day – up to 4 people	\$150 plus security deposit and lodging tax
	Per Day – up to 8 people	\$250 plus security deposit and lodging tax
	Per Day – over 8 people (overnight accommodates up to 8 people)	\$250 plus \$25 for each person over 8, plus security deposit and lodging tax
	Per Week – July to August	\$1,000 plus security deposit and lodging tax
Boat Mooring	Per Day	\$5.28
	Per Week	\$31.65
Daily Function Fees	Up to 50 People	\$500 per day plus security deposit and taxes
	Up to 75 People	\$750 per day plus security deposit and taxes
	Up to 100 People	\$1,000 per day plus security deposit and taxes
	Up to 125 People	\$1,250 per day plus security deposit and taxes
	Up to 150 People	\$1,500 per day plus security deposit and taxes

The above fees were approved on January 9, 2018, by the Board of Selectmen:

Teresa Sadak, Chairman

Lawrence Taylor

Joseph Bruno

Samuel Gifford

Rolf Olsen

Annual Town Report

1/3/2018 <https://mail.raymondmaine.org:2443/WorldClient.dll?Session=A6XE6B7KHHOTM&View=Message&Print=Yes&Number=3&FolderID=50>

From: Don Willard <don.willard@raymondmaine.org>
Sue Look <sue.look@raymondmaine.org>, "leegifford3@gmail.com" <leegifford3@gmail.com>,
To: "rolf.olsen@raymondmaine.org" <rolf.olsen@raymondmaine.org>, Joe Bruno <jbruno@communityrx.com>,
Lawrence Taylor <LTAYLOR@ids.tc>, "teresa.sadak@raymondmaine.org"
<teresa.sadak@raymondmaine.org>, kaela Gonzalez <kaela.gonzalez@raymondmaine.org>
Date: 12/08/2017 02:17 PM
Subject: Fwd: Re: Annual Town Reports

Thank you Sue. I concur with your recommendation for the proposed new Town Report publishing plan. The final decision as you point out will be made by the BOS at their January meeting as there was a BOS vote to adopt the current two publication method, originally recommended by former Town Clerk Louise Lester.

Don

Don Willard
Town Manager
401 Webbs Mills Road
Raymond, Maine 04071
(207) 655-4742 x 131
(207) 650-9001
www.raymondmaine.org

----- Forwarded Message -----

Subject: Re: Annual Town Reports
Date: Fri, 8 Dec 2017 13:56:21 -0500
From: Sue Look <sue.look@raymondmaine.org>
To: Don Willard <don.willard@raymondmaine.org>

Hi Don,

Per our conversation with Teresa a week or so ago, and in light of the fact that there is no regular Selectmen's Meeting this month, I would like to propose moving forward with changes to the Annual Town Report for now and take this before the Board of Selectmen at the January Meeting for a vote.

Instead of printing the report in 2 parts (one in the Fall and one in the Spring), at the end of the Fiscal Year I would like to post all received department and committee reports on the website and only print a book in the Spring in time for Town Meeting. The printed book would include:

- Town Warrant
- Town Report Dedication(s)
- Reports that are required by State Statute (30-A MRSA §2801):
 - A record of all financial transactions of the municipality for the previous fiscal year.

<https://mail.raymondmaine.org:2443/WorldClient.dll?Session=A6XE6B7KHHOTM&View=Message&Print=Yes&Number=3&FolderID=50>

1/2

- o A detailed statement of municipal assets and liabilities, including a list of all delinquent taxpayers and the amount due from each.
- o Any engineering and survey reports relating to the municipal boundaries (not very often).
- o Any information the Selectmen consider to be of historical significance (for example, possibly when the Boston Post Cane is awarded).
- o The annual audit of finances.

The significant differences between this proposal and what has happened in the past are:

- The department and committee reports would be online and not printed. Also, these reports would be available much closer to the end of the fiscal year to which they pertain.
- We would only print 1 book per year in time for Town Meeting.

This approach will cut the printing costs in half by only printing 1 book per year instead of 2. Each year I have printed fewer reports than the year before, and still many are simply put in recycling when the next report comes out. Many towns have gone to either having their report online completely or doing as I am suggesting by cutting back on printing and having more available online. A benefit to this approach is that the reports from the departments and committees will not be as stale, they can be available by September 1st, 2 months after the end of the fiscal year. Also, if people are looking for something in particular they will be able to search the documents online rather than needing to read multiple reports.

So the upshot is we would save money on printing costs, have the reports available online sooner and still print in the Spring the Town Warrant, required reports, and anything the Selectmen want printed.

I also want to work with Kevin to revamp the section of our website that houses the reports, ordinances, applications, forms, etc. to make it easier to find and to search.

Thank you!

Sue Look
Raymond Town Clerk
655-4742 x121

Sue Look
Town Clerk of Raymond Maine
207-655-4742